

## FALMOUTH TOWN COUNCIL

Minutes of a Meeting of the Planning Committee held on Monday 9<sup>th</sup> October 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, R J Bonney, G G Chappel and RJ O'Shea

Councillors GF Evans C.C, A Parker and D W Saunby CC also attended.

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

### **P5276 APOLOGIES**

Apologies for absence were received and approved from Councillors Eva (holiday) and Morgan (ill).

### **P5277 INTERESTS**

Councillor Atherton declared a registerable interest in PA17/08396 as she was a friend of the neighbours and left the meeting for the consideration of the matter.

### **P5278 MINUTES**

It was proposed by Councillor Atherton seconded by Councillor O'Shea and

RESOLVED that the minutes of the meetings of the Committee held on 21<sup>st</sup> August and 11<sup>th</sup> September 2017 be approved as correct records of the proceedings and signed by the Chairman.

### **P5279 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 3<sup>rd</sup> April 2000 and amended by Minute P3017.

It was proposed by Councillor Chappel, seconded by Councillor Atherton 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 Spargo, seconded by Councillor Bonney and

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

**P5280 CERTIFICATE OF LAWFULNESS**

Arwenack - PA17/08279 - Dr Jonathan Knight

Certificate of lawful development for existing use as house in multiple occupation.  
Porthaven House, Swanpool Street, Falmouth

Members duly noted Certificate of Lawfulness for Porthaven House, Swanpool, Falmouth.

Smithick - PA17/08516 - Mr Andrew Wright

Certificate of lawfulness for existing use as house in multiple occupation.  
29 Wellington Terrace, Falmouth

Members duly noted Certificate of Lawfulness for 29 Wellington Terrace, Falmouth.

**P5281 NEIGHBOURHOOD PLANNING**

Members duly noted the Neighbourhood Planning e-bulletin for September.

**P5282 BROWNFIELD REGISTER**

Members duly noted correspondence from Cornwall Council advising that work is underway on the first register of brownfield land for Cornwall.

**P5283 WITHDRAWN APPLICATIONS**

PA17/05966 – Installation of 46” TV depicting various Santander advertisements. 13  
Market Street, Falmouth

PA17/03907 – Resubmission of lapsed approval (PA11/04962) for demolition of former  
dwelling shell and erection of dwelling for use as house in multiple occupation, with up  
to 10 unrelated residents. Land Rear of St Georges Arcade, Falmouth

Members duly noted the Withdrawn Applications.

**P5284 TOWN AND COUNTRY PLANNING (HEARINGS AND INQUIRIES  
PROCEDURES) (ENGLAND) (AMENDMENT) RULES 2009**

APP/D0840/W/17/3175637- PA16/03586 Redevelopment of the former Roslyn Hotel  
site for 117 managed student bed spaces, ancillary accommodation and associated works,  
landscaping and vehicular access. Rosslyn, 110 Kimberly Park Road, Falmouth.  
Refused.

APP/D0840/W/17/3178389 – PA17/01167 Demolition of the existing workshops and  
replacement with a 135 bed student accommodation scheme with associated facilities  
and infrastructure. Former Falmouth Coachworks Ltd, Penwerris Lane, Falmouth.  
Refused.

Members duly noted the Hearings.

**P5285 APPEAL DECISION**

APP/D0840/W/17/3173751 – River View, 93 North Parade, Falmouth. Dismissed

Members duly noted the Appeal Decision.

**P5286 PLANNING ENFORCEMENT**

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

P5287 **HIGHWAYS/TRAFFIC MANAGEMENT/ROAD SAFETY**

Road Traffic Regulation Act 1984 S14: Temporary Prohibition of Traffic Road from Emslie Road to Pendennis Road, Falmouth 13<sup>th</sup> October 2017 to 26<sup>th</sup> March 2018 (24 hours weekends included) for Midas Construction

Members duly noted the temporary road closures.

P5288 **DECISION NOTICES**

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

P5289 **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: .....

