

FALMOUTH TOWN COUNCIL

Minutes of a Meeting of the Planning Committee held on Monday 9th January 2017 in the Council Chamber, Municipal Buildings, Falmouth at 6.00 pm.

Present: Councillors G G Chappel (Chair), Mrs R D Brock, S D Eva,
Mrs V E Eva, S Gray and A J Jewell CC

Councillors Ms CA Atherton CC, G F Evans C.C, Mrs PA Minson and
D W Saunby CC also attended.

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

P5152 APOLOGIES

Apologies for absence were received and approved from Councillor Cramp (medical appointment) and Councillor Ms Merrett (medical appointment).

P5153 INTERESTS

Councillor Mrs Brock declared a non registerable interest in PA16/11394 as she is a family friend of the applicant and left the meeting during its consideration.

P5154 MINUTES

It was proposed by Councillor Gray seconded by Councillor S D Eva and

RESOLVED that the minutes of the meetings of the
Committee held on the 21st November and 12th December
2016 be approved as correct records of the proceedings and
signed by the Chairman.

P5155 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 Gray, seconded by Councillor 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 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 Chappel, seconded by Councillor Jewell and

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

P5156 **CORNWALL COMMUNITY INFRASTRUCTURE LEVY PRELIMINARY DRAFT CHARGING SCHEDULE CONSULTATION**

Members duly considered consultation document that Cornwall Council is publishing for a six week period from 3rd January to 14th February 2017.

It was agreed that the Town Clerk in consultation with the Chair and Vice Chair respond to the consultation on behalf of the Planning Committee.

P5157 **APPEAL DECISION**

APP/HH/16/1528 8 Dunstanville Terrace, Falmouth

Members duly noted the Appeal Decision.

P5158 **TOWN AND COUNTRY PLANNING ACT 1990**

The Town and Country Planning (Tree Preservation) (England) Regulations 2012.

McDonalds, Dracaena Avenue, Falmouth (No. 2) Tree Preservation Order

Members duly noted the Tree Preservation Order.

P5159 **PLANNING ENFORCEMENT**

Members duly noted the list of Cornwall Council enforcement cases registered since 5th December 2016.

P5160 **HIGHWAYS/TRAFFIC MANAGEMENT/ROAD SAFETY**

Mabe to Penryn Campus Crossing – Pedestrian Refuge Island

Members duly noted Cornwall Council proposals to introduce a pedestrian refuge island and associated works on the A39 to address pedestrian crossing by providing a crossing facility.

P5161 **DECISION NOTICES**

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

P5162 **ANY OTHER BUSINESS THAT THE CHAIRMAN CONSIDERS TO BE OF URGENCY**

None.

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

Signed: Dated:

7. **Boslowick** PA16/11594 **Mr Gerald Wood**
(Case Officer: Sarah Dyke. 01209 614297, sarah.dyke@cornwall.gov.uk)
Rear single storey extension, internal alterations to existing dwelling and associated works.
7 Prislow Close, Falmouth

No objection.

8. **Trescobeas** PA16/11628 **Richard Hammersley**
(Case Officer: Janice Taylor. 01872 224348, jataylor@cornwall.gov.uk)
Non material amendment to application PA16/03893 (we are proposing a 2-storey extension to the rear of our property. The extension would provide a new kitchen/dining space downstairs, and two new bedrooms upstairs, the roof of which will match pitch and materials of existing property).
6 Kings Avenue, Falmouth

No objection.

9. **Trescobeas** PA16/11655 **Mr Jeremy Wallis, Falmouth School**
(Case Officer: Chantal McLennan. 01209 616965 chantal.mclennan@cornwall.gov.uk)
The relocation of an approved access road within the school grounds. Previous planning consent ref: PA16/00703.
Falmouth Community School, Trescobeas Road, Falmouth

No objection.

10. **Smithick** PA16/11719 **Mr Oliver Stacey**
(Case Officer: Sarah Dyke. 01209 614297, sarah.dyke@cornwall.gov.uk)
Replacement of existing roof dormers comprising loft room structure with single enlarged dormers front and rear. Replacement of rear tenement (slate) roof and addition of side cladding in zinc standing-seam. Addition of access door and stairwell to basement at front elevation, to provide direct access from 4 Clare Terrace.
4 Clare Terrace, Falmouth

No objection.

