

FALMOUTH TOWN COUNCIL

Minutes of a Meeting of the Planning Committee held on Monday 21st November 2016 in the Council Chamber, Municipal Buildings, Falmouth at 6.00 pm.

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

Councillors Ms CA Atherton CC, Mrs M Davies, Mrs PA Minson, M McCarthy and B MA Ross

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

P5129 APOLOGIES

An apology for absence was received and approved from Councillor Gray (holiday?)

P5130 INTERESTS

None.

P5131 MINUTES

It was proposed by Councillor Mrs Brock seconded by Councillor Ms Merrett and

RESOLVED that the minutes of the meetings of the Committee held on the 10th, 17th and 31st October 2016 be approved as correct records of the proceedings and signed by the Chairman.

P5132 PLANNING APPLICATIONS

Members considered a list of 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 Ms Merrett, seconded by Councillor Ms Jewell 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 revised list of planning applications not dealt with under the delegated procedure outlined above. The Chair and Town Clerk reported in respect of those applications as appropriate.

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

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

P5133 FALMOUTH AND PENRYN CONSERVATION AREAS ADVISORY COMMITTEE

Members duly noted the minutes of the Advisory Committee meeting held on Monday 3rd October 2016.

P5134 DRAFT FALMOUTH NEIGHBOURHOOD DEVELOPMENT PLAN

Councillor Ms Atherton as Chair of the Neighbourhood Plan Steering Group updated the Committee on the Draft Falmouth Neighbourhood Development Plan and advised that the Neighbourhood Plan would support the Article 4 Direction. The Plan had taken into consideration 1100 consultation responses from locals and is being presented to protect the Town from inappropriate development, including protection of family homes for the future, to ensure well managed purpose built student accommodation in the right locations with further protection of green fields, coast paths and the sea front. She further highlighted the need to promote the referendum and current plans included consultation leaflets to be distributed through Fathom, two consultation days and press releases. It is hoped that the Article 4 and Neighbourhood Plan will be in place by June 2017.

Mr Besford-Foster the Neighbourhood Plan Consultant confirmed that following adoption of the Plan regulations were currently being introduced to enable modifications and he reiterated that the Plan would be made in law and would come into immediate affect following the referendum.

It was proposed by Councillor S D Eva, seconded by Councillor Ms Merrett and

RESOLVED that the Council unanimously support
the Draft Falmouth Neighbourhood Development Plan.

P5135 PLANNING PROTOCOLS

Members duly noted the protocols regarding pre-application process and agreed the protocols be adopted by the Council.

P5136 CORNWALL MINERALS SAFEGUARDING DEVELOPMENT PLAN DOCUMENT (DPD) PRE-SUBMISSION CONSULTATION (NOVEMBER 2016) (REGULATION 19 CONSULTATION)

Members duly noted the proposed publication of the above document.

P5137 CORNWALL AONB BOUNDARY MARKERS

Members duly consider the boundaries as shown on the consultation map and requested that colour copies be distributed to enable further comment.

P5138 APPEAL DECISIONS

APP/D0840/W16/3149721 Bosvale Community Centre Site, Hillside Road, Falmouth

APP/D0840/W/16/3150421 Garages at New Windsor Terrace, Falmouth

Members duly noted the Appeal Decisions.

P5139 HIGHWAYS/TRAFFIC MANAGEMENT/ROAD SAFETY

- i. Falmouth Mob Match, 27th November 2016, 10.15 to 11.45
- ii. Webber Street, Falmouth Speed Res, 28th to 29th November 2016, 2100 to 0600 hrs)
- iii. Application for Coastal Communities Funding for South West Coast Path Project.

Members duly noted the highways matters.

P5140 **DECISION NOTICES**

Members duly noted a list of recent planning decisions made by Cornwall Council.

P5141 **ANY OTHER BUSINESS THAT THE CHAIRMAN CONSIDERS TO BE OF URGENCY**

The Town Clerk reported that he had responded to an application notice that had been received for variation of condition 19 of planning application PA16/03323 to allow an increase in the total number of students enrolled on course at the University Campus Penryn up to 7,500. The Clerk had responded that the Town Council had already strongly objected to the application and had no reason to revisit it as the Council's objections remained.

