

FALMOUTH TOWN COUNCIL

Minutes of a Meeting of the Planning Committee held on Monday 1st April 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 (to point mentioned), G G Chappel, S D Eva, M C Morgan and R J O'Shea.

Councillors G F Evans CC, A J Gillett and D W Saunby CC also attended.

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

P5514 APOLOGIES

An apology for absence was received and approved from Councillor Coley (work).

P5515 INTERESTS

Councillor Jewell declared a disclosable interest in PA19/02051 as he was the applicant and left the meeting during consideration thereof.

P5516 MINUTES

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

RESOLVED that the minutes of the meetings of the Committee held on 18th February and 11th March 2019 be approved as correct records of the proceedings and signed by the Chairman.

P5517 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 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 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 O'Shea, seconded by Councillor Eva and

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

Councillor Bonney requested that it be recorded that he voted against PA19/02051 and then left the meeting.

P5518 **HIGHWAYS/TRAFFIC MANAGEMENT/ROAD SAFETY**

Bickland Water Road, Falmouth – Proposed Puffin Crossing and Restrictions on Waiting
Cormac Solutions Ltd, on behalf of Cornwall Council, is inviting comments on a proposal to introduce changes to the existing road layout on Bickland Water Road in Falmouth. Comments on the proposals to be received no later than 12th April 2019.

Members duly noted the proposed changes to the existing road layout.

Road Traffic Regulation Act 1984 S 14: Temporary Prohibition of Traffic on Bassett Street, Falmouth, originally 18th March 2019 to 29th March 2019, now extended until 5th April 2019 (0730 to 1700 hours) for Cormac Solutions.

Members duly noted the temporary road closure.

P5519 **DECISION NOTICES**

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

P5520 **ANY OTHER BUSINESS THAT THE CHAIRMAN CONSIDERS TO BE OF URGENCY**

None.

There being no further business the Chairman declared the meeting closed at 7.10p.m.

Signed: Dated:

6. **Arwenack** **PA19/01737** **Mrs Georgina Sharp**
(Case Officer: Samuel Fuller, 01872322306 Samuel.Fuller@cornwall.gov.uk)
Listed Building Consent for partial removal of the front garden wall and gate, to reinstate off-road parking including fitting of new traditional timber style gate.
Marlborough Farm 1 Silverdale Road Falmouth

No objection subject to the approval of the Conservation Officer and the application does not contravene the emerging Falmouth Neighbourhood Plan Policies DG3 and DG4.

7. **Smithick** **PA19/01878** **Mrs Gutmanis**
(Case Officer: Hayley Wray, 01872 224692 hwrav@cornwall.gov.uk)
Various tree works
Capella Court, Flat 4 42 Woodlane Falmouth.

No objection to the proposed works on the understanding that as the tree appears to be in no.44 rather than no.42 the owner gives consent

8. **Smithick** **PA19/01933** **Mr Jonathan Shepard**
(Case Officer: Hayley Wray, 01872 224692 hwrav@cornwall.gov.uk)
Proposed first floor extension providing third bedroom and first floor family Bathroom. External first floor clad in Cedral type cladding with white upvc french doors opening to a Juliet balcony. White plastic rain water goods and fascia boards. Ground floor elevation to be painted on smooth render.
15 Clifton Terrace Falmouth.

Refuse as the Council were unable to make a judgement given the poor quality of the plans and lack of design statement.

9. **Arwenack** **PA19/01969** **Mrs Woods Kramer**
(Case Officer: Hayley Wray, 01872 224692 hwrav@cornwall.gov.uk)
Proposed part removal of garden wall and formation of vehicular parking and turning area.
Flat 5 15 Woodlane Falmouth.

Refuse due to detrimental effect on the Conservation Area and sees the removal of important and protected trees.

