

FALMOUTH TOWN COUNCIL

Minutes of a Meeting of the Planning Committee held on Monday 19th June 2017 in the Council Chamber, Municipal Buildings, Falmouth at 6.00 pm.

Present: Councillors A J Jewell CC (Chair), J M Spargo (Vice-Chair),
Ms C Atherton CC, R J Bonney, G G Chappel, S D Eva and
Ms M Morgan

Councillors Miss AJ Gillett and D W Saunby CC also attended.

In Attendance: A M Williams (Town Clerk)
Mrs V Rogers (Administration Officer)

P5221 APOLOGIES

An apology was received and approved from Councillor O'Shea (holiday).

P5222 INTERESTS

None.

P5223 PLANNING APPLICATIONS

Members considered a revised 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 Eva, seconded by Councillor Chappel 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 Spargo and

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

P5224 FALMOUTH AND PENRYN CONSERVATION AREAS ADVISORY COMMITTEE

Members duly noted the minutes of the Advisory Committee meeting held on 8th May 2017.

P5225 CORNWALL COUNCIL CONSULTATIONS FOR PLANNING POLICY AND GUIDANCE DOCUMENTS

- (1) Cornwall Site Allocations Development Plan Document (DPD) Submission Consultation (June 2017) (Regulation 19/20 Consultation)
- (2) Cornwall Minerals Safeguarding Development Plan Document (DPD) Submission Consultation (June 2017) (Regulation 19/20 Consultation)
- (3) Community Infrastructure Levy (CIL) Draft Charging Schedule
- (4) Terrestrial European Sites Mitigation Supplementary Planning Document
- (5) Biodiversity Supplementary Planning Document

Members agreed to refer the consultations to the Neighbourhood Plan Stakeholders Group to ensure a consistent approach.

P5226 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.

P5227 WITHDRAWN APPLICATIONS

PA17/02477 – Change of use from a single dwelling house (class C3) to student accommodation (class C4) at 7 Lister Street, Falmouth

PA17/03113 – Proposed extensions and alterations including raising the roof to include a second floor, a balcony and juliet balcony at 31 Tredova Crescent, Falmouth

Members duly noted the withdrawn applications.

P5228 APPEAL AND COSTS DECISION

APP/D0840/W17/3166421 79 Mongleath Road, Falmouth

Members duly noted the appeal and costs decision.

P5229 TOWN AND COUNTRY PLANNING (HEARINGS AND INQUIRIES PROCEDURES) (ENGLAND) (AMENDMENT) RULES 2009

APP/D0840/W/17/3172975 – PA17/00030 Extension of loft space at rear of 33 Dracaena Avenue with retention of use as a larger house in multiple occupation at Pencrag 33 Dracaena Avenue, Falmouth. Refused.

Members noted the Appeal.

P5230 FALMOUTH AND PENRYN DETERMINATION OF CONTROLLED LOCALITY STATUS

Members duly noted NHS England's decision to make a determination of the controlled locality status of the area around Falmouth and Penryn.

P5231 PLANNING ENFORCEMENT

Members duly noted the list of Cornwall Council enforcement cases registered since 15th May 2017.

P5232 HIGHWAYS/TRAFFIC MANAGEMENT/ROAD SAFETY

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

Members duly noted the temporary closure of Laburnum Drive (East), Falmouth from 15th June 2017 to 23rd June 2017 (24 hours).

P5232 ANY OTHER BUSINESS THAT THE CHAIRMAN CONSIDERS TO BE OF URGENCY

None.

There being no further business the Chairman declared the meeting closed at 6.55p.m.

Signed: Dated:

6. **Arwenack** **PA17/04656** **Mr P McConkey**
(Case Officer: Hayley Wray, 01872 224692 hwrap@cornwall.gov.uk)
Remove and replace existing external finishes from 43 and 45 Swanpool Street, replace all windows at 45 and replace door and introduction of overhead light at 43. Remove existing cement-based spar dash render from all elevations of 43 and 45 Swanpool Street. Repair stonework and render with lime-based breathable render.
43 & 45 Swanpool Street, Falmouth
- No objection as improves the appearance of the premises.
7. **Arwenack** **PA17/04694** **Mrs Jacqueline Gilbert**
(Case Officer: Hayley Wray, 01872 224692 hwrap@cornwall.gov.uk)
Works to Sycamore tree.
11 Trelawney House, Bar Road, Falmouth
- No objection as tree is in a poor condition.
8. **Penwerris** **PA17/04854** **Mr & Mrs A Heath**
(Case Officer: Hayley Wray, 01872 224692 hwrap@cornwall.gov.uk)
Removal of PVC-U conservatory and double garage, construction of new rear extension, single garage with separate off-road parking and internal alterations.
18 Harbour Terrace, Falmouth
- No objection subject to the approval of the Conservation Officer.
9. **Arwenack** **PA17/04858** **Design Management Partnership**
(Case Officer: Nigel Brabyn. 01872 224461, nbrabyn@cornwall.gov.uk)
Listed building consent for 4 x non illuminated sign written detail to building, 1 x externally illuminated sign written sign with 3D frame, 1 x externally illuminated projection sign and bracket.
Chain Locker, Quay Street, Falmouth
- No objection subject to the approval of the Conservation Officer.
10. **Arwenack** **PA17/04866** **Design Management Partnership**
(Case Officer: Nigel Brabyn. 01872 224461, nbrabyn@cornwall.gov.uk)
Advertisement consent for 4 x non illuminated sign written detail to building, 1 x externally illuminated sign written sign with 3D frame, 1 x externally illuminated projection sign and bracket.
Chain Locker, Quay Street, Falmouth
- No objection subject to the approval of the Conservation Officer.

