

FALMOUTH TOWN COUNCIL

Minutes of a Meeting of the Planning Committee held on Monday 20th November 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, G G Chappel, S D Eva, M Morgan and R J O'Shea

Councillors M McCarthy CC, A Parker and D W Saunby CC also attended.

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

P5301 APOLOGIES

None.

P5302 INTERESTS

None.

P5303 MINUTES

It was proposed by Councillor Chappel seconded by Councillor Eva and

RESOLVED that the minutes of the meetings of the Committee held on 9th and 30th October 2017 be approved as correct records of the proceedings and signed by the Chairman.

P5304 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 and Town Clerk reported in respect of those applications as appropriate.

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

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

A motion by Councillor Eva to refuse planning application PA17/09996 on the grounds of the balcony being unneighbourly with the principle of development acceptable, fell.

Councillor Bonney requested his name be recorded as voting against planning application PA16/11983 and Councillor Jewell requested that it be noted that he abstained from voting on that application.

P5305 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.

Members duly noted the Informal Hearing that will commence at 10.00am on 23rd November 2017 in Falmouth Rugby Club.

P5306 TOWN AND COUNTRY PLANNING (APPEALS) (WRITTEN REPRESENTATION PROCEDURE) (ENGLAND) REGULATIONS 2009

1. APP/D0840/W/17/318236 – PA17/04077 Redevelopment of site to provide purpose-build student accommodation block comprising 190 beds, communal facilities (reception, gym, study rooms) along with ancillary infrastructure and landscaping. Land at Ocean Bowl, Pendennis Rise, Falmouth. (Approved)
2. APP/D0840/W/17/3182274 – PA17/03591 Change of use from house C4 to house sui generis, 33 Dracaena Avenue, Falmouth. (Approved)
3. APP/D0840/W/17/3172975 – PA17/00030 Extension of loft space with retention of use as large HMO, Pencrag, 33 Dracaena Avenue, Falmouth. (Dismissed)

Members duly noted the appeal decisions.

P5307 SUBMISSION OF THE CORNWALL MINERALS SAFEGUARDING DEVELOPMENT PLAN DOCUMENT

Members duly noted that Cornwall Council has submitted the Cornwall Mineral Safeguarding Development Plan Document to the Secretary of State on 26th October 2017 for independent examination.

P5308 NEIGHBOURHOOD PLANNING

Members duly noted the Neighbourhood Planning e-bulletin for October 2017.

P5309 AREA AROUND FALMOUTH AND PENRYN CORNWALL – CONTROLLED LOCALITY DETERMINATION

Members duly noted the South West Pharmaceutical Services Regulations Committee, on behalf of NHS England, has made a determination regarding the controlled locality status of the area around Falmouth and Penryn.

P5310 WITHDRAWN APPLICATIONS

PA17/08540 – Proposed dormer – resubmission of PA17/05777, 18 Gyllyng Street, Falmouth

PA17/06559 – Construction of dwelling, Swanpool Court, Swanpool, Falmouth

Members duly noted the withdrawn applications.

P5311 PLANNING ENFORCEMENT

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

P5312 HIGHWAYS/TRAFFIC MANAGEMENT/ROAD SAFETY

Road Traffic Regulation Act 1984 S16A: Temporary Prohibition of Traffic Road on Bar Road from 22nd November 2017 to 23rd November 2017 (2200 to 0600 hours) for Network Rail Infrastructure Ltd.

Road Traffic Regulation Act 1984 S16A: Temporary Prohibition of Traffic Road on Cliff Road and Castle Drive on 26th November 2017 (10.15 to 11.45 hours) for Falmouth Mob Match.

Members duly noted the temporary road closures.

Penryn, Treluswell Roundabout – National Speed Limit (Derestriction) Order
Cormac Solutions Ltd, on behalf of Cornwall Council, is inviting comments on a proposal to implement a Traffic Regulation Order. Comments to be received no later than 30th November 2017. (50-53)

Members duly noted the proposals to implement a Traffic Order.

P5313 **DECISION NOTICES**

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

P5314 **ANY OTHER BUSINESS THAT THE CHAIRMAN CONSIDERS TO BE OF URGENCY**

None.

