

FALMOUTH TOWN COUNCIL

Minutes of a Meeting of the Planning Committee held on Monday 16th July 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, L D Coley, M C Morgan and
R J O'Shea

Councillors A Parker and D W Saunby CC also attended.

In Attendance: A M Williams (Town Clerk)
E J Middleditch (Administration Officer)
Councillor J Kirkham (Cornwall Council)

P5416 APOLOGIES

An apology for absence was received and approved from Councillor S D Eva (work).

P5417 INTERESTS

Councillor Jewell declared a disclosable interest in PA18/15933 as his land borders the applicants and left the meeting during consideration thereof.

Councillor Parker declared a non-disclosable interest in PA18/05804 as he is related to the applicant and left the meeting during the consideration thereof.

P5418 MINUTES

It was proposed by Councillor Chappel seconded by Councillor Coley and

RESOLVED that the minutes of the meetings of the
Committee held on 4th and 25th June 2018 be approved
as correct records of the proceedings and signed by the
Chairman.

P5419 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 O'Shea 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 Chairman and Town Clerk reported in respect of those applications as appropriate.

P5420 HOUSES IN MULTIPLE OCCUPATION (HMO) LICENSING REFORMS

Members duly noted the HMO Licensing reforms which would include all HMOs with 5 or more people in occupation. The new definition of a licensable HMO removes the previous 'three storey or more' criteria, and from 1st October 2018, it will be a criminal offence to operate a licensable HMO without a licence.

P5421 **TOWN AND COUNTRY PLANNING (APPEALS) (WRITTEN REPRESENTATIONS PROCEDURE) (ENGLAND) REGULATIONS 2009**
APP/D0840/W/18/3194479 PA17/09763. 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. REFUSED.

Members duly noted the Appeal.

P5422 **PLANNING ENFORCEMENT**

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

P5423 **HIGHWAYS/TRAFFIC MANAGEMENT/ROAD SAFETY**

Road Traffic Regulation Act 1984 S14: Temporary Prohibition of Traffic on Fenwick Road, Falmouth from 31st July 2018 to 1st August 2018 (1900 to 0700 hours) for Network Rail to carry out work to their apparatus.

Road Traffic Regulation Act 1984 S14: Temporary Prohibition of Traffic on Conway Road, Falmouth from 30th July 2018 to 31st October 2018 (24 hours) for Cormac Solutions to carry out works to their apparatus.

Members duly noted the temporary road closures.

P5424 **DECISION NOTICES**

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

P5425 **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
16TH JULY 2018

1. **Trescobes** **PA18/04850** **Mr & Mrs J Doney**
(Case Officer: Stacey Lowe. 01209 614362, slowe@cornwall.gov.uk)
Extensions and alterations including conversion of garage to bedroom, erection of sunroom and installation of dormer window.
8 Manor Close Falmouth TR11 4LE

No Objection. The revisions make the development more neighbourly.

2. **Smithick** **PA18/05217** **Mr David Gray**
(Case Officer: Laura Hayley Wray. 01872 224692, hwray@cornwall.gov.uk)
Listed building consent application to convert kitchen window to a doorway for access to courtyard. Take down partition wall in rear bedroom.
Flat C, 6 Florence Terrace, Falmouth.

No objection subject to the approval of the Conservation Officer.

3. **Smithick** **PA18/05480** **Mr David Gray**
(Case Officer: Hayley Wray. 01872 224692, hwray@cornwall.gov.uk)
Application to convert kitchen window to a doorway for access to courtyard. Take down partition wall in rear bedroom.
Flat C, 6 Florence Terrace, Falmouth.

No objection subject to the approval of the Conservation Officer.

4. **Trescobas** **PA18/05657** **Mr & Mrs Craze**
(Case Officer: Katie Mosely. 01209 614167, katie.mosley@cornwall.gov.uk)
Extension to dwelling.
3 Conway Road, Falmouth.

No objection.

5. **Arwenack** **PA18/05779** **Mr Steve Thomas**
(Case Officer: Sarah Dyke. 01209 614297, sarah.dyke@cornwall.gov.uk)
Alterations and extensions to dwelling. External works to garden/terraces. (Amendment to previous planning approval ref; PA18/00969)
39 Castle Drive, Falmouth

6. **Arwenack** **PA18/06107** **Mr Yelland**
(Case Officer: Hayley Wray. 01872 224692, hwray@cornwall.gov.uk)
Single-storey extension and full renovation of bungalow and associated site works.
20 Tredova Crescent Falmouth Cornwall TR114EQ

No Objection.

