

## FALMOUTH TOWN COUNCIL

Minutes of a Meeting of the Planning Committee held on Monday 19<sup>th</sup> November 2018 in the Council Chamber, Municipal Buildings, Falmouth at 6.00 pm.

Present: Councillors A J Jewell CC (Chair), J M Spargo (Vice-Chair),  
G G Chappel, S D Eva and M C Morgan

Councillors A Parker and D W Saunby CC also attended.

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

### P5465 APOLOGIES

Apologies for absence were received and approved from Councillors R J Bonney (family illness), L D Coley (ill) and R J O'Shea (work).

### P5466 INTERESTS

Councillor Eva declared a non-disclosable interest in PA18/08122 as he is an acquaintance of an objector and left the meeting during consideration thereof.

### P5467 MINUTES

It was proposed by Councillor Chappel seconded by Councillor Spargo and

RESOLVED that the minutes of the meetings of the Committee held on 8<sup>th</sup> and 29<sup>th</sup> October 2018 be approved as a correct record of the proceedings and signed by the Chairman. .

### P5468 PLANNING APPLICATIONS

Members considered a 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 3<sup>rd</sup> 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 with an amendment to remove PA18/09138 from the agenda due to late notification of amendment to the plans which would be considered at the next meeting.

Members considered a list of revised planning applications not dealt with under the delegated procedure outlined above. The Chairman and Town Clerk reported in respect of those applications as appropriate.

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

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

**P5469 COMMONS APPLICATION 2957 - MAENPORTH BEACH**

Members duly noted that the Common Land and Village Greens Registration Officer at Cornwall Council has forwarded the file to the Planning Inspectorate for determination, as persons with a legal interest in the land have objected to the application.

**P5470 HIGHWAYS/TRAFFIC MANAGEMENT/ROAD SAFETY**

Road Traffic Regulation Act 1984 S14: Temporary Prohibition of Traffic on Conway Road, Falmouth. Originally 30<sup>th</sup> July 2018 to 31<sup>st</sup> October 2018 (24 hours), now extended until 27<sup>th</sup> November 2018 for works to construct a new roundabout.

Road Traffic Regulation Act 1984 S14: Temporary Prohibition of Traffic on Bickland Hill, Falmouth from 21<sup>st</sup> November 2018 to 27<sup>th</sup> November 2018 (1900 to 0700 hours) for works for binder course and final surfacing.

Road Traffic Regulation Act 1984 S14: Temporary Prohibition of Traffic along Cliff Road, Pendennis Rise and Castle Drive on 25<sup>th</sup> November 2018 (1015 to 1145 hours) for Falmouth Mob Match.

Road Traffic Regulation Act 1984 S14: Temporary Prohibition of Traffic on Kimberley Place, Falmouth from 3<sup>rd</sup> December 2018 to 20<sup>th</sup> January 2019 (24 hours) for Combined Tree Services to carry out tree works.

Members duly noted the temporary road closures.

**P5471 DECISION NOTICES**

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

**P5472 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**  
**19<sup>th</sup> NOVEMBER 2018**

- 1. Penwerris                      PA18/07846                      Francis Piesse**  
**(Case Officer: Sarah Dyke, 01209 614297, [sarah.dyke@cornwall.gov.uk](mailto:sarah.dyke@cornwall.gov.uk))**  
To fit a rooflight on the downhill elevation and alter the existing oriel window, including balcony.  
The Lookout The Bridge High Street Falmouth.

Refuse as will have a detrimental impact on the original architectural quality of The Bridge.
- 2. Boslowick                      PA18/09138                      Wainhomes (South West) Holding Ltd**  
**(Case Officer: Ellis Crompton-Brown, 01872 224342, [Ellis.Crompton-Brown@cornwall.gov.uk](mailto:Ellis.Crompton-Brown@cornwall.gov.uk))**  
Erection of 2 no. detached dwellings on the former site sales and marketing suite.  
Wainhomes SW Ltd Swanvale Sales Office Penhale Road Falmouth.

