

FALMOUTH TOWN COUNCIL

Minutes of a Meeting of the Planning Committee held on Monday 30th 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), R J Bonney,\

S D Eva, G G Chappel, M Morgan and RJ O'Shea

Councillors G F Evans CC and A Parker also attended.

In Attendance: E Middleditch (Administration Officer)
V Rogers (Finance Assistant)

P5290 APOLOGIES

An apology for absence was received and approved from Councillor Atherton CC (NALC Conference).

P5291 INTERESTS

Councillor Jewell declared a registerable interest in PA17/09212 as his land surrounds the application site and left the meeting for the consideration of the matter, Councillor Spargo took the Chair for that item.

P5292 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 Spargo, seconded by Councillor 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 revised list of planning applications not dealt with under the delegated procedure outlined above. The Chair reported in respect of those applications as appropriate.

It was proposed by Councillor Bonney, seconded by Councillor Eva and

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

P5293 CERTIFICATES OF LAWFULNESS

Members duly noted the report from Steve Besford Foster regarding Certificates of Lawfulness.

P5294 TOWN AND PARISH COUNCILS IN CORNWALL – GUIDING PRINCIPLES FOR PRE-APPLICATION DISCUSSIONS

Members duly noted the Guiding Principles for Pre-Application Discussions.

P5295 TOWN AND COUNTRY PLANNING (HEARINGS AND INQUIRIES PROCEDURES) (AMENDMENT) RULES 2009

APP/D0840/W/17/3173376 – PA16/05447 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. Refused.

APP/D0840/W/17/3182360 – PA16/04077 Redevelopment of site to provide purpose-built student accommodation block comprising 190 beds, communal facilities (reception gym, study rooms, cinema, café / restaurant along with ancillary infrastructure and landscaping. Land at Ocean Bowl, Pendennis Rise, Falmouth. Refused.

Members duly noted that an Inspector has been appointed by the Secretary of State to determine the appeals and Councillor Jewell to attend the informal Hearing that will commence at 10am on 8th November 2017 in Falmouth Rugby Club, The Recreation Ground, Dracaena Avenue, Falmouth.

APP/DO840/Y/17/3182704 – PA17/03320 Listed building consent application to replace 12 pane single glazed double sash windows with 12 pane UPVC double glazed windows. 17 Wodehouse Terrace, Falmouth. Refused.

Members duly noted the appeal.

APP/DO840/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, Fish Strand Hill, Falmouth

Members duly noted that an Inspector has been appointed by the Secretary of State to determine the appeal and Councillor Spargo to attend the informal Hearing that will commence at 10am on 21st November 2017 in Falmouth Rugby Club, The Recreation Ground, Dracaena Avenue, Falmouth.

P5296 TOWN AND COUNTRY PLANNING ACT 1990 – SECTION 257

Title of Order: Footpath No. 2, Falmouth (part) and Footpath No. 26 Budock (part) Bickland Industrial Park Extension Diversion Order 2014. Order Making Authority: Cornwall Council

Members duly noted the Order which has been submitted to the Secretary of State.

P5297 WITHDRAWN APPLICATION

PA17/06920 Remove existing corrugated asbestos type roof sheeting and replace with natural slates. Falmouth Theatre Company, Chapel Terrace, Vernon Place, Falmouth

PA17/07976 Loft conversion with dormer windows to the front and rear. 13 Erisey Terrace, Falmouth

Members duly noted the Withdrawn Applications.

P5298 PLANNING ENFORCEMENT

To note the list of Cornwall Council enforcement cases previously circulated.

P5299 **HIGHWAYS/TRAFFIC MANAGEMENT/ROAD SAFETY**

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

To note the temporary road closure along Berkeley Vale, Brook Street and Kimberley Park Road on 12th November 2017 (1030 to 1230 hours) for Falmouth Remembrance Parade.

Members duly noted the temporary road closure.

Countywide School Keep Clear Markings – Phase 3

To consider Cormac Solutions Schools Keep Clear Markings review for Falmouth Primary Academy and Falmouth Schools.

It was proposed by Councillor Eva, seconded by Councillor Morgan and

RESOLVED that the Council support the Cormac Solutions Schools Keep Clear Markings Review for Falmouth Primary Academy and Falmouth Schools.

P5300 **ANY OTHER BUSINESS THAT THE CHAIRMAN CONSIDERS TO BE OF URGENCY**

PA17/04481 - University College Falmouth, Woodlane - Proposed rear extension and replacement to the rear (S) elevation of the Fox Building

Councillor G F Evans reported that as a compromise the applicant had agreed to black out the windows overlooking bungalows nos. 58 and 64 and he was seeking the support of the Council to agree the amendments with the Case Officer George Shirley which the Council duly supported.

The Chairman agreed to take this as an urgent item to comply with Planning Authority timescale.

