

FALMOUTH TOWN COUNCIL

Minutes of a Meeting of the Planning Committee held on Monday 19th February 2018 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 C Morgan and R J O'Shea

Councillor L D Coley, A J Gillett, T Parker and D W Saunby CC also attended.

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

P5349 **APOLOGIES**
None.

P5350 **INTERESTS**
The Town Clerk reported that PA18/00631 is a Falmouth Town Council application and he had granted dispensation for Committee members to comment as it was in the community interest to do so.

P5351 **MINUTES**
It was proposed by Councillor Spargo seconded by Councillor Eva and

RESOLVED that the minutes of the meetings of the Committee held on 8th and 29th January 2018 be approved as correct records of the proceedings and signed by the Chairman.

P5352 **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 Bonney, 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 Jewell, seconded by Councillor Spargo and

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

P5353 **TOWN AND COUNTRY PLANNING (HEARINGS AND INQUIRIES PROCEDURES) (ENGLAND) (AMENDMENT) RULES 2009**
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 Councillor Spargo would represent the Council at the public hearing that will commence at 10.00am on 21st February 2018 in the Falmouth Rugby Club.

- P5354 **TOWN AND COUNTRY PLANNING (APPEALS) (WRITTEN REPRESENTATIONS PROCEDURE) (ENGLAND) REGULATIONS 2009**
APP/D0840/W/17/3183372 – PA17/01608 Erection of a 70 be Premier Inn Hotel (Use Class C1) with integral ancillary restaurant/breakfast area. Discovery Quay Car Park, Campbelltown Way, Port Pendennis, Falmouth.

Members duly noted the Appeal.

- P5355 **CORNWALL SITE ALLOCATIONS DEVELOPMENT PLAN – FALMOUTH TOWN COUNCIL – POSITION STATEMENT**
Falmouth and Penryn Spatial Strategy and Allocations

Members duly noted the Falmouth Town Council Position Statement submitted by Steve Besford-Foster on behalf of the Council.

- P5356 **PLANNING ENFORCEMENT**

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

- P5357 **HIGHWAYS/TRAFFIC MANAGEMENT/ROAD SAFETY**

Road Traffic Regulation Act 1984 S16A: Temporary Prohibition of Traffic Road on various street in Falmouth on 5th March 2018 (1000 hours to 1100 hours) for the St Piran's Day Parade.

Road Traffic Regulation Act 1984 S14: Temporary Prohibition of Traffic. The Closure of Urban Footway F7058, Falmouth from 29th January 2018 to 16th February 2018 (24 hours weekends included) for drainage works by B Doney, Cormac Solutions Ltd.

Members duly noted the temporary road closures.

- P5358 **DECISION NOTICES**

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

- P5359 **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
19TH FEBRUARY 2018

1. **Trescobeas** PA17/11647 Mrs Doreen Silver
(Case Officer: Sarah Dyke, 01209 614297, sarah.dyke@cornwall.gov.uk)
Oak tree – 8 to 10ft reduction in height and remove specific branches.
16 Church Way, Falmouth

Refuse as this Oak would have been around long before there were houses in the area, it is of significant amenity value the proposed works are excessive and will not be of benefit to the tree. The tree is not a significant problem to either 14 or 16 Church Way.

2. **Smithick** PA18/00149 Miss F Ducker
(Case Officer: Sophie Rogers, 01872 224262, SoRogers@cornwall.gov.uk)
Removal of sheds and the erection of a garage.
The Sandy Duck, 12 Pennance Road, Falmouth

No objection.

3. **Boslowick** PA18/00687 Mr N Hirst
(Case Officer: Hayley Wray, 01872 224692 hwray@cornwall.gov.uk)
To erect a white PVCu framed conservatory to the rear of the property.
46 Treverbyn Road, Falmouth

No objection.

