

FALMOUTH TOWN COUNCIL

Minutes of a Meeting of the Planning Committee held on Monday 18th February 2019 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 and R J O'Shea.

Councillors G F Evans CC, A J Gillett, A Parker and D W Saunby CC
also attended, as did Councillor J Kirkam CC

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

P5498 APOLOGIES

Apologies for absence were received and approved from Councillor Coley (holiday) and Councillor Morgan (ill).

P5499 INTERESTS

Councillor Parker declared a non-disclosable interest in PA19/00760 due to a family connection to the applicant and left the meeting during consideration thereof.

Councillor O'Shea declared a non-disclosable interest in PA19/00595 as he knows the applicant and left the meeting during consideration thereof.

Councillor Spargo declared a non-disclosable interest in PA19/00595 as he had expressed his views already on the application to the applicant and left the meeting during consideration thereof.

Councillor Parker declared a non-disclosable interest in PA19/00595 as he is the Chairman of the Falmouth Bay Residents Association who had commented upon the application and left the meeting during consideration thereof.

P5500 MINUTES

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

RESOLVED that the minutes of the meetings of the Committee held on 7th and 28th January 2019 be approved as correct records of the proceedings and signed by the Chairman.

P5501 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 3rd April 2000 and amended by Minute P3017.

It was proposed by Councillor Chappel, 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 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 O'Shea and

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

P5502 IMPLEMENTING AREA TEAM PLANNING IN CORNWALL

Members duly noted the implementation of Area Team Planning in Cornwall that will come into effect from 1st April 2019.

P5503 TOWN AND COUNTRY PLANNING (APPEALS) (WRITTEN REPRESENTATIONS PROCEDURE) (ENGLAND) REGULATIONS 2009

APP/D0840/W/18/3216562 – Development of the rear gardens to provide terrace of 3 no. new 3 bedroom family dwelling houses. Land Rear of 30 and 32 Dracaena Avenue, Falmouth. Mr & Mrs Kiszczuk & Bidmead. REFUSED.

Members duly noted the Appeal outcome.

P5504 GRANT OF OUTLINE PLANNING APPLICATION

PA18/08393 – Proposed replacement skate park (outline with all matters reserved). The Playing Field, Dracaena Avenue, Falmouth. Mr M Williams, Falmouth Town Council.

Members duly noted the grant of outline planning permission.

P5505 HIGHWAYS/TRAFFIC MANAGEMENT/ROAD SAFETY

Road Traffic Regulation Act 1984 S16A: Temporary Prohibition of Traffic on various roads from 0945 on the 5th March 2019 until 1115 on the 5th March 2019 for St Pirans Day Event.

Road Traffic Regulation Act 1984 S14: Temporary Prohibition of Traffic on Bassett Street, Falmouth from 18th March to 29th March 2019 (0730 to 1700 hours) for Cormac Solutions Ltd to carry out works to their apparatus

Members duly noted the temporary road closures.

P5506 DECISION NOTICES

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

P5507 ANY OTHER BUSINESS THAT THE CHAIRMAN CONSIDERS TO BE OF URGENCY

None.

There being no further business the Chairman declared the meeting closed at 7.25p.m.

Signed: Dated:

6. **Smithick** PA19/00539 Dr Nina Khaira
(Case Officer: Ellis Crompton-Brown, 01872224453, Ellis.Crompton-Brown@cornwall.gov.uk)
Installation of a rear dormer window and roof light, with one further rooflight to be moved and construction and replacement of a garage.
66 Marlborough Road Falmouth.

Refuse as poor design of the dormer, which is not sympathetic to the property or the street scene.

7. **Trescobeas** PA19/00631 Mrs Susan Sayer Watson Marlow Ltd
(Case Officer: Hayley Wray, 01872 224692 hwray@cornwall.gov.uk)
Various works to trees covered by a Tree Preservation Order.
Watson Marlow Ltd Bickland Water Road Falmouth.

No objection.

8. **Boslowick** PA19/00632 Mrs Susan Sayer Watson Marlow Ltd
(Case Officer: Hayley Wray, 01872 224692 hwray@cornwall.gov.uk)
Various works to trees covered by a Tree Preservation Order as per tree work specification.
Pendennis Court Falmouth Business Park Bickland Water Road Falmouth.

No objection.

9. **Boslowick** PA19/00707 Mr M Willey
(Case Officer: Hayley Wray, 01872 224692 hwray@cornwall.gov.uk)
Replacement conservatory roof.
37 The Gluyas Falmouth.

No objection.

10. **Smithick** PA19/00718 Mr & Mrs D Syme & V Lawey
(Case Officer: Hayley Wray, 01872 224692 hwray@cornwall.gov.uk)
Single-storey extension to rear of property and minor internal alterations.
2 Cambridge Place Falmouth.

No objection subject to the approval of the Conservation Officer.

