

FALMOUTH TOWN COUNCIL

Minutes of a Meeting of the Planning Committee held on Monday 11th December 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 (from point mentioned), and RJ O'Shea

Councillors M T McCarthy CC, P A Minson, A Parker and D W Saunby C.C also attended.

In Attendance: AM Williams (Town Clerk)
E Middleditch (Administration Officer)

P5315 APOLOGIES

An apology for absence was received and approved from Councillor Morgan (ill).

P5316 INTERESTS

Councillor McCarthy declared a disclosable interest in PA17/11489 and left the meeting during the consideration thereof.

P5317 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.

Councillor Chappel now entered the meeting.

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 Jewell and

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

P5318 CORNWALL STATEMENT OF COMMUNITY INVOLVEMENT FOR PLANNING

Members duly noted Cornwall Councils consultation on Cornwall Statement of Community Involvement for Planning which runs for an eight week consultation period between Monday 27th November and 5pm Monday 22nd January 2018.

P5319 MINERALS SAFEGUARDING DEVELOPMENT PLAN DOCUMENT – NOTICE OF EXAMINATION HEARING

Members duly noted that Cornwall Council has submitted the Cornwall Minerals Safeguarding Development Plan Document to the Secretary of State for examination on

26th October 2017. The Examination Public Hearing will commence at 10am on Wednesday 10th January 2018.

P5320 **BROWNFIELD REGISTER PART 1 – BR0011 FOUR WINDS FALMOUTH**

Members duly noted the update to the Brownfield Register that further to the recent planning permission PA17/06435 for care home on the above site Cornwall Council no longer intend to include the site on the Brownfield Register.

P5321 **NEIGHBOURHOOD PLANNING**

Members duly noted the Neighbourhood Planning E-Bulletin for November 2017.

P5322 **FALMOUTH BAY TO ST AUSTELL BAY SPA CLASSIFICATION**

Members duly noted that following consultation on the proposed marine extension to the Falmouth Bay to St Austell Bay Special Protection Area (SPA) the Secretary of State has formally classified the proposed site as a Special Protection Area.

P5323 **TOWN AND COUNTRY PLANNING (HEARINGS AND INQUIRIES PROCEDURES) (ENGLAND) (AMENDMENT) RULES 2009**

APP/DO840/W/17/3177201 – PA16/08236 - Hybrid outline / detailed application for a total of 226 new dwellings. Land west of Bickland Water Road, Falmouth. Refused.

Members duly noted the appeal that has been made to the Department for Communities and Local Government. A public Inquiry is to be held on a date yet to be confirmed.

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. The proposal also contains a common room, laundry, office and bin store, as well as secure cycle storage. Proposed development to include the demolition of an existing garage and replacement with a new garage relocated on the site. Former Falmouth Coachworks Ltd, Penwerris Lane, Falmouth

Members duly noted that the hearing scheduled for 14th December 2017 has been postponed.

P5324 **APPEAL DECISION**

APP/DO840/W/17/3182274 – Change of use from house C4 to house sui generis - 33 Dracaena Avenue, Falmouth. Approved.

Members duly noted the Appeal Decision.

P5325 **PLANNING ENFORCEMENT**

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

P5326 **HIGHWAYS/TRAFFIC MANAGEMENT/ROAD SAFETY**

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

Members duly noted the closure of footpath 26, Budock and footpath 2 Falmouth from 12th January 2018 to 12th July 2018 (24 hours weekends included) for Midas to carry out development works.

Falmouth New Years Eve Fireworks

Members duly noted the temporary road closure along Castle Drive between its junction with Cliff Road and the Pendennis Castle Car Park from 2130 to 0030 on 31st December 2017 to 1st January 2018 for Falmouth NYE Fireworks.

Western Power Distribution

Members duly noted the temporary road closure on Market Street from 8th January 2018 to 16th March 2018 (24 hours weekends included) for Western Power to carry out works to their apparatus.

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

Members duly noted the temporary prohibition of traffic on various roads in Falmouth on Saturday 16th December 2017 for the Santa Fun Run (1200 hours to 14.30 hours).

P5327 **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
11TH DECEMBER 2017

1. **Boslowick** **PA17/09509** **Mr S Athersmith**
(Case Officer: Sarah Dyke, 01209 614297, sarah.dyke@cornwall.gov.uk)
Crown reduce an Oak.
12 Trenoweth Road, Falmouth

Refuse as the Oak tree is in good health and of the highest visual amenity. The drastic crown reduction is not necessary as the weight of limbs at this time of year is reduced due to leaf fall and there is well in excess of the stated 600mm clearance from no.12. In due course there will be a need to reduce the growth in the direction of no.12 to give a 2m clearance from the building but this should be the subject of a new application.

2. **Arwenack** **PA17/10420** **Mr S Daw Gylly Beach Cafe**
(Case Officer: Sophie Rogers, 01872 224262, SoRogers@cornwall.gov.uk)
Retrospective application for the change of use of part of WESUP store and beach shop/refreshment kiosk to include baker, siting of storage container and installation of external cladding.
Gyllyngvase Beach Store, Cliff Road, Falmouth

No objection.

3. **Boslowick** **PA17/10515** **Mr Jason O'Connell**
(Case Officer: Hayley Wray, 01872 224692 hwray@cornwall.gov.uk)
Reduction works to trees T2 and T3.
3 Stewart Court, Falmouth

Refuse as these two trees have been the subject of extensive pruning works previously and need to be left to recover/regrow.

