

## FALMOUTH TOWN COUNCIL

Minutes of a Meeting of the Interim Planning Committee held on Monday 10<sup>th</sup> December 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, S D Eva, M C Morgan and R J O'Shea

Councillors J Kirkham CC, T Parker, D W Saunby CC also attended.

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

### P5473 APOLOGIES

None.

### P5474 INTERESTS

None.

### P5475 PLANNING APPLICATIONS

Members considered an amended 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.

Members considered an amended 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.

It was proposed by Councillor Eva seconded by Councillor O'Shea and

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

### P5476 WITHDRAWN APPLICATIONS

PA18/08929 - Mr & Mrs McGrath, Penpol Guest House, 8 Melvill Road, Falmouth. Retrospective change of use from C1 Guest House with owners accommodation to C3 dwelling house. Withdrawn.

PA18/09729 – Mr Sam Felts 5 Conway Close, Falmouth. Loft conversion, rear single storey extension, porch and conservatory. Withdrawn.

Members duly noted the Withdrawn applications.

### P5477 CRANTOCK NEIGHBOURHOOD PLANNING UPDATE

Members duly noted the update on Crantock Parish Councils request for judicial review of a planning decision made by Cornwall Council against some parts of its established Neighbourhood Plan.

**P5478 THE RAYNSFORD REVIEW**

Members duly noted that the Raynsford review report has concluded that ‘the current planning system in England does not work effectively in the long-term public interest of communities or the nation’.

**P5479 DEVELOPMENT NAMING REQUEST – OCEAN BOWL**

Members duly considered three suggested names for the development at Ocean Bowl and resolved not to comment as the Council had not supported the planning application.

**P5480 HIGHWAYS/TRAFFIC MANAGEMENT/ROAD SAFETY**

Cornwall Council Highways Act 1980 - Section 38. Section 38 Adoption Notification for the Development at Swanvale (Ph 1.3) Falmouth

Members duly noted that the roads forming the subject of the Agreement shown coloured pink on the attached plan became highways maintainable at the public expense on 17<sup>th</sup> September 2018.

Cornwall Council Highways Act 1980 – Section 228. Section 228 Adoption for Swanvale, Falmouth Phase 1-3

Members duly noted that that the area of road highlighted in pink on the attached plan became highway maintainable at public expense on 12<sup>th</sup> November 2018.

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) to carry out tree works.

Members duly noted the temporary road closure.

Road Traffic Regulation Act 1984 S16A: Temporary Prohibition of Traffic on varying roads for Santa Fun Run on 15<sup>th</sup> December 2018 from 1130am until 230pm.

Members duly noted the temporary road closure.

Road Traffic Regulation Act 1984 S14: Temporary Prohibition of Traffic on Market Street and Church Street for Western Power to carry out works from 7<sup>th</sup> January 2019 to 5<sup>th</sup> April 2019 (24 hours)

Members duly noted the temporary road closure.

Road Traffic Regulation Act 1984 S14: Footpath 26, Budock and Footpath 2, Falmouth. Temporary closure for Midas Construction originally 12<sup>th</sup> January 2018 to 31<sup>st</sup> December 2018, now extended until 31<sup>st</sup> March 2019 (24 hours weekends included).

Members duly noted the temporary road closure.

**P5481 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**  
**10<sup>th</sup> DECEMBER 2018**

1. **Arwenack**                      **PA18/10388**                      **Arwenack Hotel Ltd**  
(Case Officer: **Tim Marsh, 01872 224343, [tmars@cornwall.gov.uk](mailto:tmars@cornwall.gov.uk)**)  
Retention, & internal extension, of existing residential unit and change of use from 12-  
bedroom hotel (Use Class C1) to 4no apartments (Use Class C3). (5no residential units  
in total - net gain of 4no residential units)  
Arwenack Hotel 27 Arwenack Street Falmouth

No objection as conforms to the emerging Falmouth Neighbourhood Development  
Plan Policy TC5 Policy and BE4 was not applicable.

2. **Penwerris**                      **PA18/10600**                      **Mr and Mrs Shea**  
(Case Officer: **Hayley Wray, 01872 224692, [Hayley.Wray@cornwall.gov.uk](mailto:Hayley.Wray@cornwall.gov.uk)**)  
Restoration, repair, improvements to main house and alterations to adjoining rear  
cottage of a grade 2 listed terraced house.  
3 Stratton Place Falmouth.

No objection subject to the approval of the Conservation Officer.

3. **Trescobeas**                      **PA18/10657**                      **Mr Sam Felts**  
(Case Officer: **Sarah Dyke, 01209 614297, [sarah.dyke@cornwall.gov.uk](mailto:sarah.dyke@cornwall.gov.uk)**)  
Application for a single storey rear extension and front porch (re-submission of  
PA18/09729).  
5 Conway Close Falmouth.

No objection as improved design and additional car parking from previous  
application.

