

FALMOUTH TOWN COUNCIL

Minutes of a Meeting of the Interim Planning Committee held on Monday 24th April 2017 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 Eva, S Gray and A J Jewell CC

Councillors Ms C Atherton CC, G F Evans CC, Mrs M Davies B M A Ross and D Saunby CC also attended.

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

P5201 APOLOGIES

Apologies for absence were received and approved from Councillor Ms Merrett (ill).

P5202 INTERESTS

Councillor Mrs Brock declared a registerable interest in PA17/03446 as she is employed at a nearby Hotel. Councillor S D Eva declared a non registerable interest in PA17/03097 as he had spoken with and advised the applicant and felt he was predetermined. Both Councillors left the meeting for the consideration of the respective matters.

P5203 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 S D Eva 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 and Town Clerk reported in respect of those applications as appropriate.

It was proposed by Councillor S D 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.

P5204 COASTAL ACCESS IN CORNWALL

Members duly noted improvements to public access along the South West Coast Path between St Mawes and Cremyll.

P5205 PLANNING ENFORCEMENT

Members duly noted the list of Cornwall Council enforcement cases registered since 27th March 2017.

P5206 **HIGHWAYS/TRAFFIC MANAGEMENT/ROAD SAFETY**

Section 38 Adoption Notification for the Development at Off Laburnum Close, Falmouth

Members duly noted that the roads comprised in the above development became highways maintainable at the public expense on 13th March 2017.

Road Traffic Regulation Act 1984 S.14 Temporary Prohibition of Traffic

Members duly noted the temporary road closure at Gyllyngvase Hill, Falmouth from 8th to 12th May 2017 (24 hours) for South West Water to carry out work to their apparatus.

Road Traffic Regulation Act 1984 S.16A Temporary Prohibition of Traffic

Members duly noted the temporary closure of Cliff Road and Castle Drive, Falmouth on 14th May 2017 from 0600 to 1500 hours for the Falmouth Race for Life.

Application for an Inset Appointment as Water and Sewerage Undertaker for an Area known as Union Corner.

Members duly noted the correspondence received from Icosa Water.

P5207 **ANY OTHER BUSINESS THAT THE CHAIRMAN CONSIDERS TO BE OF URGENCY**

None.

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

Signed: Dated:

7. **Arwenack** **PA17/02869** **Ms Rosie Bainbridge & Tina Savage**
(Case Officer: Hayley Wray, 01872 224692 hwray@cornwall.gov.uk)

The proposal is to provide balconies to flats 9 and 13 in the recessed areas of the West elevation. The changes would involve the lowering of sills to form patio doors and access onto balconies with glazed balustrade.

Flats 9 and 13 Sand Bay, Gyllyngvase Road, Falmouth

No objection.

8. **Arwenack** **PA17/02896** **Mr Thomas Robinson**
(Case Officer: Hayley Wray, 01872 224692 hwray@cornwall.gov.uk)

Proposes lopping of overhanging branches which overhang 7/9 Pennance Road.
Pennance House, 8 Sea View Road, Falmouth

Refuse as the proposed works are not arboricultural good practice and would leave the tree in a considerably worse form than at present. It was noted that the tree is not the best specimen and that its development is compromised by its large neighbour.

Simon Williams

9. **Arwenack** **PA17/03048** **Percy Williams & Sons Ltd**
(Case Officer: Sarah Dyke, 01209 614297, sarah.dyke@cornwall.gov.uk)

Notification of proposed works to trees in a conservation area. Fell one Ash tree and maintain as coppice.

Arwenack House, Grove Place, Falmouth

For information only

10. **Arwenack** **PA17/03288** **Mr Drew Muntz**
(Case Officer: Janice Taylor, 01872 224348, jataylor@cornwall.gov.uk)

Repairs and alterations including replacement slate roofing, replacement and overhauling of existing timber sash windows, reconstruction of structurally unstable chimney stack, replacement conservatory extension, insertion of conservation roof windows, replacement rendering and relocation of kitchen.

2 New Street, Falmouth

No objection subject to the approval of the Conservation Officer.

11. **Arwenack** **PA17/03289** **Mr Drew Muntz**
(Case Officer: Janice Taylor, 01872 224348, jataylor@cornwall.gov.uk)

Listed Building Consent for repairs and alterations including replacement slate roofing, replacement and overhauling of existing timer sash windows, reconstruction of structurally unstable chimney stack, replacement conservatory extension, insertion of conversation roof windows, replacement rendering and relocation of kitchen.

2 New Street, Falmouth

No objection subject to the approval of the Conservation Officer.

12. Arwenack

PA17/03446

**Mr Simon Studley The
Richardson Group**

(Case Officer: Mark Ball, 01726 223495 mark.ball@cornwall.gov.uk)

Non-material amendment (2) to relocate the refuse and recycling store and to reposition some of the parking spaces in respect of decision notice PA11/10012 – erection of 10 apartments with parking and ancillary amenities.

