

FALMOUTH TOWN COUNCIL

Minutes of a Meeting of the Interim Planning Committee held on Monday 31st October 2016 in the Council Chamber, Municipal Buildings, Falmouth at 6.00 pm.

Present: Councillors Chappel (Chair), Ms D Merrett (Vice Chair), Mrs R D Brock, S D Eva, Mrs V Eva, S Gray, A J Jewell CC and O K Cramp

Councillor G F Evans CC, D Saunby C.C and Mrs P Minson (at point mentioned) also attended.

In Attendance: AM Williams (Town Clerk)
Mrs E Middleditch (Administration Officer)

P5119 APOLOGIES

None.

P5120 INTERESTS

None.

P5121 PLANNING APPLICATIONS

Members considered a list of revised planning applications which had been commented on by the Chairman and Vice-Chairman, under the delegated procedure agreed in accordance with Minute 6/2474 of the meeting held on the 3rd April 2000 and amended by Minute P3017.

It was proposed by Councillor Gray, seconded by Councillor Ms Merrett and

RESOLVED that the observations set out in Appendix I, which forms part of these minutes be approved and adopted as the observations of the Town Council.

Members considered a list of revised planning applications not dealt with under the delegated procedure outlined above. The Chair reported in respect of those applications as appropriate.

It was proposed by Councillor Eva, seconded by Councillor Gray and

RESOLVED that the Town Council makes the observations set out in Appendix II which forms part of these minutes.

Councillor Mrs Minson entered the meeting at 6.35pm.

P5122 CORNWALL SITE ALLOCATIONS DEVELOPMENT PLAN DOCUMENT

Members duly noted Cornwall Council's public consultation on the emerging Cornwall Site Allocations Development Plan Document and agreed to send comments to the Town Clerk prior to 14th November 2016 to collate, and in consultation with the Chair submit as the formal response of the Council.

P5123 WITHDRAWN APPLICATIONS

PA16/02783 & PA16/02784 – Formation of flat to provide managers accommodation at 6 Market Strand, Falmouth.

Members duly noted the withdrawn application.

P5124 **TOWN AND COUNTRY PLANNING ACT 1990**

Town and Country Planning (Tree Preservation) England) Regulations 2012, Falmouth Community School, Trescobeas Road, Falmouth, Tree Preservation Order.

Members duly noted the Tree Preservation Order.

P5125 **APPEAL DECISION**

Appeal Ref: APP/D0840/W/16/3149721 Bosvale Community Centre Site, Hillside Road, Falmouth

Members duly noted the Appeal Decision.

P5126 **PLANNING ENFORCEMENT**

Members duly noted the list of Cornwall Council enforcement cases registered since 3rd October 2016

P5127 **HIGHWAYS/TRAFFIC MANAGEMENT/ROAD SAFETY**

None received.

P5128 **ANY OTHER BUSINESS THAT THE CHAIRMAN CONSIDERS TO BE OF URGENCY**

None.

There being no further business the Chairman declared the meeting closed at 7.00 p.m.

Signed: Dated:

APPENDIX I
31ST OCTOBER 2016

1. **Penwerris** **PA16/08139** **Mr Ralph Retallack**
(Case Officer: Sarah Dyke. 01209 614297, sarah.dyke@cornwall.gov.uk)
Listed building consent for removal and refinish of render and window repairs to front elevation.
Ludgate House, 51 High Street, Falmouth

No objection subject to the approval of the Conservation Officer.

2. **Boslowick** **PA16/08840** **Mr A Williams**
(Case Officer: Sarah Dyke. 01209 614297, sarah.dyke@cornwall.gov.uk)
Demolish existing garage and construct two storey extension.
66 Messack Close, Falmouth

No objection.

3. **Penwerris** **PA16/08694** **Mrs Rosalind Leggett**
(Case Officer: Janice Taylor. 01872 224348, jataylor@cornwall.gov.uk)
To replace an existing window. Width to stay the same but extending to floor level.
7 Smugglers Row, Packet Quays, Falmouth

No objection.

4. **Penwerris** **PA16/08685** **Mr R Duncan**
(Case Officer: Sarah Dyke. 01209 614297, sarah.dyke@cornwall.gov.uk)
Two storey rear extension with balcony and juliet balconies and altered entrance porch and link.
Dolphin Place, Penwerris Terrace, Falmouth

No objection.

5. **Arwenack** **PA16/08695** **Mr and Mrs Farthing**
Case Officer: Nigel Brabyn. 01872 224461, nbrabyn@cornwall.gov.uk)
Replacement Garage with Storage Over.
Trelawney Guest House, 6 Melvill Road, Falmouth

No objection subject to ancillary domestic use only to Trelawney Guest House.