**APPENDIX I**  
**9<sup>TH</sup> OCTOBER 2017**

- 1. Penwerris**                                      **PA17/06735**                                      **Picahome**  
**(Case Officer: Hayley Wray, 01872 224692 [hwrap@cornwall.gov.uk](mailto:hwrap@cornwall.gov.uk))**  
Replacement windows and doors.  
41 – 42 High Street, Falmouth

No objection subject to the approval of the Conservation Officer.
- 2. Penwerris**                                      **PA17/06736**                                      **Picahome**  
**(Case Officer: Hayley Wray, 01872 224692 [hwrap@cornwall.gov.uk](mailto:hwrap@cornwall.gov.uk))**  
Listed building consent for replacement windows and doors.  
41 – 42 High Street, Falmouth

No objection subject to the approval of the Conservation Officer.
- 3. Trescobeas**                                      **PA17/07488**                                      **Mr & Mrs Brown**  
**(Case Officer: Sarah Dyke, 01209 614297, [sarah.dyke@cornwall.gov.uk](mailto:sarah.dyke@cornwall.gov.uk))**  
Conversion of existing garage with the addition of a ground and first floor extension.  
89 Longfield, Falmouth

No objection.
- 4. Arwenack**                                      **PA17/07510**                                      **Mrs Esther Pollard**  
**The Diocese of Truro**  
**(Case Officer: Sophie Rogers, 01872 224262, [SoRogers@cornwall.gov.uk](mailto:SoRogers@cornwall.gov.uk))**  
Advertisement consent to install signage for rebranded café.  
King Charles Café, Arwenack Street, Falmouth

No objection subject to the approval of the Conservation Officer.
- 5. Arwenack**                                      **PA17/08755**                                      **Mrs Esther Pollard**  
**The Diocese of Truro**  
**(Case Officer: Sophie Rogers, 01872 224262, [SoRogers@cornwall.gov.uk](mailto:SoRogers@cornwall.gov.uk))**  
Listed building consent to install signage for rebranded café.  
King Charles café, Arwenack Street, Falmouth

No objection subject to the approval of the Conservation Officer.
- 6. Boslowick**                                      **PA17/07696**                                      **Mr Janusz Sobczak**  
**(Case Officer: Hayley Wray, 01872 224692 [hwrap@cornwall.gov.uk](mailto:hwrap@cornwall.gov.uk))**  
Conversion of garage into study.  
4 Chi An Dowr, Falmouth

No objection.

- 7. Smithick** **PA17/08341** **Mr T Jubb**  
**(Case Officer: Hayley Wray, 01872 224692 [hwrap@cornwall.gov.uk](mailto:hwrap@cornwall.gov.uk))**  
Updating works to existing kitchen and conversion of existing garage/studio into permanent garden studio/annex.  
5 Park Crescent, Falmouth

No objection.

- 8. Arwenack** **PA17/08527** **Mr Max Rankin**  
**(Case Officer: Sarah Dyke. 01209 614297, [sarah.dyke@cornwall.gov.uk](mailto:sarah.dyke@cornwall.gov.uk))**  
Repairs and refurbishment internally and to rear including renew windows and door, enlarge dormer window, refurbish balcony. Rebuild chimney.  
26A Arwenack Street, Falmouth

No objection subject to the approval of the Conservation Officer.

- 9. Arwenack** **PA17/08528** **Mr Max Rankin**  
**(Case Officer: Sarah Dyke. 01209 614297, [sarah.dyke@cornwall.gov.uk](mailto:sarah.dyke@cornwall.gov.uk))**  
Listed Building Consent for repairs and refurbishment internally and to rear including renew windows and door, enlarge dormer window, refurbish balcony. Rebuild chimney  
26A Arwenack Street, Falmouth

No objection subject to the approval of the Conservation Officer.

- 10. Arwenack** **PA17/08536** **Mrs Frankland**  
**(Case Officer: Hayley Wray, 01872 224692 [hwrap@cornwall.gov.uk](mailto:hwrap@cornwall.gov.uk))**  
Pine T1. Fell. No replacement as surrounded by trees, and to allow ground to settle. Cracks to pavement, uneven ground (older lade, has fallen). Complaints from neighbour about their property. Close to house and exposed to strong wind off the sea.  
Miramar 23 Cliff Road, Falmouth

*For information only.*

- 11. Arwenack** **PA17/08540** **Mr A Jewell**  
**(Case Officer: Hayley Wray, 01872 224692 [hwrap@cornwall.gov.uk](mailto:hwrap@cornwall.gov.uk))**  
Proposed dormer – resubmission of PA17/05777  
18 Gyllyng Street, Falmouth

Refuse. It is considered that the proposed dormer is bulky, unattractive and incongruous in the street scene and conservation area. The previously approved dormer was more traditional in design and preserved the conservation area.