4. **Penwerris** PA18/00697 Mr John Heath
(Case Officer: Hayley Wray, 01872 224692 hwray@cornwall.gov.uk)
Proposed conversion of existing integral domestic garage to form a ground floor bedroom and en-suite, removal of existing garage door and infill existing opening with rendered wall and window.
Cormorant, Penwerris Terrace, Falmouth

No objection.

5. **Boslowick** PA18/00769 Mr & Mrs A Geach
(Case Officer: Laura Potts, 01872 224342, lpotts@cornwall.gov.uk)
Erection of two storey, detached dwelling.
Land Adjoining Helyglowarth, Swanpool Falmouth

No objection subject to the access rights for the neighbouring property Penrose being maintained.

6. **Smithick** PA18/00853 Rachael Stephens
(Case Officer: Hayley Wray, 01872 224692 hwray@cornwall.gov.uk)
Notification of proposed works to trees in a conservation area.
Flat 4 Highbury House, Florence Terrace, Falmouth

For information only.

7. **Boslowick** **PA18/00873** **Mr Brian & Nick Moore Bemgo Ltd**
(Case Officer: **Laura Potts. 01872 224342, lpotts@cornwall.gov.uk**)
Erection of two additional dwellings H4 and H5 in hotel grounds adjacent to previous planning permission reference PA10/06309.
Penmere Manor Hotel, Mongleath Road, Falmouth

No objection subject to the approval of the Conservation Officer.

8. **Boslowick** **PA18/00874** **Mr Brian & Nick Moore Bemgo Ltd**
(Case Officer: **Laura Potts. 01872 224342, lpotts@cornwall.gov.uk**)
Listed building consent for erection of two additional dwellings H4 and H5 in hotel grounds adjacent to previous planning permission reference PA10/06309.
Penmere Manor Hotel, Mongleath Road, Falmouth

No objection subject to the approval of the Conservation Officer.

9. **Trescobeas** **PA18/00965** **Mr & Mrs Dunstone**
(Case Officer: **Sarah Dyke. 01209 614297, sarah.dyke@cornwall.gov.uk**)
Erect PVCu replacement/enlargement conservatory to rear of property.
75 Conway Road, Falmouth

No objection.

10. **Arwenack** **PA18/00969** **Mr Steve Thomas**
(Case Officer: **Sarah Dyke. 01209 614297, sarah.dyke@cornwall.gov.uk**)
Alterations and extensions to dwelling. External works to gardens/terraces. Formation of double garage with terrace over (amendment to approval PA16/00991).
39 Castle Drive, Falmouth

No objection.

11. **Arwenack** **PA/18/00993** **Mr Sean Stratton**
(Case Officer: **Sarah Dyke. 01209 614297, sarah.dyke@cornwall.gov.uk**)
Extensions and alterations including enlarged dormer to front and formation of roof terrace to rear.
19 Gyllyngvase Terrace, Falmouth

No objection.

12. **Smithick** **PA18/01126** **Mr P Milner**
(Case Officer: **Sarah Dyke. 01209 614297, sarah.dyke@cornwall.gov.uk**)
New extension, alteration to existing roof and associated works.
3 Chapel Terrace, Falmouth

No objection.

13. **Arwenack** **PA18/01247** **Mr & Mrs Forrest**
(Case Officer: **Sarah Dyke. 01209 614297, sarah.dyke@cornwall.gov.uk**)
Proposed dormer including balcony.
10 Tredynas Road, Falmouth

No objection.

14. Penwerris PA18/01300 Mr P Fernie
(Case Officer: Neil Butler. 01209 614183)
Crown raise T1, T3, T5, G2 (Oak trees) to a height of 7 metres above the road, crown raise T4 (Ilex Oak) to a height of 7 metres above the road and G1 (Elm) reduce height and thin out group leaving trees 5 metres tall.
4 North Parade, Falmouth

For information only

15. Penwerris PA18/01309 Mr Phil Fernie
(Case Officer: Neil Butler. 01209 614183)
Felling of Crab Apple tree (T1) and works to T2 -T8.
4 North Parade, Falmouth

For information only

16. Boslowick PA18/00845 Mrs Della Lilley
(Case Officer: Sarah Dyke. 01209 614297, sarah.dyke@cornwall.gov.uk)
Extension to provide bedroom, shower room and sitting room accommodation for disabled relatives with balcony; extended front porch.
39 Carrick Road, Falmouth

No objection.