11. **Smithick** PA19/00719 Mr & Mrs D Syme & V Lawey
(Case Officer: Hayley Wray, 01872 224692 hwray@cornwall.gov.uk)
Listed Building Consent for single-storey extension to rear of property and minor internal alterations.
2 Cambridge Place Falmouth.

No objection subject to the approval of the Conservation Officer.

APPENDIX II

1. **Arwenack** **PA18/12045** **Mr Stefan & Rupert Klimek & Pearman**
(Case Officer: Sophie Rogers, 01872 224262, SoRogers@cornwall.gov.uk)
Proposed New Replacement Building to the Rear of 5 Arwenack Street.
Maisonette Old Chapel Yard Arwenack Street Falmouth.

No objection subject to satisfactory drainage provision as the site was currently in poor condition and in need of development which was sympathetic.

2. **Boslowick** **PA19/00327** **J Ortega**
(Case Officer: Ellis Crompton-Brown.01872224453, Ellis.Crompton-Brown@cornwall.gov.uk)
First floor extension over existing garage and driveway and single storey extension at ground floor to rear with lean-to roof.
34 Boscundle Avenue Falmouth.

No objection subject to materials in keeping with existing.

3. **Arwenack** **PA19/00595** **Mrs Jane Holt**
(Case Officer: Ellis Crompton-Brown.01872224453, Ellis.Crompton-Brown@cornwall.gov.uk)
First floor side extension above garage and utility room.
8 Boscawen Road, Falmouth

Refuse due to over development, design not in keeping with the Conservation Area or Neighbourhood Plan, the windows are far too large and should be more respectful of the proportions of the original. The windows overlooking the neighbouring property should be removed or specified as non-opening obscured glass.

4. **Arwenack** **PA19/00716** **Mr D Wood**
(Case Officer: Ellis Crompton-Brown.01872224453, Ellis.Crompton-Brown@cornwall.gov.uk)
Installation of new air handling unit.
Ships And Castles Castle Drive Falmouth.

Refuse as visually intrusive design that should be re-sited more sympathetically or adequately screened and the Council are concerned about the noise the unit will generate which would effect nearby residential properties. The Council were also concerned about a detrimental impact and disturbance of archaeological features in this area.

5. **Boslowick** **PA19/00858** **Mr Andy West**
(Case Officer: Peter Bainbridge, 01209 614070 peter.bainbridge@cornwall.gov.uk)
Residential development of 28 dwellings (including 11 affordable homes), provision of access, landscaping and associated works with variation of condition 2 (approved plans) of decision PA14/12058 (Appeal Ref: APP/D0840/W/15/3129840) dated 16/05/2016 to allow substitution of plans.
Land At Swanpool Road Swanpool Falmouth.

Recommended refusal as it is contrary to Falmouth Neighbourhood Plan Policy FOS1 (protection of key open spaces) as the application sought to more than double the size of the most prominent houses proposed on the site. It is over development, not in keeping, with a detrimental and overbearing impact on the area and highway. There was also concern that the steps for public access from the eastern part of the site were referred to as 'possible', as the Council felt these must be provided.

6. **Smithick** **PA19/00859** **Mr Christian Topf**
(Case Officer: Ellis Crompton-Brown, 01872 224453, Ellis.Crompton-Brown@cornwall.gov.uk)
Demolition of 2 outbuildings and replacing with single outbuilding.
65 Marlborough Road Falmouth.

No objection subject to ancillary domestic use only to 65 Marlborough Road.

7. **Arwenack** **PA19/01012** **Mr Jared D'Cruz**
(Case Officer: Hayley Wray, 01872 224692 hwray@cornwall.gov.uk)
Retrospective application for alterations comprising new cladding to existing single-storey rear extensions and rear projecting bay, replacement windows with minor alterations to windows and doors.
13 Boscawen Road Falmouth.

Refuse due to inappropriate design that is not in keeping with the Conservation Area.

8. **Smithick** **PA19/01171** **Mr & Mrs Rogers**
(Case Officer: Hayley Wray, 01872 224692 hwray@cornwall.gov.uk)
Alterations to the rear, removal of single rear extension, new roof over garage and general improvements to the external appearance.
18 Marlborough Avenue Falmouth

No objection.

9. **Smithick** **PA19/01182** **Ms R Kirkland**
(Case Officer: Hayley Wray, 01872 224692 hwray@cornwall.gov.uk)
The demolition of the rear extension and lean-to-structure to the side of the property.
Erection of new rear and side extensions,
25 Lister Street, Falmouth

No objection.

10. **Smithick** **PA19/00760** **Skyblueproperties Cornwall Ltd**
(Case Officer: Ellis Crompton-Brown.01872224453, Ellis.Crompton-Brown@cornwall.gov.uk)
Proposed change of use from professional and financial services to bar/restaurant at basement and ground floor level and 3 no. flats above, including installation of roof lights and extraction system.
34 Church Street, Falmouth

Defer to allow time to gauge the reaction of residents and traders to the proposal.