10. **Smithick** **PA19/01975** **Mr Thomas Russell**
(Case Officer: Hayley Wray, 01872 224692 hwrav@cornwall.gov.uk)
Proposed glass roofed veranda to be constructed over patio on the front side of the dwelling which would be 2.7m length and 5m wide.
12 Riverview Penwerris Lane Falmouth.

No objection.

11. Arwenack **PA19/02171** **Mr Tony Evans**
(Case Officer: Hayley Wray, 01872 224692 hwray@cornwall.gov.uk)
Works to Trees covered by a Tree Preservation Order.
186 Longfield Falmouth.

Refuse as the Council does not necessarily agree with the canopy reductions proposed for T2, T3, T4 & T5. Although there's stem unions (T2 & T3) that could be conceived as potential failure points, on T2 the union does hold some water the timber shows no signs of decay and is sound. T3 the union is too high to inspect closely, but there does seem to be substantial buttressing. Reducing the canopies, which aren't currently that dense anyway, will in a few years increase the density of the canopies which will mean the reductions will need to be regularly repeated. In the long run an alternative approach would be to brace T2 & T3. The proposed felling of T1 & T6 are acceptable, likewise the pruning of T7.

12. Boslowick **PA19/02282** **C. Williams**
(Case Officer: Hayley Wray, 01872 224692 hwray@cornwall.gov.uk)
Application for works to a tree subject to a tree preservation order - Crown reduce Yew (T1), crown lift Lime (T2), thin crown of Pine (T3)
Croft Retreat Millefleur Falmouth

No objection to crown reduce Yew (T1) and to crown lift Lime (T2) however thin crown of Pine (T3) which has significant amounts of dead/nearly dead wood that should be tackled at the same time.

13. Arwenack **PA19/02430** **Mr Aaron Watts-Jones**
(Case Officer: Hayley Wray, 01872 224692 hwray@cornwall.gov.uk)
Non material amendment to PA14/00820. To change approved white upvc balcony doors to white aluminium on apartment 12.
Flat 12, Sand Bay, Cliff Road, Falmouth

No objection.

APPENDIX II

1. **Boslowick** **PA19/00943** **Mr C Wiesbauer**
(Case Officer: **Laura Potts, 01872 224342, lpotts@cornwall.gov.uk**)
Plot H5 redesigned to include integral garage with additional bedroom over together with change to parking/access area.
Penmere Manor Hotel Mongleath Road Falmouth.

No objection subject to obscured window to the rear bedroom.

2. **Arwenack** **PA19/01186** **Mr Jon Mackereth**
(Case Officer: **Hayley Wray, 01872 224692 hwray@cornwall.gov.uk**)
Change of use of residential flats (Use Class C3) to a residential institution (Use Class C2) to provide supported living accommodation for homeless people.
3 Bank Place Falmouth.

Refuse as an iconic building that is an important heritage asset. The application is not supported by a fully detailed heritage impact assessment and Listed Building Consent also omitted.

3. **Arwenack** **PA19/01253** **Mr & Mrs Crudgington**
(Case Officer: **Jack Bromley, 01872 326070, Jack.Bromley@cornwall.gov.uk**)
Replacement of entrance porch, with a conservatory and a utility/garden room extension.
7 Woodlane, Falmouth

No objection.

4. **Arwenack** **PA19/01836** **Mr And Mrs Selwood**
(Case Officer: **Hayley Wray, 01872 224692 hwray@cornwall.gov.uk**)
Proposed extension, alterations, loft conversion and new garage.
31 Tredova Crescent Falmouth.

Refuse due to over massing and unneighbourly in terms of overlooking of neighbouring properties. The third storey would set an un-desirable precedent that's not in keeping with the area and the application is contrary to the emerging Neighbourhood Plan Policy DG8.

5. **Boslowick** **PA19/01882** **Mr S Peglau**
(Case Officer: **Ellis Crompton-Brown, 01872224453, Ellis.Crompton-Brown@cornwall.gov.uk**)
Change of Use of Garage Section of the Existing Outbuilding to Ancillary Accommodation.
Eyrin Swanpool Falmouth.