The Falmouth Hotel Plc, Cliff Road, Falmouth

No objection.

13. Arwenack

PA17/03539

Pegasus Life Ltd

(Case Officer: Mark Ball, 01726 223495 mark.ball@cornwall.gov.uk)

Non-material amendment (NMA 2) for moving the west elevation of the guest suite 400mm to the east, a slight movement of the position of windows in the most norther elevation and changes to the size of the openings to the walkway that provides access to the apartments in respect of decision notice PA15/10456.

Madeira Hotel, Cliff Road, Falmouth

No objection.

APPENDIX II
24TH APRIL 2017

1. **Arwenack** **PA17/02387** **Mr Thomas Byass**
(Case Officer: **Laura Potts. 01872 224342, lpotts@cornwall.gov.uk**)
Outline application (all matters reserved) for erection of single dwelling.
Land South of Boscawen Road, Boscawen Road, Falmouth

Refuse as the proposal is contrary to Policies FOS1 and FOS3 in the emerging Falmouth Neighbourhood Plan. It is an iconic and visually prominent site within close proximity of the AONB and if built on will set an undesirable precedent. There will be a detrimental impact on the greenspace when viewed from land and offshore also with loss of established walkway.

2. **Smithick** **PA17/02477** **Mr and Mrs Willis**
(Case Officer: **Laura Potts. 01872 224342, lpotts@cornwall.gov.uk**)
Change of use from a single dwelling house (class C3) to student accommodation (class C4).
7 Lister Street, Falmouth

Refuse as the proposal is contrary to Policy HMO1 and HMO2 in the emerging Falmouth Neighbourhood Plan and parking in the area would be exacerbated

3. **Penwerris** **PA17/02567** **Mr DNA Property Ltd**
(Case Officer: **Laura Potts. 01872 224342, lpotts@cornwall.gov.uk**)
Change of use of terraced house to HMO and construction of first floor extension, internal alterations and demolition of existing rear porch/conservatory.
3 Tresawna Terrace, Road from Erisey Terrace to Trevethan Road, Falmouth

Refuse as gross overdevelopment, un-neighbourly in terms of being overbearing and resulting loss of light. Loss of parking in an already congested street and the proposal is contrary to Policy HMO1 and HMO2 in the emerging Falmouth Neighbourhood Plan.

4. **Smithick** **PA17/02669** **Mr & Mrs Fletcher**
(Case Officer: **Laura Potts. 01872 224342, lpotts@cornwall.gov.uk**)
Construction of two 5 bed houses in multiple occupation (C4) and one 2 bed dwelling (C3).
Land to rear of 16-17 Church Street, Falmouth

Refuse due to overdevelopment and overbearing, loss of light and impact on safety of users of the lane and it would have a detrimental impact on the area and neighbouring businesses.

5. **Smithick** **PA17/02769** **Mr T Swain**
(Case Officer: **Sarah Dyke. 01209 614297, sarah.dyke@cornwall.gov.uk**)
Roof extension to form living space including a dormer window (Amended scheme from PA16/05996)
Polawne, Restormal Terrace, Falmouth

No objection.

6. **Boslowick** **PA17/02925** **Mr Simmons**
(Case Officer: **Sarah Dyke. 01209 614297, sarah.dyke@cornwall.gov.uk**)
Proposed new extensions, internal layout alterations and external alterations to the appearance of the overall building.

Gwel An Mor, Swanpool Court, Falmouth

No objection.

7. **Arwenack** **PA17/03097** **Mr Ryan Walker**
(Case Officer: George Shirley. 01872 327812, gshirley@cornwall.gov.uk)
Change of use from residential (Use Class C3) to HMO (Use Class C 4).
Bay Lodge, 6 Castle Drive, Falmouth

Deferred to next meeting.

8. **Arwenack** **PA17/03113** **Mr & Mrs Selwood**
(Case Officer: Sarah Dyke. 01209 614297, sarah.dyke@cornwall.gov.uk)
Proposed extensions and alterations including raising the roof to include a second floor, a balcony and Juliet balcony.
31 Tredova Crescent, Falmouth

Refuse due to over massing and overdevelopment, detrimental effect on the street scene, unneighbourly in terms of overlooking and loss of privacy.

9. **Boslowick** **PA17/03664** **Hayley Vinnicombe & Colin McCabe**
(Case Officer: Hayley Wray, 01872 224692 hwray@cornwall.gov.uk)
Amendment to application PA14/10732 in respect of amending one high level window on the south elevation, removing glazed doors and insertion of window on the north elevation, amending full length window and insertion of entrance door on the east elevation and the installation of 3 pyramid roof lights.
Oakwood, 18 Queen Anne Gardens, Falmouth

No objection.