11. **Penwerris** PA16/11736 **Mr and Mrs R Homewood**
(Case Officer: Sarah Dyke. 01209 614297, sarah.dyke@cornwall.gov.uk)
Acacia (T3) – removal due to danger from falling limbs and damage to property. Spruce (Juniper) (T4) – removal due to instability – trunk leaning substantially and temporarily propped – roots lifting.
14 Erisey Terrace, Falmouth

For information only

12. **Trescobeas** PA16/11884 **Mr M Fernihough Pendennis Property**
(Case Officer: Nigel Brabyn. 01872 224461, nbrabyn@cornwall.gov.uk)
Non-material amendment to decision PA14/04494 (demolition of existing building and erection of student accommodation) for provision of additional parking to rear of site.
1 Pendennis House, Trescobeas Road, Falmouth

No objection.

13. Smithick PA16/12058 Mr G Morris
(Case Officer: Hayley Wray. 01872 224692, planninghouseholder@cornwall.gov.uk)
First floor extension above existing original single storey extension at rear of house with the inclusion of a Juliet balcony on the southeast elevation
20 Clifton Terrace, Falmouth

No objection.

APPENDIX II

1. **Mabe, Perranarworthal,**
St Gluvias PA16/03323 Falmouth Exeter Plus
(Case Officer: Peter Bainbridge, 01209 614070 peter.bainbridge@cornwall.gov.uk)
Variation of condition 19 of application W2/PA08/01579/OM to allow increase in the total number of students enrolled on courses at the Penryn (formerly Tremough) Campus up to 7,500.
University Campus Penryn, Penryn.

The Council recommends refusal due to adverse community impact of additional students without adequate local infrastructure improvements in place, and therefore placing an onerous burden upon community services and damaging the integrity of the balance of the local housing stock further damaging community cohesion.

2. **Trescobeas PA16/03586 Mr J Wells**
(Case Officer: Mark Ball, 01726 223495 mark.ball@cornwall.gov.uk)
Redevelopment of the former Rosslyn Hotel site for 128 managed student bed spaces, ancillary accommodation and associated works, landscaping and vehicular access.
Rosslyn, 110 Kimberley Park Road, Falmouth

Refuse as the proposal was contrary to Policy HMO3 of the emerging Falmouth Neighbourhood Plan. The development would be over massing, obtrusive and visually harmful to the character of the area. There would be adverse impact upon neighbours with overlooking and loss of privacy of properties on Mayfield Road. Further the nearby junction with busy roads would exacerbate the hazards there, particularly with parked cars and the development would add to those congestions and parking problems.

3. **Arwenack PA16/11394 Mrs Anne Kevern**
(Case Officer: Nigel Brabyn, 01872 224461, nbrabyn@cornwall.gov.uk)
Change of use from seven bed house (used as landlord's main residence with 5 B & B letting rooms) to 8 bed student/sharer HMO. No material change to property or appearance inside and out.
20 Avenue Road, Falmouth

Refuse as the proposal is contrary to Policies HMO1 and HMO2 in the emerging Falmouth Neighbourhood Plan. It would have a detrimental impact on the area and neighbouring businesses, the change of use is unneighbourly and the Council had highway concerns. It would also create an undesirable precedent for the loss of tourism beds in the area contrary to the former policies with the District Plan.

4. **Arwenack PA16/11448 Mr Mark Sansom**
(Case Officer: Jacque Byatt, 01872 224471, jbyatt@cornwall.gov.uk)
To install a pontoon system for small vessels similar to the site of the present boats on the quay out hauls. The Pontoon systems would be fixed by ground chain moorings and would not be secured to the listed quay walls.
Old Custom House, Arwenack Street, Falmouth

No objection as the Council's previous concerns had been addressed with this application. The new proposals enhanced the area and would help to return the Quay to a working Quay as it once was.