Deferred.
- 3. Arwenack                      PA18/09522                      Mr Raj Singh Marble Homes**  
**(Case Officer: Tim Marsh, 01872 224343, [tmarsh@cornwall.gov.uk](mailto:tmarsh@cornwall.gov.uk))**  
Temporary change of use from open land to allow welfare and storage facilities to serve adjacent development site supported by arboricultural report  
Land at Melvill Road Falmouth.

No objection.
- 4. Smithick                      PA18/09552                      Mr Nick Maxted**  
**(Case Officer: Sarah Dyke, 01209 614297, [@cornwall.gov.uk](mailto:@cornwall.gov.uk))**  
Construction of dwelling with removal of condition 3 and variation of condition 2 in respect of decision PA13/06395 dated 10.09.13 to allow amendments to the proposed materials.  
23 Pengarth Road Falmouth

No objection.
- 5. Boslowick                      PA18/09779                      Mr Maurice Wise**  
**(Case Officer: Sarah Dyke, 01209 61497, [sarah.dyke@cornwall.gov.uk](mailto:sarah.dyke@cornwall.gov.uk))**  
House Extension. Demolition of existing garage and proposed extension including Juliet balcony and new garage.  
42 Messack Close Falmouth

No objection.

- 6. Arwenack PA18/10118 Mrs Bridget Krammer**  
**(Case Officer: Sarah Dyke, 01209 614297, [sarah.dyke@cornwall.gov.uk](mailto:sarah.dyke@cornwall.gov.uk))**  
Lowering of a window sill to create 'french style' doors.  
Flat 5 15 Woodlane Falmouth TR11 4RD

Refuse but the Council would support a three panel design to match existing windows above.

- 7. Boslowick PA18/10209 Mr John Scott**  
**(Case Officer: Steve Diment, 01209 614281, [Steve.Diment@cornwall.gov.uk](mailto:Steve.Diment@cornwall.gov.uk))**  
T1 Sycamore and T2 Beech - Prune.  
10 Tremorvah Court Swanpool Falmouth

No objection.

- 8. Arwenack PA18/10282 Mr & Mrs George Handford**  
**(Case Officer: Steve Diment, 01209 614281, [Steve.Diment@cornwall.gov.uk](mailto:Steve.Diment@cornwall.gov.uk))**  
Construction of small side extension to provide en-suite shower room.  
St Meva 6 Foxs Lane Falmouth.

No objection.

- 9. Smithick PA18/10636 Mr Richardson**  
**(Case Officer: Sarah Dyke, 01209 614297, [sarah.dyke@cornwall.gov.uk](mailto:sarah.dyke@cornwall.gov.uk))**  
Reducing the crown of two trees.  
Bridleway 8 Marlborough Grove Falmouth

T1 is a significant specimen with maximum amenity value. The Council supports the reduction of the lower crown but does not support the 2 meter reduction all over.  
T2 no objection.

- 10. Boslowick PA18/10736 Mr Tom David Naturally Green**  
**(Case Officer: Sarah Dyke, 01209 614297, [sarah.dyke@cornwall.gov.uk](mailto:sarah.dyke@cornwall.gov.uk))**  
Reduce height of Poplar at Swanpool Gardens by 30%.  
Swanpool Gardens Road from Silverdale Road to Swanpool Road via the West Side of Swanpool, Falmouth

No objection.