There being no further business the Chairman declared the meeting closed at 7.15p.m.

Signed: Dated:

APPENDIX I
21ST NOVEMBER 2016

1. **Trescobeas** **PA16/08972** **Malthurst Ltd**
(Case Officer: Jacquie Byatt. 01872 224471, jbyatt@cornwall.gov.uk)
Extension to existing sales building. Kerb alterations to left hand side of egress to provide 2 new parking spaces and 1 new air, water and car vac bay. Kerb alterations to right of existing sales building to form 3 new parking spaces. Formation of new external yard.
60 Dracaena Avenue, Falmouth

No objection improves the site.

2. **Smithick** **PA16/09118** **Mr Ian Williams**
(Case Officer: Laura Fox. 01872 224342, lfox@cornwall.gov.uk)
Change of use of street/pavement immediately outside premises to provide daytime refreshment seating and tables. Seating and tables to be removed outside trading houses (daytime).
12 Market Street, Falmouth

No objection subject to the approval of the Highways Officer regarding highway safety and the Falmouth Town Manager regarding the appropriateness of the appearance of design of the tables and chairs.

3. **Trescobeas** **PA16/09154** **Mrs Anne Holmes**
(Case Officer: Sarah Dyke. 01209 614297, sarah.dyke@cornwall.gov.uk)
Loft conversion, garage conversion and retrospective garden ancillary building.
1 Treventon Close, Falmouth

No objection.

4. **Penwerris** **PA16/09367** **Mr E Thompson**
(Case Officer: Jacquie Byatt. 01872 224471, jbyatt@cornwall.gov.uk)
Retrospective application for existing extraction unit.
Star & Garter, 52 High Street, Falmouth

WITHDRAWN.

5. **Arwenack** **PA16/09530** **Mr Simon Williams Percy Williams & Sons Ltd**
(Case Officer: Niamh Ashworth, 01209 614425 nashworth@cornwall.gov.uk)
Listed building consent to rebuild conservatory.
Arwenack Manor, Grove Place, Falmouth

No objection subject to the approval of the Conservation Officer.

6. **Penwerris** **PA16/09842** **Mr James Forshall**
(Case Officer: Kirsty Smith. 01209 614291, kirsty.smith2@cornwall.gov.uk)
Listed Building Consent for proposed internal layout changes and installation of damp proofing and timber treatment to a listed building.
Ground Floor Flat, 7 Stratton Place, Falmouth

No objection subject to the approval of the Conservation Officer.

7. **Boslowick** PA16/09968 **Mr & Mrs Stuthridge**
(Case Officer: Sarah Dyke. 01209 614297, sarah.dyke@cornwall.gov.uk)
To provide vehicular access and a hardstanding.
79 Mongleath Road, Falmouth.
- No objection.
8. **Boslowick** PA16/09969 **Mr & Mrs J Snelson**
(Case Officer: Janice Taylor. 01872 224348, jataylor@cornwall.gov.uk)
New rear single storey extension to existing kitchen.
Chy-Lowen, 161 Boslowick Road, Falmouth
- No objection.
9. **Boslowick** PA16/10004 **Mr Leslie Dobson**
(Case Officer: Stacey Lowe. 01209 614362, slowe@cornwall.gov.uk)
Felling of a Sycamore.
Pensford, Mongleath Road, Falmouth
- Object as the tree is healthy and visually important.
10. **Smithick** PA16/10028 **Mr & Mrs Mark Hemsworth**
(Case Officer: Sarah Dyke. 01209 614297, sarah.dyke@cornwall.gov.uk)
Listed Building Consent for the removal of existing rear garden wall and formation of new off-road parking area.
7 Florence Terrace, Falmouth
- No objection subject to the approval of the Conservation Officer.
11. **Smithick** PA16/10031 **Emmanuel Baptist Church**
(Case Officer: Laura Potts. 01872 224342, lpotts@cornwall.gov.uk)
Siting of temporary building within existing car park.
Emmanuel Baptist Church, Western Terrace, Falmouth
- No objection.
12. **Arwenack** PA16/10098 **Richard Cooper**
The Stable Bar & Restaurant Ltd
(Case Officer: Laura Potts. 01872 224342, lpotts@cornwall.gov.uk)
Listed Building Consent: Partial internal refurbishment of existing restaurant.
The Stable, Old Custom House, Arwenack Street, Falmouth
- No objection subject to approval of the Conservation Officer.
13. **Smithick** PA16/10125 **Mr B Mark**
(Case Officer: Sarah Dyke. 01209 614297, sarah.dyke@cornwall.gov.uk)
Fell a cypress variety and three holly trees.
3 Florence Terrace, Falmouth