There being no further business the Chairman declared the meeting closed at 6.45p.m.

Signed: Dated:

APPENDIX I
20TH NOVEMBER 2017

1. **Trescobeas** PA17/07502 Mr M Talbot
(Case Officer: Sarah Dyke. 01209 614297, sarah.dyke@cornwall.gov.uk)
Erection of three storey side extension.
2 Fairfield Road, Falmouth

No objection.

2. **Arwenack** PA17/09707 Mr J Kennedy
(Case Officer: Sarah Dyke. 01209 614297, sarah.dyke@cornwall.gov.uk)
Demolition of existing garage and construction of new garage/storage with off-street parking for two cars.
35 Woodlane, Falmouth

No objection.

3. **Arwenack** PA17/09856 Webb
(Case Officer: Sarah Dyke. 01209 614297, sarah.dyke@cornwall.gov.uk)
Fell the group of Sycamores as the roots have been distributed by the removal of the old garage located amongst them (see photos) the trees are poor specimens, felling and re planting is the better option, or allowing the regrowth to form a new group of trees.
Port Pendennis Marina Adj Bar Road Car Park, Tinnars Walk, Port Pendennis

No objection subject that an equal number of replacement trees to be planted, Cornwall Council forestry department should specify the positions, species, form and size of the replacements as a planning condition.

4. **Boslowick** PA17/09939 Mrs Caroline Valles-Ortiz
(Case Officer: Hayley Wray, 01872 224692 hwray@cornwall.gov.uk)
T1 – 1 x large Sycamore – crown lift to 6m height (from base of tree) – to relieve excessive shading of dwelling and garden.
75 Queen Anne Gardens, Falmouth

No objection.

5. **Penwerris** PA17/09946 Mr Andrew Myatt
(Case Officer: Sarah Dyke. 01209 614297, sarah.dyke@cornwall.gov.uk)
Reduce the growth stems of 3 evergreen trees by approximately 2m to 8m
8 Dunstanville Terrace, Falmouth

For information only.

6. **Arwenack** PA17/10109 Mrs Marie Griffiths
(Case Officer: Hayley Wray, 01872 224692 hwray@cornwall.gov.uk)
Reduce the crown of Eucalyptus tree.
25 Bar Terrace, Bar Road, Falmouth

No objection.

7. **Arwenack** PA17/10143 **Mrs J Hoban**
(Case Officer: Hayley Wray, 01872 224692 hwrap@cornwall.gov.uk)
T1 Sycamore. Remove two lowest limbs (crown raise) to increase light into gardens of 19 and 21 and to remove overhanging branches in garden of 21.
19 Grovehill Drive, Falmouth
- Refuse as the canopy of the tree is not very large, there is a slight imbalance with more weight to the South, this should serve as some protection from prevailing South-westerly winds, the proposed works would only further unbalance the tree as the growth to be removed is on the North, West and East sides of the tree. The proposed works would not be of any benefit and further pruning and removal of lower limbs will only expose the tree to disease.
8. **Boslowick** PA17/10149 **Mr G Mills**
(Case Officer: Sarah Dyke. 01209 614297, sarah.dyke@cornwall.gov.uk)
Crown reduction of a Beech.
12 Roscarrack Close, Falmouth
- No objection.
9. **Smithick** PA17/10183 **Mr & Mrs Neil Pearson**
(Case Officer: Laura Potts. 01872 224342, lpotts@cornwall.gov.uk)
Replacement dwelling.
5 Tresahar Road, Falmouth
- No objection.
10. **Smithick** PA17/10341 **Mr Williams**
(Case Officer: Hayley Wray, 01872 224692 hwrap@cornwall.gov.uk)
Crown reduction of T1, T2 and T4. Works to T3 to include dead wood removal and a slight crown raise.
Grove House, 2 Woodlane, Falmouth
- For information only.*
11. **Smithick** PA17/10342 **Mr Nigel Bird**
(Case Officer: Hayley Wray, 01872 224692 hwrap@cornwall.gov.uk)
Crown reduction on large Oak tree.
Emanuel Baptist Church, Western Terrace, Falmouth
- For information only.*
12. **Smithick** PA17/10369 **Mr Mark Bolt**
(Case Officer: Hayley Wray, 01872 224692 hwrap@cornwall.gov.uk)
Notification of proposed works to trees in a conservation area.
19 Wodehouse Terrace, Falmouth
- For information only.*
13. **Penwerris** PA17/10432 **Mr Ben White Ben White Arrchitecture**
(Case Officer: Hayley Wray, 01872 224692 hwrap@cornwall.gov.uk)
Construction of a detached two storey three bedroom dwelling.
36 The Beacon, Falmouth
- No objection.