## APPENDIX II

- 1. Boslowick**                      **PA18/08122**                      **Cornovia Homes Ltd**  
(Case Officer: **Tim Marsh, 01872 224343, [tmarsh@cornwall.gov.uk](mailto:tmarsh@cornwall.gov.uk)**)  
Outline planning permission with all matters reserved: Demolition of existing residential property and replace with four detached houses with garages and parking.  
The Trap Mongleath Road Falmouth

Refuse due to overdevelopment as the increase to four dwellings would cause unacceptable harm to the character of the area due to the position and height of the proposed house on plot 1 in relation to its neighbours.
- 2. Smithick**                      **PA18/09679**                      **Mr David William Wood**  
(Case Officer: **Sarah Dyke, 01209 614297, [sarah.dyke@cornwall.gov.uk](mailto:sarah.dyke@cornwall.gov.uk)**)  
Loft conversion to create two bedrooms and one bathroom.  
22 Marlborough Road Falmouth

Refuse as contrary to Policy HMO 1 in the emerging Falmouth Neighbourhood Plan.
- 3. Boslowick**                      **PA18/10185**                      **Mr Andy West Linden Homes SW**  
(Case Officer: **Peter Bainbridge, 01209 614070, [peter.bainbridge@cornwall.gov.uk](mailto:peter.bainbridge@cornwall.gov.uk)**)  
Non-material amendment (No. 1) for: amendments to H Housetype (Plots 17 and 18) in relation to parking provision and roof layout; change in handing of Plots 21 and 22 to replicate that of Plot 20 in order to amend balcony view arrangements and also roof layout and to omit a footpath linkage leading from the back edge of the estate road to northern boundary, where it would connect with Swanpool Court in respect of (PA14/12058 approved under appeal no. APP/D0840/W/15/3129840) Residential development of 28 dwellings (including 11 affordable homes), provision of access, landscaping and associated works..  
Land at Swanpool Road Swanpool Falmouth.

Refuse as the increase in height to the buildings and the loss of footpath is unacceptable.
- 4. Arwenack**                      **PA18/10413**                      **Mr Derek McGrath**  
(Case Officer: **Jennie Mason, 01872 224465, [jlmason@cornwall.gov.uk](mailto:jlmason@cornwall.gov.uk)**)  
Certificate of lawfulness for an existing use - use of building as a C3 dwelling house.  
8 Melvill Road Falmouth.

No objection as there is evidence to support C3 use for over 4 years therefore the Council support the regularization of use.

- 5. Boslowick                      PA18/10585                      Mr & Mrs Allen**  
**(Case Officer: Hayley Wray. 01872 224692, [Hayley.Wray@cornwall.gov.uk](mailto:Hayley.Wray@cornwall.gov.uk))**  
Proposed new roof with dormer windows to create habitable first floor, replace conservatory with single storey extension and installation of two windows in south.  
45 Queen Anne Gardens Falmouth.

No objection subject to first floor windows to be obscure glazed to ensure no significant harm of overlooking.

**TOWN AND COUNTRY PLANNING ACT 1971**  
**FOR SUBMISSION TO THE COUNCIL ON 19<sup>TH</sup> NOVEMBER 2018**

Mr P Coles	Outline application with all matters reserved for proposed single storey one bedroom dwelling. 14 Pengarth Road, Falmouth PA18/04035	Refused*
Mr Dunlop	Proposed attic conversion to include new dormer. 2 Langton Terrace, Falmouth PA18/06908	Approved*
Mr James Moore	Single storey extension of 1 no. building comprising 2 no. semi-detached bungalows, to create 4 no. flats. Golf Bungalows, Berkeley Hill, Falmouth PA18/06983	Refused*
Mr Alistair Paton	Part demolition of rear wall to increase existing opening. New small rear extension. Internal modifications. 4 Hulls Lane, Falmouth PA18/07698	Approved*
Mr P Worswick	Change of use of ground floor from Class A1 (retail) to Class A4 (Bar with Micro-distillery). 11 Webber Street, Falmouth PA18/04371	Approved
Mr Rob Henderson	Rear extension, loft conversion previously approved PA14/10554 and replacement garage. 20 Norfolk Road, Falmouth PA18/06524	Approved
Mr Ian Rogers FX Plus	Installation of two shipping containers with connecting corridor into existing car park area. University College Falmouth, Woodlane, Falmouth PA18/06752	Approved
Mr & Mrs Kevern	Proposed entrance porch/canopy extension to front. 25 Messack Close, Falmouth PA18/06781	Approved
University College Falmouth	Permission is sought for the extension of the existing fire escape to give safe roof access for maintenance purposes only. University College Falmouth, Woodlane, Falmouth PA18/06816	Approved
Mr Wallis	New 2 bedroomed residential dwelling. KW Car Repairs, Waterloo Road, Falmouth PA18/06867	Approved