17. Arwenack PA18/01040 Mr Matt Philips
(Case Officer: Laura Potts. 01872 224342, lpotts@cornwall.gov.uk)
Listed Building Consent to take out existing steel beams supporting the granite paving stones and renew. Provide additional blockwork column and additional beams.
Harbour Masters Office, 44 Arwenack Street, Falmouth

Support subject to the approval of the Conservation Officer.

18. Trescobeas PA18/01113 Mr Jeremy Wallis
(Case Officer: Chantal McLennan. 01209 616965, chantalmclennan@cornwall.gov.uk)
Non Material Amendment in relation to decision notice PA16/06251; Proposals for the location of tree planting taking into account the underground services.
Former Budock Hospital, Union Road, Falmouth

Support subject to the approval of the Tree Officer.

APPENDIX II
19TH FEBRUARY 2018

1. **Penwerris** **PA17/10450** **Mrs Jane Brooks**
(Case Officer: Adam Carlyon, 01872 224339, arcarlyon@cornwall.gov.uk)
Proposed construction of a dwellinghouse.
Land at Penwerris Farm, Dracaena View, Falmouth
- Refuse due to overdevelopment of small plot.
2. **Penwerris** **PA17/12229** **Mr & Mrs D Stapleton**
(Case Officer: Sophie Rogers, 01872 224262, SoRogers@cornwall.gov.uk)
Proposed conversion of existing kitchen to holiday use annex and associated works including dormer windows.
23 Penwerris Terrace, Falmouth
- No objection.
3. **Penwerris** **PA18/00212** **Mr Mark Fernihough Cornwall Car Centre**
(Case Officer: Mark Ball, 01726 223495 mark.ball@cornwall.gov.uk)
Demolition of existing car sales unit and construction of 24 serviced holiday apartments.
Cornwall Car Centre Ltd, Dracaena Avenue, Falmouth
- Refuse due to height and scale, over massing and design which is not in keeping with the character of the area. The curtilage of the building is set too far forward in comparison to the adjacent Police Station and lacks soft landscaping. The Council would prefer a pitched roof design and felt that the principle of development was acceptable.
4. **Smithick** **PA18/00455** **Mr & Mrs Samuel**
(Case Officer: Sarah Dyke, 01209 614297, sarah.dyke@cornwall.gov.uk)
Provision of a new 2 bedroom house and garden in the unused portion of the existing house garden.
82 Killigrew Street, Falmouth
- Refuse as overbearing and overdevelopment of the plot but the Council felt the principle of development was acceptable.
5. **Trescobeas** **PA18/00487** **Mr J Wells Studios Building (Falmouth) Ltd**
(Case Officer: Mark Ball, 01726 223495 mark.ball@cornwall.gov.uk)
Non material amendment to amend wording of condition 14 (materials) in respect of decision PA16/03586 (appeal Ref APP/D0840/W/17/3175637) for redevelopment of the former Rosslyn Hotel for 117 managed bed spaces, ancillary accommodation and associated works, landscaping and vehicular access.
Rosslyn, 110 Kimberley Park Road, Falmouth
- No objection.
6. **Boslowick** **PA18/00518** **Mr Ben Brown**
(Case Officer: Sarah Dyke, 01209 614297, sarah.dyke@cornwall.gov.uk)
Demolition of existing garage, and construction of a new two storey dwelling.
49 Shelburne Road, Falmouth
- No objection.

7. **Smithick**

PA18/00631

**Mr Simon Penna
Falmouth Town Council**

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

Replacement of old wooden children's climbing equipment in play area with new rope-climber pyramid in the same position.

The Bowly Community Area and Playing Field, Trelawney Road, Falmouth

No objection.