14. Boslowick **PA17/10582** **Mr Daniel Sagin**
(Case Officer: Sarah Dyke. 01209 614297, sarah.dyke@cornwall.gov.uk)
Application for works to a Beech tree – crown lift to 6m from base of the tree.
7 Queen Anne Gardens, Falmouth

No objection as the tree work will improve the quality of life for the residents of 7 & 9 Queen Anne Gardens with minimal impact on this wonderful old Beech.

15. Smithick **PA17/10603** **Carol & Mike Hurst**
(Case Officer: Sarah Dyke. 01209 614297, sarah.dyke@cornwall.gov.uk)
Removal of Ash tree.
57 Budock Terrace, Falmouth

For information only.

APPENDIX II

1. **Mabe, Perranarworthal PA16/11983 Ocean Reach (Penryn) Ltd & St Gluvias**

(Case Officer: Peter Bainbridge, 01209 614070 peter.bainbridge@cornwall.gov.uk)

Outline application for proposed development of a student village, new highway access, landscaping and associated infrastructure.

Land to East of A39, Between A39 and Railway Line, North of Penryn, Penryn

No Objection as there is a great need for purpose built student accommodation and the Council feels this site is sufficiently well located to serve the Penryn campus and would reduce the pressure of development within the built up area of Falmouth.

2. **Penwerris PA17/09523 Mr Rob Cowley**

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

Replacing rear conservatories with extension. Landscaping to include courtyard with extended deck. Weatherboard to exterior.

1A Claremont Terrace, Falmouth

No objection.

3. **Penwerris PA17/09763 Mr & Mrs John Baxter**

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

Proposed redevelopment comprising replacement of existing dwelling with three self-contained apartments (submission of revised plans to comply with Dismissal Notice dated 22.09.2017 on application number PA17/00252 and matters arising there from; in accordance with submitted plans EC100.01-05/06.15)

River View, 93 North Parade, Falmouth

Refuse as this is overdevelopment, of an unacceptably bulky design not in keeping with the street scene, causing significant loss of light and overlooking for the neighbouring property at 95 North Parade. The development has not changed significantly from previous submissions and is still extremely unneighbourly and would set an undesirable precedent. Further access onto Dracaena Avenue was not desirable and vehicles may be forced to reverse into the carriageway.

4. **Smithick PA17/09996 Mrs M Brown**

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

Replacement of current rear ground floor extension and conservatory and formation of new ground and first floor extension with room in the roof including a balcony and Juliet balcony.

3 Wellington Place, Falmouth

Refuse as the balcony is unneighbourly and the proposal was an overdevelopment of the site.

5. **Trescobeas PA17/10161 Mr & Mrs Merrifield**

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

Demolition of existing garage and WC and erection of new 2 storey extension and front porch. 93 Trescobeas Road, Falmouth

No objection.

- 6. Smithick PA17/10538 Mr R Crane**
(Case Officer: Hayley Wray, 01872 224692 hwray@cornwall.gov.uk)
Widening of front dormers and replacement front window.
Flat 5, 2 Woodlane Crescent, Falmouth

Refuse as not in keeping with the area and the windows detract from the appearance of the building.

- 7. Constantine, Mawnan & Budock PA15/08369 Mr & Mrs Walters**
(Case Officer: Laura Potts, 01872 224342, lpotts@cornwall.gov.uk)
Outline planning permission with all matters reserved: The construction of 6 affordable and 3 open market dwellings.
Land at Hillhead Farm, Hillhead Road, Kergilliack, Cornwall

No objection. The Council remain supportive of the principle of development that will provide affordable housing.