11. **Boslowick** PA17/04939 Mr N Hirst
(Case Officer: Hayley Wray, 01872 224692 hwray@cornwall.gov.uk)
Dining room, unitality and WC single storey rear extension with rooflights.
46 Treverbyn Road, Falmouth
- No objection.
12. **Trescobeas** PA17/04944 Mr Simon Shaw
(Case Officer: George Shirley, 01872 327812, gshirley@cornwall.gov.uk)
Non material amendment for inserting set of double glazed UPVC doors and adding a small velux roof light to PA15/02356 – new semi detached house with demolition of 1 no garage.
168 Longfield, Falmouth
- No objection.
13. **Trescobeas** PA17/04962 Susan Sayer Watson Marlow Ltd
(Case Officer: George Shirley, 01872 327812, gshirley@cornwall.gov.uk)
Application for additional parking next to T2 Building at the Watson Marlow manufacturing facility.
Watson Marlow Ltd, Bickland Water Road, Falmouth
- No objection.
14. **Boslowick** PA17/04996 Mrs Karen Jan
(Case Officer: George Shirley, 01872 327812, gshirley@cornwall.gov.uk)
Conversion of existing garage to provide annex accommodation within 2 storey detached building at the rear of 16 Crossways, Falmouth.
16 Crossways, Falmouth
- No objection subject to ancillary domestic use only to 16 Crossways.
15. **Trescobeas** PA17/05057 Mr & Mrs Phil Rogers
(Case Officer: Sarah Dyke, 01209 614297, sarah.dyke@cornwall.gov.uk)
Proposed extension.
51 Venton Road, Falmouth
- No objection.
16. **Arwenack** PA17/05081 Mr Adam Miles
(Case Officer: Janice Taylor, 01872 224348, jataylor@cornwall.gov.uk)
Crown raise Copper Beech and Macrocarpa to 5.2m over public highway and 3m over public pathway. Remove lowest rubbing branches of copper beech.
Trevern, 72 Melvill Road, Falmouth

For information only.

APPENDIX II

1. **Arwenack** **PA17/04077** **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 190 beds, communal facilities (reception, gym, study rooms) along with ancillary infrastructure and landscaping.
Ocean Bowl, Pendennis Rise, Falmouth

Refuse as the proposal was an inappropriate land use that would impinge upon the Port Masterplan and adversely affect Dock operations. It was therefore detrimental to the local economy. Additionally it would adversely affect tourism given its proximity to the iconic Falmouth Hotel and with a visual impact from the harbour area and loss of view from the highway. The emerging Falmouth Neighbourhood Plan recognised the need to protect and enhance these views and the site was not included in the Cornwall Site Allocations Development Plan as the Universities growth is catered for on sites elsewhere and this development is therefore neither needed nor supported. The design does not respect the NDP evidence in the Spatial Strategy report as the proposal is overdevelopment and the size and massing is not in keeping with the local area and street scene and the development would be unneighbourly.

2. **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

Refuse as over development, un-neighbourly and in conflict with the emerging Neighbourhood Plan Policy HMO1 as it would harm the balance of the community and character of the area. Setting a detrimental precedent.

3. **Arwenack** **PA17/04481** **Falmouth University
Mr Ken Johnson**

(Case Officer: George Shirley. 01872 327812, gshirley@cornwall.gov.uk)

Proposed rear extension and replacement of existing windows to the rear (S) elevation of the Fox Building.
University College Falmouth, Woodlane, Falmouth

The lack of design and access statement was not helpful in consideration of the application. Refuse on the grounds that the use of un-obscured glass would be unneighbourly.

4. Smithick

PA17/04693

Miss S Lane

(Case Officer: Sarah Dyke. 01209 614297, sarah.dyke@cornwall.gov.uk)

**Replacement of rotten timber windows and patio door with uPVC of similar pattern.
19 Wellington Gardens, Wellington Terrace, Falmouth TR11 3BB**

Support, the Council were concerned at a mix of design types of windows, but noted the windows were similar in design and other similar consents had been approved along this row of flats.