Mrs R Thomas	The creation of an emergency escape stairs to the north elevation. Former Post Office, The Moor, Falmouth PA18/07200	Approved
Mr & Mrs Cowle	Application for an annex to existing dwelling. 10 Hillside Road, Falmouth PA18/07221	Approved
Steve Crofts & Rosie Vanderpool	Construction of replacement dwelling with variation of condition 2 of decision PA17/01083 to allow amendments to approved plans. 8 Tredynas Road, Falmouth PA18/07413	Approved
Ms Sam Brenchley	Construction of a single dwelling on vacant plot. Land Adjacent 1 Colworth Avenue, Falmouth PA18/07423	Approved
Mr Allies	Conversion of existing detached garage to provide parking space and private gym to ground floor and accommodation over the existing detached garage to create a self-contained one bedroom flat. Mo Garrow, 14 Spernen Wyn Road, Falmouth PA18/07438	Approved
Rev Bill Stuart-White	Construction of new parish and project office and formation of pedestrian access through church curtilage wall. Land Rear of Skol Goth, Albany Place, Falmouth PA18/07536	Approved
Mr Steven Tarrant	Certificate of lawfulness for an existing use – use of dwelling house as a large house in multiple occupation within the sui generis use class. Clare House, 14 Clare Terrace, Falmouth PA18/07690	Approved
Pegasus Life	Non-material amendment (No 3) for: minor adjustments to the internal unit layouts, stone plinth and main entrance; entrance and window glazing amendments to suit manufacturers sizes; and, single storey guest suite parapet lowered to suit stone plinth at front of building in respect of (PA15/10456). Demolition of existing hotel and the erection of new accommodation to provide a later living development for older people comprising 34 residential apartments with integrated communal facilities, car parking and landscaping works. The Fitzroy, Cliff Road, Falmouth PA18/07695	Approved

Mr Hosen	Proposed front and rear 2 storey extensions. Rear sun lounge extension, car port with balcony over, replacement bay windows increased in size, chimneys removed and internal alterations. Underground double garage and store with new granite faced front boundary wall and glass balustrade to front amenity area and installations of solar panels. 2 Fenwick Road, Falmouth PA18/07719	Approved
Jane Boriosi	Removal of 22m hedge and replacing with 20m timber fence, 2m high. 1 Trelawney Avenue, Falmouth PA18/07936	Approved
Mr C Bartlett Apartments for Falmouth	Non-material amendment for the changing of wording within conditions 2,2,8, 9, 12, 13 and 14 in respect of decision notice PA16/03586. Rosslyn 110 Kimberley Park Road, Falmouth PA18/07967	Approved
Mrs G Jones	Application for works to trees subject to a tree preservation order. Crown reduction of Ash to 11 metres in height and a spread of 6 metres. 27 Queen Anne Gardens, Falmouth PA18/07972	Approved
Mrs Janet Curtis	Reduce two beech/hornbeam trees from approx. 24ft to 16ft high and a joint width of 25 feet to 15 feet. 319 Longfield, Falmouth PA18/07984	Approved
Mr & Mrs Kisczuk & Bidmead	Development of the rear gardens to provide a terrace of 3.no new 3 bedroom family dwelling houses. Land Rear of 30 and 32 Dracaena Avenue, Falmouth PA18/08009	Refused
Mr & Mrs Pombeiro	Proposed installation of balcony on existing flat roof. 16 Gyllyngvase Terrace, Falmouth PA18/08046	Approved
David Quinn	Installation of four rooflights in rear roof slope and new window in apex of side gable. 8-10 Berkeley Vale, Falmouth PA18/08079	Approved
Prof M Jenks	Listed Building Consent to replace roof light. Grovehill House, Grovehill Crescent, Falmouth PA18/08132	Approved
Mr Holland - CORMAC	T1 – mature sessile oak, prune minor growth back to nearest suitable pruning point to clear street light by 1m Street Record Queen Anne Gardens, Falmouth PA18/08238	Approved