6. **Smithick** **PA16/08728** **Dr Camille Russell**
(Case Officer: Sarah Dyke. 01209 614297, sarah.dyke@cornwall.gov.uk)
Various tree works
4 Florence Terrace, Falmouth

For information only.

7. **Penwerris** **PA16/08891** **Dr Robert Saunders**
(Case Officer: Jacquie Byatt. 01872 224471, jbyatt@cornwall.gov.uk)
Listed building consent for the repair of front façade of the property including the repair/replacement of guttering, repair of fascia and soffits that have become detached from the roof line, repainting of the rendered surface and sash windows. Cleaning and minor repairs to the guttering and flashing at the rear of the property. Like-for-like reinstatement of the down pipe at the front of the property. Repair of sash windows to restore sashes and bring them back into full working condition. Two cracked panes of glass will be replaced like-for-like. The leading on top of the shop window frame and the 1st floor stucco work will be repaired or replaced like-for-like as necessary. Repair of the flashing between the main roof and the existing rear extension.
18 High Street, Falmouth

No objection subject to the approval of the Conservation Officer.

8. **Penwerris** **PA16/09034** **Mr Paul Johnson The Natural Store**
Case Officer: Nigel Brabyn. 01872 224461, nbrabyn@cornwall.gov.uk)
Advert Consent: Fabric hanging sign on the front elevation within the 1st floor zone and painted fascia sign over shopfront "The Natural Store"
5 Market Strand, Falmouth

No objection.

9. **Boslowick** **PA16/09036** **Ms Sheila Gowers**
(Case Officer: Janice Taylor. 01872 224348, jataylor@cornwall.gov.uk)
Works to Birch and Ash tree
Penrose, Swanpool, Falmouth

No objection.

10. **Boslowick** **PA16/09070** **Mr N Head**
(Case Officer: Sarah Dyke. 01209 614297, sarah.dyke@cornwall.gov.uk)
Convert garage into a play room/study.
5 Chi An Dowr, Falmouth

No objection.

11. **Arwenack** **PA16/09082** **Mr James Hodgson Hodgsons**
(Case Officer: Jacquie Byatt. 01872 224471, jbyatt@cornwall.gov.uk)
Listed Building Consent for the fitting of an additional handrail to the internal stair.
48 Arwenack Street, Falmouth

No objection subject to the approval of the Conservation Officer.

12. **Arwenack** **PA16/09162** **Mr Alan Spargo**
(Case Officer: Sarah Dyke. 01209 614297, sarah.dyke@cornwall.gov.uk)
Construction of new double garage.
1 Madeira Walk, Falmouth

No objection.

13. **Penwerris** **PA16/09286** **Mr N Hearle**
(Case Officer: Nigel Brabyn. 01872 224461, nbrabyn@cornwall.gov.uk)
Retrospective application for sub-division of house to flats.
7 Erisey Terrace, Falmouth
- No objection.
14. **Penwerris** **PA16/09367** **Mr E Thompson**
(Case Officer: Jacquie Byatt. 01872 224471, jbyatt@cornwall.gov.uk)
Retrospective application for existing extraction unit.
Star and Garter, 52 High Street, Falmouth
- No objection.
15. **Penwerris** **PA16/09644** **Mr Tom David**
(Case Officer: Stacey Lowe. 01209 614362, slowe@cornwall.gov.uk)
Pruning of Magnolia in front garden to re-shape and prevent branches from touching house.
Good Winds, 13 Stratton Terrace, Falmouth
- For Information Only.*
16. **Arwenack** **PA16/09660** **Mr R Humphreys-Jones**
(Case Officer: Sarah Dyke. 01209 614297, sarah.dyke@cornwall.gov.uk)
Felling of a Conifer.
29 Melvill Road, Falmouth
- For Information Only.*
17. **Smithick** **PA16/09674** **Mr and Mrs J Eddy**
(Case Officer: Sarah Dyke. 01209 614297, sarah.dyke@cornwall.gov.uk)
Addition of a pitched roof dormer to front elevation.
9 Windsor Terrace, Falmouth
- No objection.
18. **Smithick** **PA16/09849** **Mr and Mrs Barbara and Jim Pearce**
(Case Officer: Sarah Dyke. 01209 614297, sarah.dyke@cornwall.gov.uk)
Reconfiguration of internal layout of a listed building, installation of a tanking system and minimal minor amendments.
3 Captains Uptons Cottages, Church Street, Falmouth
- No objection subject to the approval of the Conservation Officer.
19. **Penwerris** **PA16/09926** **Mr Christopher Kellett**
(Case Officer: Kirsty Smith. 01209 614291, kirsty.smith2@cornwall.gov.uk)
Eucalyptus tree in back garden. Prune top branches and reduce canopy by approx. 10 feet.
Remove lower limbs that are growing too big and encroaching neighbour's and our garden.
13 Dunstanville Terrace, Falmouth
- For information only.*