For information only

14. **Arwenack** PA16/10181 **Mr Leslie Dobson**
(Case Officer: Kirsty Smith. 01209 614291, kirsty.smith2@cornwall.gov.uk)
Remove the weaker of the forks of Elm. Remove sycamores.
53A Melvill Road, Falmouth

For information only

15. **Arwenack** PA16/10248 **Mr & Mrs Tom & Beryl Greenaway**
(Case Officer: Laura Potts. 01872 224342, lpotts@cornwall.gov.uk)
Erection of single storey attached dwelling on land adjacent to 2 De Pass Gardens.
Land adjacent to 2 De Pass Gardens, Falmouth

No objection.

16. **Smithick** PA16/10268 **Mr Brian Watmore**
(Case Officer: Kirsty Smith. 01209 614291, kirsty.smith2@cornwall.gov.uk)
Removal of viburnum small tree/large shrub and removal of conifer.
10 Kimberley Place, Falmouth

For information only

17. **Arwenack** PA16/10480 **Mr Steve Thomas**
(Case Officer: Stacey Lowe. 01209 614362, slowe@cornwall.gov.uk)
Non-material amendment following grant of planning permission PA16/00991 (proposed alterations and extensions to dwelling) to allow change of fenestration to north elevation kitchen window from three-pane to two-pane.
39 Castle Drive, Falmouth

No objection.

APPENDIX II

1. **Arwenack** **PA16/05447** **Mr I lewis Rengen Developments Ltd**
(Case Officer: Mark Ball, 01726 223495 mark.ball@cornwall.gov.uk)
Redevelopment of site to provide purpose-built student accommodation block comprising 249 beds, communal facilities (reception, gym, study rooms, cinema), café/restaurant along with ancillary infrastructure and landscaping.
Land at Ocean Bowl, Pendennis Rise, Falmouth - **WITHDRAWN**

2. **Smithick** **PA16/09074** **Mr & Mrs DJ & PC Lord**
(Case Officer: Nigel Brabyn, 01872 224461, nbrabyn@cornwall.gov.uk)
Erection of two pairs of two storey semi-detached houses with rooms within the roofspace.
Land to Rear of 3 Tresahar Road, Falmouth

No objection.

3. **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

Refuse due to over development and over massing, insufficient parking, detrimental impact on the area which is unneighbourly and the Council had highway concerns as the site is at a dangerous junction onto Dracaena Avenue.

The Council also commented that the application sought to pre-empt the emerging DPD Allocations Document for Falmouth and Penryn and the emerging Falmouth Neighbourhood Plan and would prefer to consider the proposal in the context of those strategies.

4. **Smithick** **PA16/10256** **Mr & Mrs Southall**
(Case Officer: Janice Taylor, 01872 224348, jataylor@cornwall.gov.uk)
Rear first floor extension and completion and retention of roof windows.
Rose Cottage, Minnie Place, Falmouth

No objection.

5. **Penwerris** **PA16/10397** **Ms Jane Brooks As per agent**
(Case Officer: Jacquie Byatt, 01872 224471, jbyatt@cornwall.gov.uk)
Erection of a dwelling house.
Land at Penwerris Farm, Dracaena View, Falmouth

No objection as amenity space was now adequate and good use of parking provision had been made underneath the property.