TOWN AND COUNTRY PLANNING ACT 1971
FOR SUBMISSION TO THE COUNCIL ON 9TH JANUARY 2017

Middlepoint Developments Ltd	Full planning application for site remediation, demolition of existing structures and redevelopment to provide 35 residential units, a reception building, associated leisure facilities (including a swimming pool and tennis court), storage areas, underground parking, sea wall, new access arrangements, landscaping and associated infrastructure Land North of Pendennis Castle, Castle Drive, Falmouth PA15/10225	Refused*
Mr Peter Kane	Variation of condition 5 (approved plans) in respect of decision PA14/05305 to allow minor material amendments. Adj 25 Clifton Crescent, Falmouth PA16/08078	Approved*
Mr & Mrs Tanat-Jones	Proposed new build to a similar design which has been approved under PA16/02808. 9 Tredova Crescent, Falmouth PA16/08531	Approved*
Ms Lorraine Hartland	Application to lift condition 3 (occupancy restriction) of decision PA02/1286/10/R to allow use of annexe as a separate dwelling. 159 Longfield, Falmouth PA16/09283	Approved*
Mr & Mrs Stuthridge	To provide vehicular access and a hardstanding. 79 Mongleath Road, Falmouth PA16/09968	Refused*
Mr Leslie Dobson	Felling of a Sycamore. Pensford, Mongleath Road, Falmouth PA16/10004	Refused*
Mr I Lewis	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 PA16/05447	Refused

Mr & Mrs Davis	Removal of garage and construction of two storey residential annex to rear. 123 Killigrew Street, Falmouth PA16/07769	Approved
Mr Ralph Retallack	Listed building consent for removal and refinish of render and window repairs to front elevation. Ludgate House, 51 High Street, Falmouth PA16/08139	Approved
Miss Julia Preece & Mr Graham Hancock	New and altered windows, alterations to roof to include two dormer extensions on the south east elevation, one dormer with balcony and rooflights on the north west elevation, and associated works. Zawn Have, Quay Street, Falmouth PA16/08152	Approved
St Austell Brewery	Proposed alterations to external elevations and internal floor space, new external seating area, balconies at first floor level and erection of a kitchen store and a bin/barrel store. Chain Locker, Quay Street, Falmouth PA16/08204	Approved
St Austell Brewery	Listed building consent for proposed alterations to external elevations and internal floor space, new external seating area, balconies at first floor level and erection of a kitchen store and a bin/barrel store. Chain Locker, Quay Street, Falmouth PA16/08205	Approved
Mr M Birchall & Miss E Lock	Alterations and extensions. 5 Trevehan Road, Falmouth PA16/08477	Approved
Mr R Duncan	Retention and completion of two storey rear extension with balcony and juliet balconies and altered entrance porch and link. Dolphin Place, Penwerris Terrace, Falmouth PA16/08685	Approved
Mrs Rosalind Leggett	To replace an existing window. Width to stay the same but extending to floor level. 7 Smugglers Row, Packet Quays, Falmouth PA16/08694	Approved

Dr Robert Saunders	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 down pipe at 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 1 st floor stucco work will be repaired or replaced like-for-like as necessary. Repair of flashing between main roof and existing rear extension. 18 High Street, Falmouth PA16/08891	Approved
Malthurst Ltd	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 PA16/08972	Approved
Mr Paul Johnson	Advert Consent: Fabric hanging sign on the front elevation within the 1 st floor zone and painted fascia sign over shopfront "The Natural Store". 5 Market Strand, Falmouth PA16/09034	Approved
Ms Sheila Gowers	Works to Birch and Ash tree. Penrose, Swanpool, Falmouth PA16/09036	Approved
Mr N Head	Convert garage into a play room/study. 5 Chi An Dowr, Falmouth PA16/09070	Approved
Mr James Hodgson	Listed Building Consent for the fitting of an additional handrail to the internal stair. 48 Arwenack Street, Falmouth PA16/09082	Approved
Mr Ian Williams	Continued use of street/pavement immediately outside premises to provide daytime refreshment seating with tables. Seating and tables to be removed outside trading hours(daytime). 12 Market Street, Falmouth PA16/09118	Approved