APPENDIX II

- 1. Penwerris PA16/09195 Mr Haskew One Red Limited**
(Case Officer: Mark Ball, 01726 223495 mark.ball@cornwall.gov.uk)
Demolition of existing public house and industrial/commercial building and redevelopment of the site to provide a 153 bedspace purpose built student accommodation scheme with associated landscaping, car parking and works to the adjacent public footpath.
Four Winds Inn, 81 Dracaena Avenue, Falmouth

Deferred to meeting on 21st November 2016 to allow Cornwall Council meeting to debate student accommodation to take place first.

- 2. Budock PA16/08236 Mr Justin Dodge Westcountry Land (Falmouth) Ltd**
(Case Officer: Peter Bainbridge, 01209 61407 peter.bainbridge@cornwall.gov.uk)
Hybrid outline/detailed application for a total of 226 new dwellings comprising an outline planning application for the erection of 155 residential dwellings (54 affordable), open space, landscaping, access, estate roads and infrastructure with all matters reserved except the principal access arrangements and a full detailed application for the erection of 71 residential dwellings (25 affordable) with associated access, estate roads, infrastructure, open space and landscaping.
Land West of Bickland Water Road known as Menehay Fields, Bickland Water Road, Falmouth

Refuse as the development would have a detrimental impact on Falmouth's infrastructure exacerbating the demand for Schools, GP's and Dentists which are already at capacity and pre-empting the Neighbourhood Plan and DPD. It would also worsen flooding risk and exacerbate highway safety concerns on Bickland Water Road.

- 3. Trescobeas PA16/09283 Ms Lorraine Hartland**
(Case Officer: Jacquie Byatt, 01872 224471, jbyatt@cornwall.gov.uk)
Application to lift condition 3 (occupancy restriction) on decision PA02/1286/10/R to allow use of annexe as a separate dwelling.
159 Longfield, Falmouth

Refuse as the previous reason to restrict the subdivision of the units occupancy is still valid.

- 4. Penwerris PA16/09321 Mr Alex Reilly Loungers LLP**
(Case Officer: Jacquie Byatt, 01872 224471, jbyatt@cornwall.gov.uk)
Listed Building consent for formation of residential maisonette within existing building, including change of use, removal of existing modern suspended ceiling at ground floor level and installation of new double entrance doors, kitchen, staircase, stud partitions and show rooms.
Amendments to existing gates for form bin and bike store.
Palacio Lounge (The Former Town Hall), The Moor Falmouth

No objection subject that the residential maisonette remains as holiday rental only.

5. **Penwerris** **PA16/09322** **Mr Alex Reilly Loungers LLP**
(Case Officer: Jacquie Byatt. 01872 224471, jbyatt@cornwall.gov.uk)
Formation of residential maisonette within existing building, including change of use, removal of existing modern suspended ceiling at ground floor level and installation of new double entrance doors, kitchen, staircase, stud partitions and show rooms. Amendments to existing gates for form bin and bike store.
Palacio Lounge (The Former Town Hall), The Moor Falmouth

No objection subject that the residential maisonette remains as holiday rental only.

6. **Trescobeas** **PA16/09443** **Ms Anne Holmes**
Case Officer: Nigel Brabyn. 01872 224461, nbrabyn@cornwall.gov.uk)
Proposed single dwelling on Land off Penmere Hill.
Land off Penmere Hill, Penmere Hill, Falmouth

No objection.

7. **Penwerris** **PA16/09707** **Apel Holdings Ltd**
(Case Officer: Sarah Dyke. 01209 614297, sarah.dyke@cornwall.gov.uk)
Creation of loft extension and dormer window to rear of property.
81 Trevethan Road, Falmouth

No objection.

8. **Smithick** **PA16/09484** **Mr J Muir**
(Case Officer: Sarah Dyke. 01209 614297, sarah.dyke@cornwall.gov.uk)
Proposed garden workshop and garden landscaping.
Caja Cottage, Florence Place, Falmouth

No objection.

9. **Arwenack** **PA16/09826** **Mr Jon Green**
(Case Officer: Jacquie Byatt. 01872 224471, jbyatt@cornwall.gov.uk)
Non material amendment application for addition of one further roof light, situated on the southern roof slope, facing the main house to be inserted between the two previously approved roof lights. Addition of a flue for a woodburning stove on the northern roof slope to (PA14/05775) conversion of garage to form dependent relative annexe and new masonry boundary wall to replicate timber fence.
62 Melvill Road, Falmouth

No objection subject to the approval of the Conservation Officer.