6. **Full** **PA16/10667** **Ms Beth Sampson**
(Case Officer: Hayley Wray, 01872 224692 hwray@cornwall.gov.uk)
Proposed new extensions and internal alterations to an existing dormer.
7 St Anthony Way, Falmouth

No objection as a large plot with space for the development.

TOWN AND COUNTRY PLANNING ACT 1971
FOR SUBMISSION TO THE COUNCIL ON 21ST NOVEMBER 2016

Wainhomes Ltd	Redesign of residential development to include substitution of house types, amendment to affordable housing and redesign of levels to plots 168, 169, 176-181, 196-236, 252-294 Land off Trenoweth Road, Falmouth PA15/11999	Approved*
Mr David Hemlock	Extension to a house in multiple occupation to the rear. 130 Dracaena Avenue, Falmouth PA16/08052	Approved*
Mr Anik	Listed building consent for proposed serving hatch. 8 Market Strand, Falmouth PA16/08186	Approved*
Mr & Mrs S McEwen	Application for outline planning permissions with all matters reserved for the demolition of existing building and redevelopment of site for residential use. Cornish Diving Services, Bar Road, Falmouth PA15/03715	Approved
Christopher Lee	Application for completion and retention of greenhouse roof of wooden construction covered with new Spanish slate tiles. Marlborough House, Silverdale Road, Falmouth PA16/05710	Approved
Mr Jeremy Wallis	Formation of sports pitches and green space play area. Former Budock Hospital, Union Road, Falmouth PA16/06251	Approved
Mr & Mrs Colclough	Double garage conversion including rooflights to provide additional household accommodation plus the construction of a link between the house and the garage. 5 Woodlane, Falmouth PA16/07087	Approved
Mr & Mrs Tuckley	Replace garage door with recessed glazed doors and windows forming terrace area and additional window opening to rear and internal modifications. The Moorings, King Charles Quay, Falmouth PA16/07237	Approved

Ms H Phillis	Proposed 2 storey extension including a Juliet balcony plus single storey rear side extension. 80 Boscundle Avenue, Falmouth PA16/07345	Approved
Mrs Harriett Ferris	Listed Building Consent to replace existing flue and associated works. Erin, 1 Symons Hill, Falmouth PA16/07509	Approved
Mr L Grunwell	Proposed balcony together with steps to connect with existing decking area. 78 Swans Reach, Falmouth PA16/07814	Approved
Mr Patrick Collins	Extension to top of existing garage to provide additional bedroom, and single storey extension to the rear of the property. 29 Bosmeor Road, Falmouth PA16/07828	Approved
Mr Mike Swingler	To build new storage as an extension to the existing house. Halyards, The Slipway, 18 North Parade, Falmouth PA16/07892	Approved
Mr & Mrs T Bennetts	Extension and alterations including conversion of garage. 15 Fairfield Road, Falmouth PA16/07971	Approved
Hayley Vinnicombe & Colin McCabe	Application for a non-material amendment to change guarding/balustrading treatment to the pathway to the front of the proposed studio family annexe (east elevation) in respect of decision notice PA14/10732. Oakwood, 18 Queen Anne Gardens, Falmouth PA16/08224	Approved
Mr Benjamin Mark	Amendment to PA16/02289 to remove different sections of the late-addition partitioning to create larger bathroom to enable uncovered original fireplace to become visible feature. 3 Florence Terrace, Falmouth PA16/08406	Approved
Mr & Mrs A Jordan	Proposed alterations and extensions including first floor extension, a juliet balcony and rooflights. 11 Kelley Road, Falmouth PA16/08517	Approved

Mr Chris Topf	Works to a tree in a conservation area. Removal of Holly from rear garden. 65 Marlborough Road, Falmouth PA16/08590	Approved
Mr & Mrs D Fleming	Demolition of boundary wall, construction of parking area and associated boundary fence and garden wall. 22 Woodlane, Falmouth PA16/08616	Approved