7. **Arwenack** **PA18/06138** **Mr Yelland**
(Case Officer: Hayley Wray. 01872 224692, hwray@cornwall.gov.uk)
Remove holly tree T1
11 De Pass Gardens Falmouth Cornwall TR11 4EQ

For information only

8. Arwenack PA18/06379 Mr & Mrs Mills
(Case Officer: Katie Mosely. 01209 614167, katie.mosley@cornwall.gov.uk)

Re-pollard Sycamore and Lime tree. Reduce and thin crown of Copper Beech tree.
43 Woodland, Falmouth.

For information only

APPENDIX II

1. **Arwenack** **PA18/05498** **Mrs Charlotte Jay**
(Case Officer: Sophie Rogers, 01872 224262, SoRogers@cornwall.gov.uk)
Change of use from C1 (hotels, boarding and guest houses) to a dwelling house (C3).
Bosanneth, 1 Stracey Road, Falmouth

No objection. The Council considered the C1 use was not sustainable in regard to saved Policy 11C from the Carrick Local Plan 1998.

2. **Boslowick** **PA18/05525** **Mr P Wilkinson**
(Case Officer: Laura Potts, 01872 224342, lpotts@cornwall.gov.uk)
Outline application with some matters (appearance and landscaping) reserved for the demolition of an existing garage and erection of 2 new dwellings.
7 Mount Pleasant Golden Bank Falmouth Cornwall TR11 5BW

Refuse due to overdevelopment and the cumulative detrimental effect on vehicular access to the property via the narrow lane and was un-neighbourly in terms of overlooking to nearby properties.

3. **Smithick** **PA18/05917** **Mr And Mrs Simon Baker**
(Case Officer: Sarah Dyke, 01209 614297, sarah.dyke@cornwall.gov.uk)
Proposed two storey side extension and rear dormer window.
1 Budock Terrace Falmouth TR11 3NB

Refuse as un-neighbourly due to overlooking.

4. **Boslowick** **PA18/05933** **Mr Hughes**
(Case Officer: Chantal McLennan, 01209 616965, chantalmclennan@cornwall.gov.uk)
Non-material amendment (No 3) for relocation of Pro-shop building to allow for the retention of the existing hedge in respect of PA17/06064 Variation of condition 1 (plans approved) in respect of decision PA12/10881 (approval of reserved matters for the erection of clubhouse, proshop, golf training room and car parking (as amended by PA15/05456) (outline approval PA11/01795) access, appearance, landscaping, layout and scale) to allow minor material amendments including reduction of lower ground floor and relocation of facilities onto the upper ground floor; extension to the upper ground floor; removal of chimney and alteration to roof pitch; alterations to outbuilding.
Falmouth Golf Club, Swanpool Road, Falmouth.

Refuse due to insufficient information regarding the minor amendments prepared to enable the Council to consider the matter.

5. **Smithick** **PA18/05804** **Mrs Rachel Gordon**
(Case Officer: Jennie Mason, 01209 224465 jlmason@cornwall.gov.uk)
Certificate of lawfulness for existing use as student accommodation
15 Merrill Place Falmouth TR11 3BY

The Council recommend that the Certificate of Lawfulness is not granted as anecdotal and electoral roll evidence indicates that the property has not been used as an HMO recently.

TOWN AND COUNTRY PLANNING ACT 1971
FOR SUBMISSION TO THE COUNCIL ON 16TH JULY 2018

Mrs M Brown	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 Terrace, Falmouth PA17/09996	Approved*
Mr & Mrs Ellwood	Demolition of a 3 bed dormer bungalow and garage and construction of a replacement 5 bed dwelling and garage. Sealap, 7 Madeira Walk, Falmouth PA17/12112	Approved*
Mr & Mrs Jenkins	Construction of detached dwelling. 22 East Rise, Falmouth PA18/02674	Refused*
Mr B Carver	Construction of new dormer window. 11A Langton Terrace, Falmouth PA18/02814	Approved*
Mrs Duckett	New 2 storey rear extension. 51 Tresillian Road, Falmouth PA18/02973	Approved*
Mr Toby Allies	Conversion of existing detached garage to provide parking space and private gym to ground floor and increased ridge height to allow formation of a self-contained one bedroom flat to first floor. Mor Garrow, 14 Spernen Wyn Road, Falmouth PA18/02938	Approved*
Mr Booth	Enlargement of existing two-storey rear extension. 45 Penmere Hill, Falmouth PA18/03174	Approved*
Mr Michael Ellis	Conversion of lower ground floor of existing house into a separate self contained flat. 40 Trevethan Road, Falmouth PA18/03490	Approved*
Ms Zoe Young	Replace three existing rooflights and install an additional five rooflights. Second Floor Flat 39 Woodlane, Falmouth PA18/04487	Refused*