8. **Trescobeas**

PA18/01011

Mr Andy Burton

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

First floor extension and remodeling with a balcony on the south elevation.

8 Manor Close, Falmouth

Refuse due to overlooking issues from the balcony and the design is not in keeping with the area.

9. **Trescobeas**

PA18/01111

Mrs A Stribley

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

Alterations to existing garage to include new side extension plus rear conservatory.

2 Conway Road, Falmouth

No objection.

10. **Trescobeas**

PA18/01215

Mrs S Cook

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

To create an off-road gravelled parking area for two cars within existing garden.

1A Tregenver Villas, Falmouth

No objection.

TOWN AND COUNTRY PLANNING ACT 1971
FOR SUBMISSION TO THE COUNCIL ON 19TH FEBRUARY 2018

Dr I Boyd	Proposed rear extension, roof extension, rear balcony and associated works. Rozelle, Beacon Road, Falmouth PA17/07349	Approved*
Mr Beetham Star Pubs	Installation or replacement illuminated and non-illuminated signs to the exterior of the building. Cork and Bottle, Church Street, Falmouth PA17/11590	Approved*
Mr Andy Trendell	Non-material amendment (NMA 1) for removal of light tunnel to reduce overall height and visual/light impact on neighbouring properties, to amend the position of roof lights to improve light to proposed dwelling and changing the French doors on lower ground floor to 2 windows in respect of decision notice PA16/02329. Land Adjacent 1 Fountain Cottages, Market Street, Falmouth PA17/11867	Refused*
Mrs M Perks	Proposed balconies to rear. 6 Claremont Cottages, Falmouth PA17/08542	Approved
Mr Matthew Monteith Turners Britannia Parks Ltd	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 PA17/09212	Approved
Mr S Daw	Retrospective application for the change of use of part of WESUP store and beach shop/refreshment kiosk to include bakery, siting of storage container and installation of external cladding. Gyllyngvase Beach Store, Cliff Road, Falmouth PA17/10420	Approved
Mr J & Mrs C Eckerlsey	Proposed alterations and ground floor extension with deck over. 5 Stewart Court, Falmouth PA17/10554	Approved

Mr Paul Gibb	Certificate of lawfulness for an existing use – use of dwellinghouse as a house in multiple occupation within Use Class C4. 10 Lister Street, Falmouth PA17/10661	Approved
Mr J Kennedy	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 PA17/10834	Approved
Co Op Food	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. Cooperative Food, Mongleath Road, Falmouth PA17/11226	Approved
Mr Michael Leatherbarrow	Change of use of annexe to allow use by members of the family, or guests (paying or non-paying). The Annexe, 75 Trenoweth Road, Falmouth PA17/11252	Approved
Mr Mark Nankervis	Prune T1-T3 and Fell T4. Burial Ground, Mongleath Road, Falmouth PA17/11371	Approved
Mrs P Hedger	Proposed alterations including new pitched roof link, installation of rooflights and first floor balcony at rear of house. Roxburgh, 73A Melvill Road, Falmouth PA17/11455	Approved
Mr Matthew Stiles	Application for retention of roof window. 5 Marlborough Grove, Falmouth PA17/11477	Approved
Mr A Myatt	Addition of new en-suite to already approved application (PA17/11489). 8 Dustanville Terrace, Falmouth PA17/11489	Approved
Mr & Mrs C Horsfall	New rear dormer and velux windows. 7 Dunstanville Terrace, Falmouth PA17/11545	Approved
Mr Gareth Stanley	Listed building consent for retail store re-fit broadly incorporating new flooring, stud walling, lighting, electrical sockets, data points, all new fixtures and fittings, furniture,	Approved

Cornwall Council

Pydar House Pydar Street Truro Cornwall TR1 1XU

Email: planninghouseholder@cornwall.gov.uk

Tel: 0300 1234151

Web: www.cornwall.gov.uk



Application number: PA17/07349

Agent:

Eco Architectural
Eco Architectural
First Floor
Admiralty House
2 Bank Place
Falmouth
TR11 4AT

Applicant:

Dr I Boyd
Rozelle, Beacon Road
FALMOUTH
TR11 2LT

**Town And Country Planning Act 1990 (As Amended)
Town And Country Planning (Development Management Procedure) (England)
Order 2015**

Grant of Conditional Planning Permission

CORNWALL COUNCIL, being the Local Planning Authority, **HEREBY GRANTS CONDITIONAL PERMISSION**, subject to the conditions set out on the attached schedule, for the development proposed in the following application received on 2 August 2017 and accompanying plan(s):

Description of Development: Proposed Rear Extension, Roof Extension, Rear Balcony And Associated Works

Location of Development: Rozelle
Beacon Road
Falmouth
TR11 2LT

Parish: Falmouth

YOUR ATTENTION IS DRAWN TO THE ATTACHED NOTES.

DATED: 11 January 2018

Phil Mason
Service Director Planning and Sustainable Development

SCHEDULE ATTACHED TO APPLICATION & DECISION NO: PA17/07349

CONDITIONS:

- 1 The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason: In accordance with the requirements of Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

- 2 The development hereby permitted shall be carried out in accordance with the plans listed below under the heading "Plans Referred to in Consideration of this Application".

Reason: For the avoidance of doubt and in the interests of proper planning.

- 3 Notwithstanding details shown on any approved plans, surface water run off from the development hereby permitted shall not drain to the sewer, but shall instead be disposed of via an infiltration system in accordance with infiltration guidance in BRE 365 or CIRIA 156 using a 10-year return period design standard

Reason: To ensure flood risk is not increased elsewhere in accordance with saved policy 26 of the Cornwall Local Plan Strategic Policies 2010 - 2030 and paragraph 99 of the National Planning Policy Framework.

- 4 Prior to the first use of the development hereby permitted, the privacy screening as shown on the east and west elevations in drawing number 005 received 14 December 2017 shall be erected and thereafter be retained as such.

Reason: To protect the privacy and residential amenity of occupiers of nearby properties in accordance with policy 12 of the Cornwall Local Plan Strategic Policies 2010-2030 paragraph 17 of the National Planning Policy Framework.



DATED: 11 January 2018

**Phil Mason
Service Director Planning and Sustainable Development**

SCHEDULE ATTACHED TO APPLICATION & DECISION NO: PA17/07349

PLANS REFERRED TO IN CONSIDERATION OF THIS APPLICATION:

Proposed 005 received 14/12/17
Existing 004 received 02/08/17
Proposed 002 received 14/12/17
Proposed 006 received 14/12/17
Existing 003 received 02/08/17
Site/location Plan 001 received 02/08/17

In dealing with this application, the local planning authority have worked with the applicant/agent in a positive and proactive manner based on seeking solutions to problems arising during the processing of this planning application in accordance with the National Planning Policy Framework. Actions taken may include but are not limited to:

Provision of pre-application advice through extensive guidance available on the Council's website
Discussions/negotiations ongoing with LPA throughout determination of planning application as necessary
Discussion regarding drafting of planning conditions as necessary
Dedicated phone number of the case officer for the applicant/agent
Close liaison with the Town and Parish Councils in accordance with the protocol



DATED: 11 January 2018

**Phil Mason
Service Director Planning and Sustainable Development**

NOTES

Appeals to the Secretary of State

If the applicant is aggrieved by the decision of the local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then they may appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990. If you want to appeal, then you must do so within 6 months of the date of this notice (or 12 weeks from the date of this notice in the case of householder appeals made in relation to applications submitted on or after 6 April 2009). Appeals must be made to the Planning Inspectorate using a form which can be obtained from the Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN or online at www.planningportal.co.uk/pis. A copy of the completed appeal form must also be submitted to the Council.

The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by him.

