

FALMOUTH TOWN COUNCIL

Minutes of a Meeting of the Planning Committee held on Monday 21st August 2017 in the Council Chamber, Municipal Buildings, Falmouth at 6.00 pm.

Present: Councillors A J Jewell CC (Chair), J M Spargo (Vice-Chair),
C Atherton CC, S D Eva, M Morgan and RJ O'Shea

Councillors AJ Gillett, PA Minson, A Parker and D W Saunby CC also attended.

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

P5255 APOLOGIES

Apologies for absence were received and approved from Councillors R J Bonney (holiday) and G G Chappel (holiday).

P5256 INTERESTS

Councillor Eva declared a registerable interest in PA17/06064 & PA17/06334 as he had carried out paid work for the Golf Club. Councillor Jewell declared a registerable interest in PA17/06064 & PA17/06334 as his land ownership adjoins the Golf Clubs and PA17/06334 as he owns the land. Both Councillors left the meeting for the consideration of the respective matters, Councillor Spargo took the Chair for the consideration of PA17/06064, PA17/06334 and PA17/06334.

P5257 MINUTES

It was proposed by Councillor Eva seconded by Councillor Atherton and

RESOLVED that the minutes of the meetings of the Committee held on 10th and 31st July 2017 be approved as correct records of the proceedings and signed by the Chairman.

P5258 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 Spargo 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 Atherton, seconded by Councillor Morgan and

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

P5259 CORNWALL SITE ALLCOATIONS DEVELOPMENT PLAN DOCUMENT

Members duly noted and endorsed the DPD representation form response from Falmouth Town Council.

P5260 WITHDRAWN APPLICATIONS

PA17/05428 – Application for garage conversion and porch modifications previously approved. 141 Boslowick Road, Falmouth.

PA17/02567 – 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, Falmouth.

PA17/01869 – Demolition of 2 garages and clearing of tarmac area, erection of 4 bedroom detached, 2 storey domestic house. Land to the rear of 6 The Causeway, Falmouth.

Members duly noted the Withdrawn Applications.

P5261 TOWN AND COUNTRY PLANNING (HEARINGS AND INQUIRIES PROCEDURES) (ENGLAND) (AMENDMENT) RULES 2009

APP/D0840/W/17/3175849 – PA15/10225 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 association infrastructure. Land North of Pendennis Castle, Castle Drive, Falmouth. Refused.

Members duly noted the Hearing.

P5262 TOWN AND COUNTRY PLANNING (APPEALS) (WRITTEN REPRESENTATIONS PROCEDURE) (ENGLAND) REGULATIONS 2009

APP/D0840/W/17/3177902 – PA16/10836 Purpose built student housing with a mixture of studio rooms / cluster rooms and town house rooms, associated amenities spaces and staff office. Land at Fish Strand Hill, Falmouth. Refused.

APP/D0840/W/17/3166419 – Land at Melvill Raod, Falmouth. Dismissed.

Members duly noted the Appeals.

P5263 PLANNING ENFORCEMENT

Members duly noted the list of Cornwall Council enforcement cases previously circulated.

P5264 HIGHWAYS/TRAFFIC MANAGEMENT/ROAD SAFETY

Road Traffic Regulation Act 1984 S14: Temporary Prohibition of Traffic Arwenack Street, Falmouth 24th September 2017 to 8th October 2017 (1900 to 0700 hours) for South West Water to carry out works to their apparatus.

Road to Pennance Farm, Falmouth 26th September 2017 to 27th October 2017 (24 hours weekends included) for South West Water to carry out works to their apparatus.

Members duly noted the road closures.

P5265 **DECISION NOTICES**

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

P566 **ANY OTHER BUSINESS THAT THE CHAIRMAN CONSIDERS TO BE OF URGENCY**

None.

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

Signed: Dated:

APPENDIX I
21ST AUGUST 2017

1. **Smithick** **PA17/05966** **Mr Miguel Perez Santander**
(Case Officer: Sophie Rogers, 01872 224262, SoRogers@cornwall.gov.uk)
Installation of 46" TV depicting various Santander advertisements.
13 Market Street, Falmouth

No objection subject to the media display only being used during business hours.
2. **Arwenack** **PA17/06332** **Mr B Andrews**
(Case Officer: Laura Potts, 01872 224342, lpotts@cornwall.gov.uk)
Proposed external decking area.
Membly Hall Hotel, 12 Cliff Road, Falmouth