4. **Boslowick** **PA17/10554** **Mr J and Mrs C Eckersley**
(Case Officer: Sarah Dyke, 01209 614297, sarah.dyke@cornwall.gov.uk)
Proposed alterations and ground floor extension with deck over.
5 Stewart Court, Falmouth

No objection.

5. **Smithick** **PA17/10661** **Mr Paul Gibb**
(Case Officer: Jennie Mason, 01872 224465, jlmason@cornwall.gov.uk)
Certificate of lawfulness for existing use of a dwellinghouse as a house in multiple occupation within Use Class C4.
10 Lister Street, Falmouth

No observations.

6. **Arwenack** **PA17/10834** **Mr J Kennedy**
(Case Officer: Sarah Dyke, 01209 614297, sarah.dyke@cornwall.gov.uk)
Listed Building Consent for the demolition of existing garage and construction of new garage/storage with off-street parking for two cars.
Tresilian, 35 Woodlane, Falmouth

No objection as improves off street parking.

7. **Boslowick** PA17/11150 **Mr & Mrs Michell**
(Case Officer: Hayley Wray, 01872 224692 hwrap@cornwall.gov.uk)
Conversion of existing garage with single storey extension to rear, construction of a porch and associated works.
7 Polmennor Road, Falmouth
- No objection.
8. **Boslowick** PA17/11226 **Co Op Food Programme**
Delivery Orchid Group
(Case Officer: Sophie Rogers, 01872 224262, SoRogers@cornwall.gov.uk)
Application for consent to display Advertisement Signs namely the siting of 1 non-illuminated fascia sign, 2 internally illuminated fascia signs, 1 internally illuminated static Logo Sign, 3 non-illuminated wall mounted signs, 5 non-illuminated post mounted aluminium panels and 3 non-illuminated double sided post mounted aluminium panels.
Co Operative Food, Mongleath Road, Falmouth
- No objection.
9. **Smithick** PA17/11248 **Mrs Jan Oates**
(Case Officer: Sarah Dyke. 01209 614297, sarah.dyke@cornwall.gov.uk)
Completion and retention of reroofing and make safe garden shed.
The Old Shop, Waterloo Road, Falmouth
- No objection subject to the approval of the Conservation Officer.
10. **Trescobeas** PA17/11371 **Mr Mark Nankervis Evolve Tree**
Consultancy
- Remove yew trees T1, 2, 3 and 4.
Burial Ground, Mongleath Road, Falmouth
- No objection.
11. **Arwenack** PA17/11429 **Mrs Doughty**
(Case Officer: Hayley Wray, 01872 224692 hwrap@cornwall.gov.uk)
Cypress (T1) – fell to allow more light and space into the garden. This tree has low amenity value.
Eucalyptus (T2) – remove fist limb on eastern aspect (approximately 9 inches in diameter).
Removing the limb will enable more light over the pond. This will not effect the local amenity.
Maskee House, Spemen Wyn Road, Falmouth
- For information only*
12. **Arwenack** PA17/11455 **Mrs P Hedger**
(Case Officer: Sarah Dyke. 01209 614297, sarah.dyke@cornwall.gov.uk)
Proposed alterations including new pitched roof link, installation of rooflights and first floor balcony at rear of house.
Roxburgh, 73A Melvill Road, Falmouth
- No objection.
13. **Smithick** PA17/11477 **Mr Matthew Stiles**
(Case Officer: Sarah Dyke. 01209 614297, sarah.dyke@cornwall.gov.uk)
Application for retention of roof window.
5 Marlborough Grove, Falmouth
- No objection.

APPENDIX II

1. **Penwerris** **PA17/10450** **Mrs Jane Brooks**
(Case Officer: Adam Carlyon, 01872 224339, arcarlyon@cornwall.gov.uk)
Proposed construction of a dwelling house.
Land At Penwerris Farm, Dracaena View, Falmouth

No objection. The plot is in a sustainable location and should be built on.

2. **Boslowick** **PA17/10952** **Mr & Mrs Sullivan**
(Case Officer: Hayley Wray, 01872 224692 hwray@cornwall.gov.uk)
Replacement of existing roof with new roof with higher ridge and incorporating front and rear dormers and roof terrace.
11 Queen Anne Gardens, Falmouth

Refuse as the design is not in keeping with the street scene and was an overdevelopment of the site.

3. **Penwerris** **PA17/11033** **Mrs Nicola Williamson**
(Case Officer: Sophie Rogers, 01872 224262, SoRogers@cornwall.gov.uk)
Change of use from C3 to C4.
4 Tresawna Terrace, Falmouth

Refuse as contrary to the emerging Cornwall Local Plan Allocations Development Plan Document and emerging Falmouth Neighbourhood Plan, which identifies sites to deliver sufficient capacity for the growth requirements of the Universities within the Plan period and that it is not expected that any additional sites or accommodation schemes to those identified within the strategy would be required.

4. **Penwerris** **PA17/11489** **Mr A Myatt**
(Case Officer: Hayley Wray, 01872 224692 hwray@cornwall.gov.uk)
Addition of new en-suite to already approved application (PA17/07706).
8 Dunstanville Terrace, Falmouth

No objection.