Purchase Notices

If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on Cornwall Council. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

If this is a decision on a planning application relating to the same or substantially the same land and development as is already the subject of an enforcement notice, if you want to appeal against your local planning authority's decision on your application, then you must do so within 28 days of the date of this notice. If an enforcement notice is served relating to the same or substantially the same land and development as in your application and if you want to appeal against your local planning authority's decision on your application, then you must do so within 28 days of the date of service of the enforcement notice.



Eco Architectural
Eco Architectural
First Floor
Admiralty House
2 Bank Place
Falmouth
TR11 4AT

Your ref: Rozelle Beacon Rd Falmouth
Ex...
My ref: PA17/07349
Date: 11 January 2018

Dear Sir/Madam

**Proposed Rear Extension, Roof Extension, Rear Balcony And Associated Works
Rozelle Beacon Road Falmouth TR11 2LT**

With reference to this planning application, I enclose the Decision Notice granting permission.

If conditions have been included that must be complied with before the commencement of the development, e.g. "No development shall commence before ...", and this is not done, the development cannot be validly commenced even if it is within the time limit set by Condition.

If details are required I look forward to receiving them. Application forms can be found on http://ecab.planningportal.co.uk/uploads/appPDF/P0810Form027_england_en.pdf. Your attention is drawn to the fees to discharge planning conditions under The Town and Country Planning (Fees for Applications, Deemed Applications, Requests and Site Visits) (England) Regulations 2012:

£97 (per request) for applications not falling within fee categories 6 or 7 (non-householder applications)

£28 (per request) where the request relates to an application for works to an existing dwelling, or within the curtilage of such, falling within fee categories 6 or 7 (householder applications only)

You may wish to take the opportunity to submit details to discharge more than one condition per request.

Yours faithfully

Sarah Dyke

**Development Officer
Planning and Sustainable Development Service
Tel: 01209 614297**

Planning and Sustainable Development Service
Cornwall Council
Pydar House Pydar Street Truro Cornwall TR1 1XU
planninghouseholder@cornwall.gov.uk

Cornwall Council

Pydar House Pydar Street Truro Cornwall TR1 1XU

Email: planning@cornwall.gov.uk

Tel: 0300 1234151

Web: www.cornwall.gov.uk



Application number: PA17/11590

Agent:

SR Signs Limited
Wortley Moor Lane
Wortley
Leeds
West Yorkshire
LS124HX

Applicant:

Mr Beetham
Star Pubs
Broadway Park
3-4 South Gyle Broadway
Edinburgh
EH12 9JZ
Scotland

Town And Country Planning Act 1990 (As Amended)
Town And Country Planning (Control of Advertisements) (England) Regulations
2007

Consent for the Display of Advertisements

In pursuance of its powers under the above Act and Regulations, **CORNWALL COUNCIL**, being the Local Planning Authority, **HEREBY GRANTS CONSENT**, subject to the conditions set out on the attached schedule, for the display of the advertisements proposed in the following application received on 6 December 2017, and accompanying plan(s):

Description of Development: Installation of replacement illuminated and non-illuminated signs to the exterior of the building

Location of Development: Cork And Bottle
Church Street
Falmouth
TR11 3DP

Parish: Falmouth

YOUR ATTENTION IS DRAWN TO THE ATTACHED NOTES.

Phil Mason
Service Director Planning and
Sustainable Development

DATED: 30 January 2018

SCHEDULE ATTACHED TO APPLICATION & DECISION NO: PA17/11590

CONDITIONS:

- 1 The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason: In accordance with the requirements of Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

- 2 No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.

Reason: In accordance with the requirements of Schedule 2 to the Town and Country Planning (Control of Advertisements) Regulations 2007, as amended.

- 3 No advertisement shall be sited or displayed so as to -

- (a) endanger persons using any highway, railway, waterway, dock, harbour or aerodrome (civil or military),
- (b) obscure, or hinder the ready interpretation of, any traffic sign, railway signal or aid to navigation by water or air, or
- (c) hinder the operation of any device used for the purpose of security or surveillance or for measuring the speed of any vehicle.