No objection subject to no loss of car parking.
3. **Arwenack** **PA17/06428** **Mr Robert Phipps**
(Case Officer: Katie Mosley, 01209 614167 katie.mosley@cornwall.gov.uk)
Certificate of lawfulness for existing use of property as a dwelling.
19 Gyllyng Terrace, Falmouth

No objection.
4. **Penwerris** **PA17/06435** **Mr S Haskew, One Red Ltd**
(Case Officer: Chantal McLennan, 01209 616965, chantalmclennan@cornwall.gov.uk)
Outline application for access only, proposed 80 bed elderly care home scheme
Four Winds Inn, 81 Dracaena Avenue, Falmouth

No objection but there should be no vehicular access via the widened footpath to Pellew Road, nor secondary vehicular access to Grenville Road.
5. **Arwenack** **PA17/06803** **Mr & Mrs Ashwin**
(Case Officer: Janice Taylor, 01872 224348, jataylor@cornwall.gov.uk)
Proposed porch.
Beech House, 6a Grovehill Drive, Falmouth

No objection.
6. **Constatine, Mawnan and Budock** **PA17/06912** **Mr Simon Wagemakers**
Persimmon Homes (Cornwall) Ltd
(Case Officer: Peter Bainbridge, 01209 614070 peter.bainbridge@cornwall.gov.uk)
Reserved Matters approval relating to landscaping along the initial length of the primary access route to create an improved gateway to the development following Outline approval PA12/10394 dated 16th May 2014.
Land at Lower Kergilliack Farm, Bickland Hill, Falmouth

No objection.

7. **Arwenack** **PA17/06981** **Mr Neil Foley**
(Case Officer: Hayley Wray, 01872 224692 hwrap@cornwall.gov.uk)
Poplar (T1) – Reduce crown by 30% in overall height and spread to balance canopy.
1 Grovehill Crescent, Falmouth
- No objection.
8. **Arwenack** **PA17/07094** **Mr Neil Foley**
(Case Officer: Hayley Wray, 01872 224692 hwrap@cornwall.gov.uk)
T2 (Sycamore): Crown reduce by up to 30%. T3 (Sycamore): Fell
1 Grovehill Crescent, Falmouth
- No objection.
9. **Arwenack** **PA17/07358** **Mr & Mrs T Hill**
(Case Officer: Sarah Dyke. 01209 614297, sarah.dyke@cornwall.gov.uk)
Demolition of existing domestic garage and outbuildings. Erection of new domestic garage.
6 Sea View Road, Falmouth
- No objection subject to no residential use or holiday let.
10. **Smithick** **PA17/07139** **Karen Darler TUI UK**
(Case Officer: Sophie Rogers, 01872 224262, SoRogers@cornwall.gov.uk)
Advertisement consent for fascia sign and projector
53 Market Street, Falmouth
- No objection subject to the media display only being used during business hours.

APPENDIX II

- 1. Boslowick** **PA17/06064** **David Hughes**
(Case Officer: Chantal McLennan. 01209 616965, chantalmclennan@cornwall.gov.uk)
Variation of condition 1 (plans approved) in respect of decision PA12/10881 (approval of reserved matters for the erection of clubhouse, proshop, golf training room and car parking (outline approval PA11/01795) access, appearance, landscaping, layout and scale to allow minor material amendments including reduction of lower ground floor and relocation of facilities onto the upper ground floor; extension to the upper ground floor; removal of chimney and alteration to roof pitch; alterations to outbuilding.
Falmouth Golf Club, Swanpool Road, Falmouth

Refuse as unacceptable increase to footprint in a vital part of the AONB which is highly visible from both land and sea.
- 2. Boslowick** **PA17/06065** **D C Hughes Falmouth Ltd**
(Case Officer: Chantal McLennan. 01209 616965, chantalmclennan@cornwall.gov.uk)
Variation of condition 1 (approved plans) in respect of decision PA13/00905 dated 08.04.13 – Reserved matters for the erection of 48 houses and provision of public footpath (details following PA11/01795 dated 03.04.12).
Falmouth Golf Club, Swanpool Road, Falmouth

Refuse as unacceptable increase to footprint in a vital part of the AONB which is highly visible from both land and sea and the Council were unable to assess the footpath changes which were not recorded in the plans. The proposed new designs have more negative visual impacts than the approved scheme, with some increase in height and increased areas of fenestration and vertical (white) masonry that was previously moderated by modest pitched roofs in sympathetic materials. The proposed flats are unsympathetic, out of character within an area of high landscape value and too high. The proposed new layout, although having the same number of units, by separating out many of the units to a detached form and adding the flats, had created a much more obvious and negative visual impact. It has resulted in the loss of a green open space within the development. It also added a large and unsightly car park, the visual impact of which has not been shown.
- 3. Boslowick** **PA17/06334** **Mr Nicholad Bulley**
(Case Officer: Laura Potts. 01872 224342, lpotts@cornwall.gov.uk)
Construction of new bike track
Land East of Pennance Mill Farm, Maenporth Road, Falmouth