4. **Penwerris**                      **PA18/10665**                      **Mr & Mrs Peter Teasdale**  
(Case Officer: **Sarah Dyke, 01209 614297, [sarah.dyke@cornwall.gov.uk](mailto:sarah.dyke@cornwall.gov.uk)**)  
Alterations to the existing main roof to include new slate coverings and possible  
replacement of roof timbers. Construction of a rear flat roof dormer and pitched roof  
dormer and formation of a new Juliet balcony on the principle elevation, fitting out of  
the loft space for a new master bedroom. Rear courtyard infill to extend the existing  
kitchen with glazed roof garden room.  
5 Erisey Terrace Falmouth

Refuse as contrary to Policies DG2, DG3 and DG 7 of the emerging Falmouth  
Neighbourhood Plan. There is little evidence that the proposal has followed the  
Cornwall Council Design Guide. While the development to the rear does not  
contravene the Neighbourhood Plan Policies, the front elevation with its oversized  
dormer and balcony and roof-light fails to respect the Policies DG3 and DG7 in  
relation to local distinctiveness and design in the Conservation Area.

- 5. Trescobeas PA18/10702 Mr & Mrs Coulls**  
**(Case Officer: Sophie Rogers. 01872 224262, [SoRogers@cornwall.gov.uk](mailto:SoRogers@cornwall.gov.uk))**  
Proposed New dwelling in the Rear Garden  
98 Dracaena Avenue Falmouth.
- Refuse as contrary to Policy DG1 and DG2 of the emerging Falmouth Neighbourhood Plan. Poor and un-neighbourly layout and backland development. Fails to respect the Cornwall Design Guide, especially section 2.6.
- 6. Smithick PA18/10745 Mr & Mrs Longman**  
**(Case Officer: Hayley Wray. 01872 224692, [Hayley.Wray@cornwall.gov.uk](mailto:Hayley.Wray@cornwall.gov.uk))**  
Conversion of garage into utility room including new roof design.  
13 Marlborough Crescent Falmouth.
- No objection.
- 7. Boslowick PA18/10805 Miss Zoe Sheldon**  
**(Case Officer: Sarah Dyke. 01209 614297, [sarah.dyke@cornwall.gov.uk](mailto:sarah.dyke@cornwall.gov.uk))**  
Construction front and rear dormers and increase in ridge height to provide rooms in the roof. Balcony on East elevation dormer. Formation of additional parking.  
7 Queen Anne Gardens Falmouth.
- No objection.
- 8. Penwerris PA18/10828 Mr & Mrs Gordon-Brown**  
**(Case Officer: Sarah Dyke. 01209 614297, [sarah.dyke@cornwall.gov.uk](mailto:sarah.dyke@cornwall.gov.uk))**  
Demolish porch and car port, construct new porch, balconies and external alterations.  
Enfin Symons Hill Falmouth Cornwall.
- No objection.
- 9. Smithick PA18/10909 Mr & Mrs David And Fiona Towndrow**  
**(Case Officer: Sarah Dyke. 01209 614297, [sarah.dyke@cornwall.gov.uk](mailto:sarah.dyke@cornwall.gov.uk))**  
Alterations to Grade II listed building including loft conversion and dormer.  
17 Wodehouse Terrace Falmouth.
- No objection subject to the approval of the Conservation Officer.
- 10. Smithick PA18/10910 Mr & Mrs David And Fiona Towndrow**  
**(Case Officer: Sarah Dyke. 01209 614297, [sarah.dyke@cornwall.gov.uk](mailto:sarah.dyke@cornwall.gov.uk))**  
Listed building consent for alterations to Grade II listed building including loft conversion and dormer.  
17 Wodehouse Terrace Falmouth.
- No objection subject to the approval of the Conservation Officer.

- 11. Arwenack PA18/11055 Mr & Mrs T Flynn**  
(Case Officer: Sarah Dyke. 01209 614297, [sarah.dyke@cornwall.gov.uk](mailto:sarah.dyke@cornwall.gov.uk))  
Dormer conversion with Juliet balcony, lower garage door, new hipped roof.  
External alterations, new cladding.  
18 Tredova Crescent Falmouth.
- No objection.
- 12. Arwenack PA18/11081 Dr E Robinson**  
(Case Officer: Sarah Dyke. 01209 614297, [sarah.dyke@cornwall.gov.uk](mailto:sarah.dyke@cornwall.gov.uk))  
Replacement and enlargement of 3 No rooflights to existing loft conversion.  
3 Swanpool Street, Falmouth
- No objection subject to conservation style frames for the rooflights.
- 13. Smithick PA18/11182 Adrian + Monica Mitchell + Connell**  
(Case Officer: Sarah Dyke. 01209 614297, [sarah.dyke@cornwall.gov.uk](mailto:sarah.dyke@cornwall.gov.uk))  
Demolish extension and form glazed opening. Replace/repair windows. Upgrade roof. Internal alterations.  
5 Marlborough Road Falmouth.
- No objection subject to the approval of the Conservation Officer.
- 14. Smithick PA18/11183 Adrian + Monica Mitchell + Connell**  
(Case Officer: Sarah Dyke. 01209 614297, [sarah.dyke@cornwall.gov.uk](mailto:sarah.dyke@cornwall.gov.uk))  
Listed Building Consent to Demolish extension and form glazed opening.  
Replace/repair windows. Upgrade roof. Internal alterations.  
5 Marlborough Road Falmouth.
- No objection subject to the approval of the Conservation Officer.
- 15. Smithick PA18/10708 Mrs Jane Stephens**  
(Case Officer: Sarah Dyke. 01209 614297, [sarah.dyke@cornwall.gov.uk](mailto:sarah.dyke@cornwall.gov.uk))  
Single Storey Rear Extension.  
25 Waterloo Road Falmouth.
- No objection.
- 16. Arwenack PA18/10870 Mr Thompson**  
(Case Officer: Sarah Dyke. 01209 614297, [sarah.dyke@cornwall.gov.uk](mailto:sarah.dyke@cornwall.gov.uk))  
Removing branches from inner crown of an Oak Tree  
Rosinvale, Swanpool, Falmouth
- No objection subject to the approval of the Forestry Officer.