- 12. Trescobeas** **PA17/08572** **Mr Grove**  
**(Case Officer: Sarah Dyke. 01209 614297, [sarah.dyke@cornwall.gov.uk](mailto:sarah.dyke@cornwall.gov.uk))**  
Replace the garage with a 1 bedroom annexe (linked)  
3 Portland Gardens, Falmouth

No objection subject to ancillary domestic use only to 3 Portland Gardens.

**13. Trescobeas** **PA17/08595** **Mr Jeremy Wallis**  
(Case Officer: Chantal McLennan. 01209 616965, [chantalmclennan@cornwall.gov.uk](mailto:chantalmclennan@cornwall.gov.uk))  
Removal of condition 13 in respect of decision PA16/00703 dated 08.06.16 (Construction of new all-weather 3G sports pitches (including fencing, floodlighting, etc), new sports pavilion building (including educational and community functions), new/alterd internal access roadways, new vehicle parking area and associated external works.)  
Falmouth Community School, Trescobeas Road, Falmouth

No objection as the Council understands that tree 31 has been removed.

**14. Penwerris** **PA17/08702** **Katie Gray**  
(Case Officer: Sarah Dyke. 01209 614297, [sarah.dyke@cornwall.gov.uk](mailto:sarah.dyke@cornwall.gov.uk))  
Proposed extension and alterations.  
29 Dunstanville Terrace, Falmouth

No objection but the Council would prefer to see render finish to maintain the integrity of the building as the exposure of stone on the front façade is not in keeping with the adjacent buildings rendering.

**15. Arwenack** **PA17/08726** **Mrs Alison Trezise**  
(Case Officer: Sarah Dyke. 01209 614297, [sarah.dyke@cornwall.gov.uk](mailto:sarah.dyke@cornwall.gov.uk))  
Application to fell 3 x Cypress trees which are outgrowing their location.  
Selwood Cottage, 38 Melvill Road, Falmouth

*For information only.*

**16. Arwenack** **PA17/08731** **St Austell Brewery**  
(Case Officer: Nigel Brabyn. 01872 224461, [nbrabyn@cornwall.gov.uk](mailto:nbrabyn@cornwall.gov.uk))  
Variation of condition 4 of decision PA16/08731 (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 bin/barrel store) to allow balcony use until 22.00hrs.  
Chain Locker, Quay Street, Falmouth

No objection.

**17. Boslowick** **PA17/08794** **Mr C Martin & Mrs J Says**  
(Case Officer: Hayley Wray, 01872 224692 [hwray@cornwall.gov.uk](mailto:hwray@cornwall.gov.uk))  
Conversion of garage to dining room and extension of balcony.  
52 Queen Anne Gardens, Falmouth

No objection.

**18. Penwerris** **PA17/08848** **Mr Smith & Ms McLennan**  
(Case Officer: Laura Potts. 01872 224342, [lpotts@cornwall.gov.uk](mailto:lpotts@cornwall.gov.uk))  
Proposed extension to dwelling and amendments to shed.  
10 Stratton Terrace, Falmouth

No objection subject to the approval of the Conservation Officer.

**19. Penwerris** **PA17/08889** **Mrs Pamela Wentzell**  
**(Case Officer: Hayley Wray, 01872 224692 [hwrap@cornwall.gov.uk](mailto:hwrap@cornwall.gov.uk))**  
Application to trim the crown of a Mimosa tree.  
15 Erisey Terrace, Falmouth

*For information only.*

**20. Arwenack** **PA17/08916** **Mr T Clifford**  
**(Case Officer: Hayley Wray, 01872 224692 [hwrap@cornwall.gov.uk](mailto:hwrap@cornwall.gov.uk))**  
Proposed replacement of balcony railings with glass. Installation of photovoltaic panels to roof. Rear single storey extension and garage to gable.  
Kimberley, 2A Spernen Wyn Road, Falmouth

No objection.