No objection as the track will not be visually intrusive and will be screened by planting.
- 4. Penwerris** **PA17/06935** **Mr D Carless, The Boat House**
(Case Officer: Sophie Rogers, 01872 224262, SoRogers@cornwall.gov.uk)
Replace existing canvas roof covering with new flat roof together with external alterations including replacement windows.
The Boathouse, Trevethan Hill, Falmouth

No objection as it will enhance the appearance of the Boathouse and will help to reduce noise from that area of the premises.

- 5. Trescobeas** **PA17/07043** **Advance Housing and Support Ltd**
(Case Officer: Jennie Mason. 01209 224465 jlmason@cornwall.gov.uk)
Lawful use of 102 Dracaena Avenue as a House in Multiple Occupation under Use Class C4.
102 Dracaena Avenue, Falmouth

The Council have no local knowledge of the historical use of the property.

- 6. Smithick** **PA17/07180** **Mr N Rudlin**
(Case Officer: Sophie Rogers, 01872 224262, SoRogers@cornwall.gov.uk)
Removal of existing function room and construction of two holiday units ancillary to the hotel.
Merchants Manor, Western Terrace, Falmouth

No objection as development will enhance the appearance and useage of the hotel.

- 7. Arwenack** **PA17/07596** **Ms Julia Preece Home Cornwall**
(Case Officer: Sarah Dyke. 01209 614297, sarah.dyke@cornwall.gov.uk)
Non material amendment to application PA16/08152 in respect of replacing cement render on south east façade with felt, batten and slate to match opposite listed building.
Zawn Haven, Quay Street, Falmouth

No objection subject to the approval of the Conservation Officer.