Mr Alan Spargo	Construction of new double garage. 1 Madeira Walk, Falmouth PA16/09162	Approved
Mr N Hearle	Retrospective application for sub-division of house to flats. 7 Erisey Terrace, Falmouth PA16/09286	Approved
Mr J Muir	Proposed garden workshop and garden landscaping. Marlborough Farm, Silverdale Road, Falmouth PA16/09484	Approved
Mr Simon Williams	Listed Building Consent to rebuild conservatory. Arwenack Manor, Grove Place, Falmouth PA16/09530	Approved
Mr & Mrs J Eddy	Addition of a pitched roof dormer to front elevation. 9 Windsor Terrace, Falmouth PA16/09674	Approved
Apel Holdings Ltd	Creation of loft extension and dormer window to rear of property. 81 Trevethan Road, Falmouth PA16/09707	Approved
Mr Jon Green	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 dependant relative annexe and new masonry boundary wall to replicate timber fence. 62 Melvill Road, Falmouth PA16/09826	Approved
Mr James Forshall	Listed Building Consent for proposed internal layout changes and installation of damp proofing and timber treatment to the listed building. Ground Floor Flat, 7 Stratton Place, Falmouth PA16/09842	Approved
Barbara & Jim Pearce	Listed Building Consent for reconfiguration of internal layout of a listed building, installation of a tanking system and minimal minor amendments. 3 Captain Uptons Cottages, Church Street, Falmouth PA16/09849	Approved
Mr & Mrs J Snelson	New rear single storey extension to existing kitchen. Chy-Lowen, 161 Boslowick Road, Falmouth PA16/09969	Approved

Mr & Mrs Mark Hemsworth	Listed Building Consent for the removal of existing rear garden wall and formation of new off-road parking area. 7 Florence Terrace, Falmouth PA16/10028	Approved
Emmanuel Baptist Church	Siting of temporary building within existing car park. Emmanuel Baptist Church, Western Terrace, Falmouth PA16/10031	Approved
Tom & Beryl Greenaway	Erection of single storey attached dwelling on land adjacent to 2 De Pass Gardens. Land Adjacent Of De Pass Gardens, Falmouth PA16/10248	Approved
Mrs Fiona Hewitt	Retrospective Listed Building Consent for replacement of vertical Delabole slates. 2 New Street, Falmouth PA16/10343	Approved
Mr Gavin Watson	Rear extension with the inclusion of a Juliet balcony on the north elevation. 82 Boscundle Avenue, Falmouth PA16/10484	Approved
Mr & Mrs Parker	Proposed replacement dwelling (amended design from approval under PA16/03828) Trevena, Swanpool, Falmouth PA16/10502	Approved
Mr Robert Brown	Raise crown of Lime tree to 5 metres, removing lower branches which are currently over hanging and over shadowing the rear garden of 36a Bosmeor Road. Land to Rear of 36A Bosmeor Road, Falmouth PA16/10521	Approved
Mr Richard Woods	Retrospective application for the addition of a rear-facing dormer window. 8 Lister Street, Falmouth PA16/10625	Approved
Ms Beth Sampson	Proposed new extensions and internal alterations to an existing dormer bungalow. 7 St Anthony Way, Falmouth PA16/10667	Approved
Mr Mark Rudd	Two storey extension including Juliet balcony and roof lights (amendments to previous application PA16/06731). 1A Ponsharden Cottages, North Parade, Falmouth PA16/10785	Approved

Mr Mark Rudd	Two storey extension including Juliet balcony and rooflights (amendments to previous application PA16/04411) 1 Ponsharden Cottages, Falmouth PA16/10805	Approved
Mr Chris Cox	Non-material amendment (AMD1) for the increase in rendered block work to the rear of the building will reduce the effect of the wind, there are less windows to the elevation of the proposed building, the elevation to Pendennis Road is more ordered and calmer, less glass is located to the rear of the building to PA15/10456. Demolition of existing hotel and erection of new accommodation to provide a later living development for older people comprising 34 residential apartments with integrated communal facilities, car parking and landscape works. Madeira Hotel, Cliff Road, Falmouth PA16/10814	Approved
Mrs F Morgan	Listed Building Consent to re-roof a single storey rear section of the house incorporating insulation. 6 Stratton Place, Falmouth PA16/10824	Approved
Mr & Mrs Oliver Lane	Single storey kitchen extension and associated alterations, attic conversion incorporating dormers and new staircase. 20 Tregenver Villas, Falmouth PA16/11092	Approved
Ms Covadonga Rezola	Listed Building Consent to provide a lead flashing dressed over the parapet cornice detail. 6 Tehidy Terrace, Falmouth PA16/11135	Approved