Ms Zoe Young	Listed building consent application to replace three existing rooflights and install an additional five rooflights. Second Floor Flat 39 Woodlane, Falmouth PA18/04488	Refused*
Mr Peter French	Removal of 2 Monterey Pines Penmere Manor Hotel, Mongleath Road, Falmouth PA18/05203	Approved*
Mr Nigel Carpenter	Variation of condition 2 (approved plans) in respect of decision PA14/07349 dated 10/12/2014 (creation of spa and wellness leisure resort including a total of 73 residential apartments) utilising the site and remaining buildings associated with the former Falmouth Beach Hotel together with the current St Michael's Hotel. The proposal will comprise the following elements:- Erection of extensions and alterations to existing building to create resort reception, bistro, extended function suite and improved spa facilities (St Michaels Hotel building); erection of extension and alterations to existing building to create additional hotel bedrooms and improved health club facilities (Croft building); erection of new multi-use resort building providing 56 residential apartments, café/restaurant and 'village' shop and covered parking for 104 cars (The Liner); demolition of Captains House and Tremor buildings and erection of 14 residential apartments; demolition of The Cottage and erection of 3 residential apartments; erection of 4 x woodland lodges to provide additional hotel bedrooms with living space; demolition of Mermaid building and formation of pedestrian and vehiculat access from Cliff Road; associated hard and soft landscaping. St Michaels Hotel & Spa, 7 Stracey Road, Falmouth PA17/11714	Approved
Mr Ben Walker	Demolition of garage and construction of 3 flats. Land to Rear of 8 Avenue Road, Falmouth PA18/02321	Approved
Mr S Ewarts & Ms Z Young	Listed building consent to replace existing roof. 39 Woodlane, Falmouth PA18/02368	Approved
Mr S Ewarts & Ms Z Young	Listed building consent to replace existing roof. 39 Woodlane, Falmouth PA18/02369	Approved
FatFace	Listed building consent for maintenance works to shopfront including replacement of defective timbers, repainting of signage and shopfront and replacement of projecting sign. 52 Church Street, Falmouth PA18/02468	Approved

Mr Brian Bishop	Various tree works. Land Off Tremorvah Way, Tremorvah Way, Swanpool, Falmouth PA18/02692	Approved
Tamsin Barber	Change of use from D1 (existing day nursery) to residential (2 x 2 bed flats). Bouncers Day Nursery, 13 Trelawney Road, Falmouth PA18/02699	Approved
Mrs Barbara Hawkins	Listed building consent application to repair 9 existing wooden sash windows. Hawkins House, 50 High Street, Falmouth PA18/02896	Approved
Mr & Mrs Griffith	Removal of existing single storey extension and replacement with a 2 storey extension with a smaller footprint. 30 Budock Terrace, Falmouth PA18/02926	Approved
Mr C Rowe	Formation of a hardstanding and access incorporating a dropped curb to enable parking at front of house. 35 Boslowick Road, Falmouth PA18/03058	Approved
Mr Bryan Green	Erection of new single garage. Nuffin, Tregenver Villas, Falmouth PA18/03453	Approved
Mr Richard & Ben Lowes & Emmett	Demolition of existing rear single story extension and erection of proposed new rear extension, new porch and associated works. 9 Clifton Terrace, Falmouth PA18/03477	Approved
Mr D Laity	Proposed internal floor plan alterations and three proposed skylights. 1 Avenue Road, Falmouth PA18/03529	Approved
Prof Michael Jenks	Trim hedge to the height shown (about 1.8m-2.00m above the footway level) so that it can be properly maintained, and make it more possible to prevent the encroachment over Woodlane. Grovehill House, Grovehill Crescent, Falmouth PA18/03553	Approved
Mr James Collins Zelah Design	Single storey rear extension. 3 Park Crescent, Falmouth PA18/03622	Approved