Reason: In accordance with the requirements of Schedule 2 to the Town and Country Planning (Control of Advertisements) Regulations 2007, as amended.

- 4 Any advertisement displayed, and any site used for the display of advertisements, shall be retained in a condition that does not impair the visual amenity of the site.

Reason: In accordance with the requirements of Schedule 2 to the Town and Country Planning (Control of Advertisements) Regulations 2007, as amended.

- 5 Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a condition that does not endanger the public.

Reason: In accordance with the requirements of Schedule 2 to the Town and Country Planning (Control of Advertisements) Regulations 2007, as amended.

- 6 Where an advertisement is required under these Regulations to be removed, the site shall be left in a condition that does not endanger the public or impair visual amenity.



Phil Mason
Service Director Planning and
Sustainable Development

DATED: 30 January 2018

SCHEDULE ATTACHED TO APPLICATION & DECISION NO: PA17/11590

Reason: In accordance with the requirements of Schedule 2 to the Town and Country Planning (Control of Advertisements) Regulations 2007, as amended.



Phil Mason
Head of Planning and Regeneration

DATED: 30 January 2018

SCHEDULE ATTACHED TO APPLICATION & DECISION NO: PA17/11590

PLANS REFERRED TO IN CONSIDERATION OF THIS APPLICATION:

Site/location Plan LOCATION PLAN received 06/12/17
Block Plan SITE PLAN received 06/12/17
Existing EXISTING ELEVATIONS received 06/12/17
Proposed PROPOSED ELEVATION received 30/01/18
Proposed PROPOSED SIGNAGE received 30/01/18

DATED: 30 January 2018

ACAZ



**Phil Mason
Service Director Planning and
Sustainable Development**

ADVERTISEMENT NOTES

Where an application being made for consent under the Town and Country Planning (Control of Advertisements) Regulations, 1992 (as amended) ("the Regulations") consent is refused by the Local Planning Authority or is granted by them subject to conditions, the applicant may appeal to The Planning Inspectorate, Customer Support Unit, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN, Telephone: 0117 372 6372 or download from web site www.planning-inspectorate.gov.uk).

The Secretary of State shall not be required to entertain an appeal under Regulation 15 of the Regulations if it appears to him having regard to the provisions of the Regulations that consent for the display of advertisements in respect of which application was made could not have been granted by the Local Planning Authority, or could not have been granted otherwise than subject to the conditions imposed by them.

APPEAL PROVISIONS

Any person who desires to appeal under Regulation 15 of the Regulations shall give notice of appeal in writing to the Secretary of State within eight weeks from the date of receipt of notification of the Local Planning Authority's decision, or such longer period as the Secretary of State may at any time allow and the notice shall be accompanied by a copy of each of the following documents:

- (i) the application made to the Local Planning Authority;
- (ii) all relevant plans and particulars submitted to them;
- (iii) the notice of the decision;
- (iv) all other relevant correspondence with the authority.

The Secretary of State may, if he thinks fit, require the applicant or the Local Planning Authority to submit within a specified period a further statement in writing in respect of any of the matters to which the appeal relates, and if, after considering the grounds of the appeal and any such further statement, the Secretary is satisfied that he is sufficiently informed for the purpose of reaching a decision as to the matters to which the appeal relates, he may decide the appeal without further investigation; but otherwise the Secretary of State shall, if either party so desire, afford to each of them an opportunity of appearing before and being heard by a person appointed by the Secretary of State for the purpose.

Where an appeal is brought under the Regulations from a decision of the Local Planning Authority, the Secretary of State may allow or dismiss the appeal or may reverse or vary any part of the decision of the Local Planning Authority, whether or not the appeal relates to that part, and deal with the application as if it had been made to him in the first instance.

The decision of the Secretary of State shall be final and shall otherwise have effect as if it were a decision of the Local Planning Authority.

Appeals must be made to the Planning Inspectorate using a form which can be obtained from the Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN or online at www.planningportal.co.uk/pcs. A copy of the completed appeal form must also be submitted to the Council.