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

Signed: Dated:

APPENDIX I
30TH OCTOBER 2017

1. **Arwenack** **PA17/08626** **Mr Drew Muntz, Mr & Mrs
John and Katherine Harrall**
(Case Officer: Janice Taylor. 01872 224348, jataylor@cornwall.gov.uk)
Listed Building Consent for renovations and alterations at 2 and 4 New Street.
2 and 4 New Street, Falmouth

Support subject to the approval of the Conservation Officer.

2. **Arwenack** **PA17/09332** **Mr Drew Muntz, Mr & Mrs
John and Katherine Harrall.**
(Case Officer: Janice Taylor. 01872 224348, jataylor@cornwall.gov.uk)
Renovations and alterations at 2 and 4 New Street.
2 and 4 New Street, Falmouth

Support subject to the approval of the Conservation Officer.

3. **Arwenack** **PA17/08826** **Mr Justin West**
(Case Officer: Hayley Wray, 01872 224692 hwray@cornwall.gov.uk)
Retrospective planning application for first floor decking, installed in August 2015.
Grace Cottage, 4 Arwenack Avenue, Falmouth

Support.

4. **Arwenack** **PA17/09050** **Mr & Mrs Christophers**
(Case Officer: Sarah Dyke. 01209 614297, sarah.dyke@cornwall.gov.uk)
Conversion of an existing garage into an additional bedroom and bathroom including rooflights.
22 Grovehill Crescent, Falmouth

Support.

5. **Smithick** **PA17/09170** **Mrs Jane Lane**
(Case Officer: Sarah Dyke. 01209 614297, sarah.dyke@cornwall.gov.uk)
Bay – cut back due to excessive size.
2 Kimberley Park Road, Falmouth

Support.

6. **Boslowick** **PA17/09179** **Mr R Lyden**
(Case Officer: Sarah Dyke. 01209 614297, sarah.dyke@cornwall.gov.uk)
Bedroom extension over existing garage.
40 Treverbyn Road, Falmouth

Support.

7. **Arwenack** **PA17/09387** **Ms Nicky Jain**
(Case Officer: Hayley Wray, 01872 224692 hwray@cornwall.gov.uk)
New dormers to front and rear. New velux windows to front and side. Single storey extension
to rear.
11 Melvill Crescent, Falmouth

Support.

- 8. Penwerris** PA17/09389 **Mr & Mrs T Brigden**
(Case Officer: Hayley Wray, 01872 224692 hwray@cornwall.gov.uk)
Loft conversion with rooflights, removal of two chimney stacks, half garage conversion and new decking and verandah area.
59 Dracaena Avenue, Falmouth
- Support.
- 9. Arwenack** PA17/09395 **Webb**
(Case Officer: Sarah Dyke. 01209 614297, sarah.dyke@cornwall.gov.uk)
Fell group of Sycamores.
Port Pendennis Marina Adj Bar Road, Car Park, Tinnars Walk, Port Pendennis, Falmouth
- For info only*
- 10. Arwenack** PA17/09551 **Mr Riccardo Isnenghi Rima 059 Ltd**
(Case Officer: Hayley Wray, 01872 224692 hwray@cornwall.gov.uk)
Install a kitchen ventilation system to include extraction canopy and ductwork and supply air/ductwork.
13 Arwenack Street, Falmouth
- Support subject to Environmental Health approval.
- 11. Arwenack** PA17/09552 **Mr Riccardo Isnenghi Rima 059 Ltd**
(Case Officer: Hayley Wray, 01872 224692 hwray@cornwall.gov.uk)
Listed building consent to install a kitchen ventilation system to include extraction canopy and ductwork and supply air/ductwork.
13 Arwenack Street, Falmouth
- Support subject to Environmental Health approval.
- 12. Penwerris** PA17/09529 **Mr P Fernie**
(Case Officer: Sarah Dyke. 01209 614297, sarah.dyke@cornwall.gov.uk)
Works to 3 Oaks, Ilex Oak and Elm. G2, Oak 4 No reduce height by 5 metres and spread by 3 metres to leave an even crown 10 metres tall and 3 metres wide in each direction, crown lift to 5.5 metres above the road height.
4 North Parade, Falmouth
- For information only*
- 13. Penwerris** PA17/09569 **Ms Fiona Carter**
(Case Officer: Hayley Wray, 01872 224692 hwray@cornwall.gov.uk)
Oak 1 – prune crown of oak to maintain compact shape and healthy future growth, especially overhang onot neighbour's garden. Medlar 2 – prune crown of medlar to maintain compact shape and healthy growth. Acacia 3 – prune irregular growth to create compact shape and healthy growth.
18 Penwerris Terrace, Falmouth
- For information only*
- 14. Smithick** PA17/09628 **Mr & Mrs A & C Hunter**
(Case Officer: Hayley Wray, 01872 224692 hwray@cornwall.gov.uk)
Off road parking and associated alterations.
24 Kimberley Park Road, Falmouth
- Support.