**21. Arwenack** **PA17/08938** **Mr & Mrs Starling**  
**(Case Officer: Hayley Wray, 01872 224692 [hwrap@cornwall.gov.uk](mailto:hwrap@cornwall.gov.uk))**  
Resubmission of PA14/03338 – Proposed extension and conversion of roof space to provide additional bedrooms.  
14 Grovehill Drive, Falmouth

No objection.

## APPENDIX II

1. **Arwenack** **PA17/01673** **H & H Developments**  
**(Case Officer: Laura Potts. 01872 224342, [lpotts@cornwall.gov.uk](mailto:lpotts@cornwall.gov.uk))**  
Construction of 3 detached dwellings and associated works to include parking and access.  
Land Off Swanpool Road, Swanpool Road, Falmouth

Refuse due to the loss of green space to the visual detriment of the character of the area, contrary to the emerging Falmouth Neighbouring Plan Policies, risk of contamination of Swanpool Lake and SSSI, harmful impact on the area and the wildlife habitats, lack of sewerage provision, highway safety concerns on to Swanpool Road and concerns for the potential loss or harm of trees protected by a TPO, as well as exacerbating surface water run off problems.

2. **Penwerris** **PA17/06456** **Mr David Molloy**  
**(Case Officer: Laura Potts. 01872 224342, [lpotts@cornwall.gov.uk](mailto:lpotts@cornwall.gov.uk))**  
Change of use of timber framed constructed summerhouse to a residential dwelling, adding a shower and toilet facility. Retrospective.  
Land Adjacent Trevisson Court, North Parade, Falmouth

Refuse as the premises not fit for purpose for residential use and could set a precedent.

3. **Arwenack** **PA17/07048** **Mrs R Van Vestrout**  
**(Case Officer: Hayley Wray, 01872 224692 [hwray@cornwall.gov.uk](mailto:hwray@cornwall.gov.uk))**  
Demolition of existing porch. Porch foundations to be extended and porch to be re-built, to include a pitched roof.  
5 Castle Drive, Falmouth

No objection as will improve the appearance of the building.

4. **Smithick** **PA17/07929** **Mr Gill West**  
**(Case Officer: Laura Potts. 01872 224342, [lpotts@cornwall.gov.uk](mailto:lpotts@cornwall.gov.uk))**  
Resubmission of lapsed approval (PA11/04965) for demolition of former dwelling shell and erection of 8 studio apartments within footprint of previous application.  
Land Rear of St Georges Arcade, St Georges Arcade, Falmouth

Refuse due to over massing and over bearing and not in keeping with the Conservation Area (the Council did agree the principle was acceptable).

5. **Penwerris** **PA17/07976** **Mr Richard Liebowitz**  
**(Case Officer: Hayley Wray, 01872 224692 [hwray@cornwall.gov.uk](mailto:hwray@cornwall.gov.uk))**  
Loft conversion with dormer windows to the front and rear.  
13 Erisey Terrace, Falmouth

Refuse as the dormer is not in keeping with the street scene and does not conserve or enhance the Conservation Area.



**6. Trescobeas**

**PA17/08396**

**Mr & Mrs Norman &  
Karin Lonney**

**(Case Officer: Hayley Wray, 01872 224692 [hwray@cornwall.gov.uk](mailto:hwray@cornwall.gov.uk))**

Extension and alterations to form new entrance and home office.  
35 Trescobeas Road, Falmouth

No Objection.

**7. Arwenack**

**PA17/08688**

**Mr & Mrs S Pound**

**(Case Officer: Sophie Rogers, 01872 224262, [SoRogers@cornwall.gov.uk](mailto:SoRogers@cornwall.gov.uk))**

The proposed demolition of the two existing dwellings and the erection of two replacement dwellings and a detached garage.  
Middle Point, Castle Drive, Falmouth

No objection the Council supports the principle of development and feels that the development enhances the appearance of an important vista site that is visible from the Carrick Roads and preserves the historic heritage asset on the site as well as being sympathetic to the setting of Pendennis Castle. The Council feels that this proposal should be the remit of development in this area and did not set a precedent.

**8. Penwerris**

**PA17/08542**

**Mrs M Peaks**

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

Proposed balconies to rear  
6 Claremont Cottages, Falmouth

Refuse as overbearing with overlooking and loss of privacy to neighbouring properties.