COMPENSATION

Where, for the purpose of complying with the Regulations works are carried out by any person:

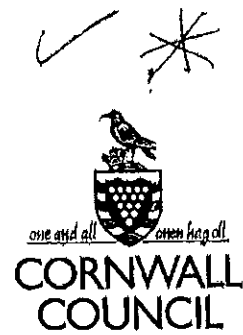
- (i) for the removal of an advertisement which was being displayed on 1st August 1948; or;
- (ii) for discontinuing the use for the display of advertisements on a site used for that purpose on that date, and that person desires to recover compensation under Section 223 of the Town and Country Planning Act 1990, in respect of any expenses reasonably incurred by him in that behalf, he shall submit a claim in writing to the Local Planning Authority within six months after the completion of those works; any such claims shall contain such information as the Local Planning Authority consider is required to enable them properly to determine the claim.

ENFORCEMENT

A person displaying an advertisement in contravention of the Regulations shall be liable on summary conviction to an offence under Section 224(3) of the Town and Country Act 1990, to a fine not exceeding level 3 on the standard scale and in the case of a continuing offence, £40 for each day during which the offence continues after conviction.

Further correspondence regarding this application should bear the planning application reference number as shown on the decision notice.

If this is a decision on a planning application relating to the same or substantially the same land and development as is already the subject of an enforcement notice, if you want to appeal against your local planning authority's decision on your application, then you must do so within 28 days of the date of this notice. If an enforcement notice is served relating to the same or substantially the same land and development as in your application and if you want to appeal against your local planning authority's decision on your application, then you must do so within 28 days of the date of service of the enforcement notice.



Design Solutions
Busveal Cottage
Busveal
St Day
Redruth
TR16 5HF

Your ref:
My ref: PA17/11867
Date: 16 January 2018

Dear Sir/Madam

Application Number Proposal PA17/11867
Non-material amendment (NMA 1) for removal of light tunnel to reduce overall height and visual/light impact on neighbouring properties, to amend the position of roof lights to improve light to proposed dwelling and changing the french doors on lower ground floor to 2 windows in respect of decision notice PA16/02329

Location Land Adjacent 1 Fountain Cottages Market Street Falmouth Cornwall

Applicant Mr Andy Trendell

Your proposed amendment to the above planning application received on 12 December 2017 as listed below has been considered under S96A of the Town and Country Planning Act 1990 and has been determined to be material in nature.

Cornwall Council hereby refuses permission for the following amendment:

Non-material amendment (NMA 1) for removal of light tunnel to reduce overall height and visual/light impact on neighbouring properties, to amend the position of roof lights to improve light to proposed dwelling and changing the french doors on lower ground floor to 2 windows in respect of decision notice PA16/02329

The proposal is refused for the following reason(s):

The proposed alterations would result in a materially different scheme through the increase in scale, differing design and materials, therefore the alterations are not considered inconsequential in terms of the development of a single dwelling. Furthermore the changes could be considered to erode the quality of the approved scheme, to the detriment of its context and the prevailing Conservation Area and have an additional, potentially detrimental impact on neighbour amenity, which should be subject to further consideration.

As a result of this decision the development must be undertaken in accordance with the approved plans on the original application. No substitution should be made without the prior consent from the local planning authority. Failure to adhere to the details of the approved plans or to comply with the conditions on the original

Planning and Sustainable Development Service
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Pydar House Pydar Street Truro Cornwall TR1 1XU
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16 January 2018

planning permission constitutes a contravention of the Town and Country Planning Act 1990 in respect of which enforcement action may be taken.

Alternatively, you may wish for the proposed amendment to be considered within a fresh planning application. If made within 12 months of the original permission, such a revised application would not normally attract a new fee provided that it is made by the same applicant, relates to the same site area and is substantially similar to that originally approved.

Yours faithfully

A handwritten signature in black ink, appearing to read 'P. Mason', with a horizontal flourish at the end.

Phil Mason
Service Director Planning and Sustainable Development