**17. Arwenack**

**PA18/11358**

**Mrs Georgina Sharp**

**(Case Officer: Neil Butler, 01209 614183 [Neil.Butler@cornwall.gov.uk](mailto:Neil.Butler@cornwall.gov.uk))**

T1 and T2 – mature/large beech trees – fell. T3 – mature/medium beech – reduce height by 5m to 13m.

Marlborough Farm, 1 Silverdale Road, Falmouth

No objection subject to the approval of the Forestry Officer.

## APPENDIX II

- 1. Boslowick PA18/09138 Wainhomes (South West) Holding Ltd**  
**(Case Officer: Ellis Crompton-Brown, 01872 224453, [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  
(outline with all matters reserved)  
Wainhomes SW Ltd Swanvale Sales Office Penhale Road Falmouth.

Refuse due to over development and un-neighbourly, the Council feels that this site be used as open green community space.

- 2. Smithick PA18/10863 Falmouth Property Investments**  
**(Case Officer: Tim Marsh, 01872 224343, [tmarsh@cornwall.gov.uk](mailto:tmarsh@cornwall.gov.uk))**  
Full planning application for the proposed development of two residential apartments with associated access, parking and landscaping works  
Land at Fish Strand Hill, Fish Strand Hill, Falmouth

Refuse due to height. The Council is not opposed to development of the site but request that the proposed development be no higher than the adjacent buildings.

- 3. Constantine, Mawnan & Budock PA18/10993 Mr Taylor Wimpey**  
**(Case Officer: Peter Bainbridge, 01209 614070 [peter.bainbridge@cornwall.gov.uk](mailto:peter.bainbridge@cornwall.gov.uk))**  
Non-material amendment (No. 2) for change to delivery times stated within the original CEMP to: Monday - Friday 0800-08:30, 09:00-15:00, 15:30-18:00; Saturday 0800-1300; to (PA18/03807) Submission of details to discharge conditions 1, 5, 6, 7, 8, 9, 11, 12,13,15,17 in relation to decision notice PA17/05422.  
Land Off Bickland Water Road Falmouth.

Refuse as the site is on a very busy road opposite a School therefore the existing delivery times should apply to prevent further congestion especially no deliveries before 0900 hours.

- 4. Arwenack PA18/10111 Mr And Mrs Ian And Caitlin Thomas**  
**(Case Officer: Hayley Wray. 01872 224692, [hwrav@cornwall.gov.uk](mailto:hwrav@cornwall.gov.uk))**  
Non material amendment for reduction in store room area with a glazed balcony over and amended external stepped arrangement, works to rear of main dwelling reverted to decision PA18/03217 (proposed kitchen extension and external cladding).  
Pentreath 18 Gyllyngvase Terrace Falmouth.

Refuse as the addition of a balcony does not constitute a non material amendment.

- 5. Boslowick PA18/11191 Mr Samantha Shears**  
**(Case Officer: Hayley Wray. 01872 224692, [hwrav@cornwall.gov.uk](mailto:hwrav@cornwall.gov.uk))**  
Proposed two storey rear extension.  
8 East Rise Falmouth.

Refuse due to poor design. The Council are not opposed to a two storey extension that is more in keeping and of a better design.

- 6. Trescobeas PA18/09188 Mr Daniel Watson**  
**(Case Officer: Steve Diment, 01209 614281, [Steve.Diment@cornwall.gov.uk](mailto:Steve.Diment@cornwall.gov.uk))**  
Side and rear two storey extension to existing domestic house.  
149 Longfield, Falmouth.

Refuse due to inappropriate design and layout for the site.

- 7. Trescobeas PA18/10562 Mr Ben Ambrose**  
**(Case Officer: Sophie Rogers. 01872 224262, [SoRogers@cornwall.gov.uk](mailto:SoRogers@cornwall.gov.uk))**  
Construction of detached dwelling.  
Land To Rear Of 51 Kimberley Park Road Falmouth

No objection.