15. Arwenack **PA17/09672** **Mrs Alison Reade**
(Case Officer: Hayley Wray, 01872 224692 hwrap@cornwall.gov.uk)
Pitosporum (T1) fell due to poor form and low amenity value.
31 Woodlane, Falmouth

For information only

16. Boslowick **PA17/09720** **Mr N Swan**
Case Officer: Hayley Wray, 01872 224692 hwrap@cornwall.gov.uk)
Extension and alteration of existing garage and provision of pitched roof.
12 Fawkener Close, Falmouth

Support.

17. Penwerris **PA17/09750** **Mr & Mrs Peisley**
(Case Officer: Hayley Wray, 01872 224692 hwrap@cornwall.gov.uk)
Revised drawing for previously approved application PA17/03560 wider dining room with utility room window and doorway on the south and west elevation plus the removal of door and the insertion of a window to the north west elevation.
11 Penrose Road, Falmouth

Support.

18. Smithick **PA17/09774** **Mr and Mrs Lord**
(Case Officer: Nigel Brabyn. 01872 224461, nbrabyn@cornwall.gov.uk)
Non material amendment (1) to elevation material palette, squaring-off of side cantilever pods, adjust garage window, omit two roof-lights and two sun-tunnels per unit and flattening of car parking area with higher, terraced retaining wall to decision PA16/09074.
Land to Rear of 3 Tresahar Road, Falmouth

Support.

19. Trescobeas **PA17/09970** **Mr Jeremy Wallis Falmouth School**
(Case Officer: Chantal McLennan. 01209 616965, chantalmclennan@cornwall.gov.uk)
Non material amendment (No.3) for architectural amendments to elevations reducing area of timber cladding and replacing with render, resulting in an amended appearance to the elevations of the building to (PA16/00703) Construction of new all-weather 3G sports pitches (including fencing, floodlighting, etc), new sports pavilion building (including educational and community functions), new/altered internal access roadways, new vehicle parking areas and association external works.
Falmouth School, Trescobeas Road, Falmouth

Support.

APPENDIX II
30TH OCTOBER 2017

1. **Penwerris** **PA17/08542** **Mrs M Perks**
(Case Officer: Sarah Dyke. 01209 614297, sarah.dyke@cornwall.gov.uk)
Proposed balconies to the rear.
6 Claremont Cottage, Falmouth

Refuse as overbearing with overlooking and loss of privacy to neighbouring properties but the Council would consider a Juliet Balcony which would be more acceptable.

2. **Arwenack** **PA17/08921** **Mr R Cadwallader**
(Case Officer: Sarah Dyke. 01209 614297, sarah.dyke@cornwall.gov.uk)
Removal of timber summer house/shed, extension to rear of garage and addition of first floor for storage including Juliet balcony.
12 Boscawen Road, Falmouth

Refuse as the design is not in keeping with the residential area and the Council agreed that a Juliet balcony was not appropriate for a storage area.

3. **Smithick** **PA17/09105** **Mr C Howe The New Era Fitness Club**
(Case Officer: Sarah Dyke. 01209 614297, sarah.dyke@cornwall.gov.uk)
Siting of new modular units within the rear of the Falmouth sports Club to provide new gym facility (amendment to previously approved PA17/03172).
Falmouth Club, Western Terrace, Falmouth

No objection as the size of the building has been reduced and the new gym facility would provide a greater range of fitness classes for the people of Falmouth.

4. **Boslowick** **PA17/09212** **Mr Matthew Monteith Turners
Britannia Parks Limited**
(Case Officer: Chloe Pitt. 01209 616995, chloe.pitt@cornwall.gov.uk)
Variation of condition 3 in respect of decision PA16/06906 (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) to amend the minimum age of occupancy of park homes from 55 years to 50 years.
Twinbrook Park, Goldenbank, Falmouth

No objection as the site will be improved and the reduction in age will provide additional retirement homes.

5. **Arwenack** **PA17/09439** **Mr Paul Harvey**
(Case Officer: Laura Potts. 01872 224342, lpotts@cornwall.gov.uk)
Application of the erection of a dwelling and formation of a new access.
Land East of 11 Boscawen Road, Boscawen Road, Falmouth

No objection as the Council agreed the site was suitable for a family dwelling.

6. **Smithick** **PA17/09535** **Mr Nigel Maggs**
(Case Officer: Hayley Wray, 01872 224692 hwray@cornwall.gov.uk)
Outline planning permission with all matters reserved for 2/3 bedroom property with single garage in rear garden.
14 Kimberley Park Road, Falmouth

Refuse as the proposed development would set a precedent, there would be loss of amenity space and access to the site is inadequate.

7. **Boslowick**

PA17/08650

Jean Trevithick

(Case Officer: Laura Potts. 01872 224342, lpotts@cornwall.gov.uk)

Outline permission with some matters reserved (appearance, landscaping, layout and scale for the erection of a new dwelling.

Land to Rear of Trewilby, Bank Lane, Goldenbank, Falmouth

No objection subject to the approval of the Highways Authority as the Council has highway safety concerns with poor access onto the roundabout.