Mr & Miss Kay & Berry	Proposed single storey rear extension. 11 Trevethan Rise, Falmouth PA18/03720	Approved
Mr D Rossiter	Demolition of existing domestic garages and construction of 2 storey dwelling. Land to Rear of 6 The Causeway, Falmouth PA18/03728	Approved
Mr A Lewis (Agent)	Second storey rear extension and alterations to existing building. 17 Clifton Terrace, Falmouth PA18/03731	Approved
Paul Thompson	Replace all the existing upvc windows and external doors with aluminium/timber composite windows. New roof light. 15 Arwenack Avenue, Falmouth PA18/03887	Approved
Messers David Tonkin & Nick Voller	Variation of condition 2 of decision PA17/03478 (Demolition of the existing dwelling and flat and erection of five apartments) to permit increase in depth of balconies and change of external materials to car port. 20 North Parade, Falmouth PA18/03891	Approved
Mr Anthony Borrow	Advert Consent: 1no projecting sign with cement board planks laid flat and painted. Logo and stencil finish and 1no. existing fascia sign non illuminated built up letters – repainted. 52 Church Street, Falmouth PA18/04071	Approved
Mr D Thompson Fairview Development	Proposed alteration of shop and creation of 2 flats. 16 Arwenack Street, Falmouth PA18/04110	Approved
Mrs Elizabeth Kevern	Front porch extension and conversion and first floor extension to an existing attached garage. 26 Bosmeor Road, Falmouth PA18/04283	Approved
Mr Shea Seasaly Cornwall	Conversion of two windows into french doors. Replacement and improvement of existing storage shed. 1 Jago's Slip, Packet Quays, Falmouth PA18/04287	Approved
Mr Parker	Dormer extensions and associated works. 2 Clifton Terrace, Falmouth PA18/04288	Approved

Mr & Mrs Williams	Erection of rear single storey extension and associated works. 2 Killigrew Villas, Killigrew Street, Falmouth PA18/04303	Approved
Mr David Kitts	Proposed single storey extension to rear of property to consist of bedroom and wetroom. 14 Trevarth Road, Falmouth PA18/04411	Approved
Mr James Moss	Demolition of existing garage and erection of new dwelling. 50 Dracaena Avenue, Falmouth PA18/04496	Refused
Mr & Mrs A & E Kent	Proposed alterations and extension with the formation of a balcony on the rear elevation. 5 Frankland Close, Falmouth PA18/04532	Approved
Mr Singh	Non-material amendment (No. 2) for Amendment to the position of the Construction Exclusion Zone (CEZ) and Tree Protection Barrier (TPB) shown on the approved Tree Protection Plan (TPP) (Job Ref 363) to facilitate the diversion of the existing foul sewer pipe to (PA12/00329) Erection of 12 apartments, with parking, new access and external space. Land at Melvill Road, Falmouth PA18/04564	Approved
Mrs Rosemary Moffat	Works to a tree subject to a tree preservation order. Felling of Holm Oak. Tranquility, 3 Cuckoo Mills, Falmouth PA18/04600	Approved
Mr R Coleman	Application for consideration as minor amendment to PA16/01639 (Proposed loft conversion with the inclusion of a dormer window on both the east and west elevation). Alteration of dormer windows. 7 Wodehouse Terrace, Falmouth PA18/04792	Approved
Mr Hughes	Non-material amendment (No. 2) for making the Clubhouse building smaller to (PA17/06064) Variation of condition 1 (plans approved) in respect of decision PA12/10881 (approval of reserved matters for the erection of clubhouse, proshop, golf training room and car parking (as amended by PA15/05456) (outline approval PA11/01795) access, appearance, landscaping, layout and scale) to allow minor material amendments including reduction of lower ground floor and relocation of facilities onto the upper ground floor; extension to the upper ground floor; removal of chimney and alteration to roof pitch; alterations to outbuilding Falmouth Golf Club, Swanpool Road, Falmouth PA18/04885	Approved

Mrs Kay Wall Cornovia Homes	T1 Lawson Cypress (Golden). Mature/large. Section dismantle to base and replace with 1.5 metre small leaved lime. Tree causing excessive shading to front windows of property and dominates the driveway area. Proposal – crown raise to 5 metres by removal of lower branches (to line as shown on photo T2). This work is to allow an underplanting of general decorative shrubs. The Trap, Mongleath Road, Falmouth PA18/05158	Approved
Mr & Mrs K Ayres	Annex for elderly relative and remodelling of existing dwelling. 5 Manor Close, Falmouth PA18/05230	Approved
Mr Andrew Varney	Side extension for new bathroom and dining area 5 Garden Meadow, Falmouth PA18/05229	Approved
Mrs L Radcliffe	Replacement conservatory with extension, external alterations, terraced area. Replacement outbuilding. 12 Spernen Wyn Road, Falmouth PA18/05458	Approved
Mr & Mrs Dann	Construction of new porch, external alterations to materials, existing roof/former, internal alterations and new garage. 6 St Anthony Way, Falmouth PA18/05543	Approved