TOWN AND COUNTRY PLANNING ACT 1971
FOR SUBMISSION TO THE COUNCIL ON 21ST AUGUST 2017

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| Mr Andrew Risley | Construction of a mixed use retail and office building, detached two storey decked car park and associated landscape works. Land North of Tregoniggie Industrial Estate, Empire Way, Tregoniggie Industrial Estate, Falmouth PA15/10305 | Approved* |
| Mr Mark Fernihough | Variation of condition 2 (approved plans condition) in respect of decision PA14/04494 (demolition of an existing building and erection of student accommodation) to accommodate material change to external areas of site. Pendennis House, 1 Trescobeas Road, Falmouth PA17/00551 | Approved* |
| Mr Ryan Walker | Change of use from residential (Use Class C£) to mixed use dwelling (C3) and HMO (sui generis). Bay Lodge, 6 Castle Drive, Falmouth PA17/03097 | Approved* |
| Mr A Jewell | Proposed dormers. 18 Gyllyng Street, Falmouth PA17/05777 | Approved* |
| Mrs Lindsay Geach | Removal of one Silver Birch. Helyglowarth, Swanpool, Falmouth PA17/06730 | Approved* |
| Mr Matthew Montieth | Change of use of land to site 78 residential caravans (park homes); a net increase of 27 residential units, by substituting extant permissions for 41 residential caravans, 10 residential chalets and 40 holiday chalets. Twinbrook Park, Goldenbank, Falmouth PA16/06906 | Approved |
| Mr Paul Smith | Erection of a 70 bed Premier Inn Hotel (Use Class C1) with integral ancillary restaurant/breakfast area. Discovery Quay Car Park, Campbelltown Way, Port Pendennis, Falmouth PA17/01608 | Refused |
| Mr & Mrs Fletcher | Construction of two 3 bed dwellings (C3) and one 2 bed dwelling (C3). Land to Rear of 16-17 Church Street, Falmouth PA17/02669 | Refused |
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| Mrs Lisa Diamond Developments Investments & Lettings Ltd | Variation of condition 2 in respect of decision PA16/06552 dated 29.09.16 (conversion and extension of existing garage to form dwellinghouse) in order to amend the approved plans. 5 Dracaena Avenue, Falmouth PA17/02971 | Approved |
| Mr Roger Berryman | Proposed dwelling (2 storey, 3 bedroom detached). Land Adjacent Kelyn, Levine View, Goldenbank, Falmouth PA17/03443 | Approved |
| Messrs David Tonkin & Nick Voller | Proposal for the demolition of the existing dwelling and flat and erection of five apartments. 20 North Parade, Falmouth PA17/03478 | Approved |
| Mr Dylan Stephens | Change of use from house C4 to house Sui Generis. 33 Dracaena Avenue, Falmouth PA17/03591 | Refused |
| Mr & Mrs White | Two storey and single storey rear extension. Removal of interior chimney and changes to internal walls. New front roof window and side windows in existing. 34 East Rise, Falmouth PA17/04093 | Approved |
| Mr & Mrs Money | Proposed new double garage to South-East of property. Existing boundary wall to be raised along Marlborough Court. New timber framed car port in front of existing garage. Belmont House, Marlborough Court, Falmouth PA17/04230 | Approved |
| Mr & Mrs Money | Listed building consent for proposed new double garage to South-East of property. Existing boundary wall to be raised along Marlborough Court. New timber framed car port in front of existing garage. Belmont House, Marlborough Court, Falmouth PA17/04231 | Approved |
| Mr & Mrs Coffin | Proposed conversion of ground floor shop to bedsit/flat. 1 Swanpool Street, Falmouth PA17/04383 | Approved |
| Mr & Mrs A J T OConnell | Demolish existing sub-standard garages and utility facilities and erect replacement double garage with bedroom above accessed from the main house including juliet balcony. The Grey Cottage, 49 Pennance Road, Falmouth PA17/04644 | Approved |
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| Miss S Lane | Replacement of rotten timber windows and patio door with UPVC of similar pattern 19 Wellington Gardens, Wellington Terrace, Falmouth PA17/04693 | Approved |
| Mr P McConkey | 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 and 45 Swanpool Street, Falmouth PA17/04656 | Approved |
| Design Management Partnership | 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. PA17/04858 | Approved |
| Mr Simon Shaw | 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 garage. 168 Longfield, Falmouth PA17/04944 | Approved |
| Susan Sayer | Application for additional parking next to T2 Building at the Watson Marlow manufacturing facility. Watson Marlow Ltd, Bickland Water Road, Falmouth PA17/04962 | Approved |
| Mrs Karen Jan | Conversion of existing garage to provide annex accommodation within 2 storey detached building at the rear of 16 Crossways, Falmouth. 16 Crossways, Falmouth PA17/04996 | Approved |
| Mr & Mrs Phil Rogers | Proposed extension. 51 Venton Road, Falmouth PA17/05057 | Approved |
| Mr Dewar | Conversion of 2 residential garages to a 1 bedroom flat. Flat 9 Penwerris Farm, Dracaena View, Falmouth PA17/05299 | Approved |
| Mrs Joanne Ellis | Create hardstanding/driveway. 30 Bowles Road, Falmouth PA17/05337 | Approved |
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| Ms Kay Lambkin | Proposed extension to existing bedroom and hall and install en-suite shower room facility. 12 De Pass Gardens, Falmouth PA17/05478 | Approved |
| Star Pubs and Bars Ltd | New timber windows and timber panelled stall riser in place of existing doors and 2 new bi-fold timber windows to the front elevation. 6-9 Church Street, Falmouth PA17/05488 | Approved |
| Mr Aaron Morgan | Advertisement consent for display of signs, namely the siting of new non-illuminated fascia sign and non-illuminated projecting sign for rebranding of the existing Seasalt store. Seasalt Cornwall, 1-2 Church Street, Falmouth PA17/05539 | Approved |
| Mr Thomas Robinson | Crown tree to reduce the overhang. Pennance House, 8 Sea View Road, Falmouth PA17/05593 | Approved |
| Mr Tim Brettell | Single storey extension to gym. MSB Fitness Ltd, 2 Falmouth Business Park, Bickland Water Road, Falmouth PA17/05657 | Approved |
| Hayley Vinnicombe & Colin McCabe | Amendment to application PA14/10732 in respect of reducing the size of the proposed studio family annexe, installation of 3 pyramid roof lights, and confirmation that building will be finished in cedar cladding with a live wall planted at a later stage. Oakwood 18 Queen Anne Gardens, Falmouth PA17/05712 | Approved |
| Mr Trzaska | Conversion of garage to habitable room. Conversion of roof space with windows and dormer to rear. 30 Venton Road, Falmouth PA17/05754 | Approved |
| Mr S Smith | Rear extension above existing kitchen creating 2 storeys and loft conversion with new dormer. 30 Vernon Place, Falmouth PA17/05836 | Approved |
| Mr Rogers | Cut Oak tree down to ground. 51 Venton Road, Falmouth PA17/05909 | Approved |
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