Miss Hilary Hart	Single-storey rear extension. 22 Trevithick Road, Falmouth PA18/08252	Approved
Adrian & Monica Mitchell	Replace outbuildings with extension (amended PA18/05391), new terrace. Replace/repair windows. Provide bedroom en-suite. 5 Marlborough Road, Falmouth PA18/08293	Approved
Adrian & Monica Mitchell	Listed Building Consent to replace outbuildings with extension (amended PA18/05391), new terrace. Replace/repair windows. Provide bedroom en-suite. 5 Marlborough Road, Falmouth PA18/08294	Approved
Mr & Mrs Thomas	T1-sycamore, remove epicormic growth and re-pollard, T2-sycamore, fell and replace and G1-1xsycamore and 1x elder, fell and replace. Oakland, Swanpool, Falmouth PA18/08385	Approved
Mr Lanyon	New 3 bedroom house with lower ground floor parking on the location of a demolished quarry house with variation of conditions 4 (planting and maintenance details for planters) and 2 (plans approved) in respect of decision PA16/03816 dated 01/07/2016 to allow minor material amendments to facade and installation of solar panels to the green roof. 7 Budock Terrace, Falmouth PA18/08494	Approved
Mr Garside	Reduce one Yucca tree down to the base and allow the tree to regenerate. The tree is leaning quite heavily into the court yard and has outgrown the area. 3 Captain Upton Cottages, Church Street, Falmouth PA18/08563	Approved

Mr Nigel Carpenter	<p>Non-material amendment (No. 3) for: Alterations and omissions to Croft Main entrances and forecourt to Hotel and Health Club and retention of windows and existing features previously altered on the remaining elevations; Alteration of the proposed new entrance to the Regatta Suite from a flat roof to a pitched oak frame canopy, omission of pitched roof to new lift shaft replaced with flat roof;</p> <p>Various elements of the approved scheme that have not been implemented i.e. the lower ground extensions to Spa and Pool together with omission of Ground floor level balconies to Bistro and retention of part of the existing balcony/entrance canopy to spa at LGF level;</p> <p>Various minor internal circulation rearrangements; Moving the Lodges to clear the tree protection zones and make better use of the existing levels to (PA16/04230) Extensions to St. Michael's Hotel to provide new reception location, improved spa and pool facilities and improved access. Refurbishment of and extension to The Croft Hotel to provide health spa and additional bedrooms. Relocation of previously approved Spa Garden Lodges.</p> <p>St Michaels Hotel &amp; Spa, 7 Stracey Road, Falmouth PA18/08626</p>	Approved
Mr David Stapleton	<p>Retention for access to existing hard standing. 23 Penwerris Terrace, Falmouth PA18/08633</p>	Approved
Mr David Kitts	<p>Proposed single storey extension to side of property consisting of a bedroom and wetroom. 14 Trevarth Road, Falmouth PA18/08696</p>	Approved
Mr & Mrs Colley	<p>Formation of rooms in roof with formation of front and rear dormers and balcony together with raising of ridge height. 21 Queen Anne Gardens, Falmouth PA18/08815</p>	Approved
Mr & Mrs J & C Eckersley	<p>Non material amendment to application PA17/10554, in respect of amending first floor window to door. 5 Stewart Court, Falmouth PA18/09295</p>	Approved
Mr Gary Ranford	<p>Removal of one eucalyptus tree and works to another Eucalyptus tree. Winsford, 9 Boscawen Road, Falmouth PA18/09316</p>	Approved