No objection subject to ancillary domestic use only to Eyrin, Swanpool.

12. Trescobeas **PA19/02327** **Mr & Mrs Andrew Mccoll**
(Case Officer: Hayley Wray, 01872 224692 hwray@cornwall.gov.uk)
Single storey rear extension with conservatory.
32 Venton Road Falmouth.

No objection.

13. Arwenack **PA19/02332** **Mrs Pauline Hedger**
(Case Officer: Hayley Wray, 01872 224692 hwray@cornwall.gov.uk)
New pitched roof to replace existing flat roof addition of small balcony and Juliet balcony at the rear including internal alterations.
Roxburgh Melvill Road Falmouth.

No objection.

14. Arwenack **PA19/02425** **Mr Simon Gatehouse**
(Case Officer: Hayley Wray, 01872 224692 hwray@cornwall.gov.uk)
Provide a balcony to the rear of Flat 1 and a Juliet style balcony to the rear of flat 2.
38 Arwenack Street Falmouth

No objection subject to the approval of the Conservation Officer.

TOWN AND COUNTRY PLANNING ACT 1971
FOR SUBMISSION TO THE COUNCIL ON 1ST APRIL 2019

Mr & Mrs Moore	New residential dwelling. Land South of Penmere Manor Hotel, Mongleath Road, Falmouth PA18/08101	Approved*
Mr David William Wood	Loft conversion to create two bedrooms and one bathroom. Change of use of the existing House in Multiple Occupation (Class C4) to sui generis use, to provide accommodation for 8 occupants. 22 Marlborough Road, Falmouth PA18/09679	Approved*
Falmouth Property Investments	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 PA18/10863	Approved*
Mr Aldridge	T1 Beech, reduce crown by 3 metres leaving a crown 3 metres wide by 12 metres tall. Remove 2 lower eastern branches. T2, two sycamore, reduce height by 3 metres to leave 12 metres. T3 Sycamore, reduce height by 3 metres to leave 12 metres. 135 Boslowick Road, Falmouth PA18/11900	Approved*
Mr & Mrs Stevens	Proposed loft conversion, rear dormer, formation of gable window and removal of chimney. 1 Hulls Lane, Falmouth PA19/00075	Approved*
Mr & Mrs Philip & Lorna Curnow	Removal of hedges and replaced with timber fences. 195 Boslowick Road, Falmouth PA19/00335	Approved*
Mr Roy Hendy	Outline permission for self-build bungalow in garden of existing dwelling. Land Adj 13 Dracaena Place, Falmouth PA19/00370	Approved*
Dr Nina Khaira	Installation of a rear dormer window and rooflight, with one further rooflight to be moved and construction and replacement of a garage. 66 Marlborough Road, Falmouth PA19/00539	Approved*

Mr Jared D'Cruz	Retrospective application for alterations comprising new cladding to existing single-storey rear extensions and rear projecting bay, replacement windows and doors. 13 Boscawen Road, Falmouth PA19/01012	Approved*
Mr Strange	Non Material Amendment to PA18/06013 dated 23 rd August 2018 for a new detached dwelling with associated parking and amenity space namely increasing the proposed floor area by extending the East elevation by two metres. 59 Kimberley Park Road, Falmouth PA19/01248	Approved*
Wainhomes SW Ltd	Erection of 2 no. detached dwellings on the former site sales and marketing suite (outline with all matters reserved). Wainhomes SW Ltd Seanvale Sales Office, Penhale Road, Falmouth PA18/09138	Refused
Arwenack Hotel Ltd	Retention and external extension, of existing residential unit and change of use from 12 bedroom hotel (Use Class C1) to 4 no apartments (Use Class C3). (5 no residential units in total -net gain of 4 no residential units). Arwenack Hotel, 27 Arwenack Street, Falmouth PA18/10388	Approved
The Old Highways Depot	Proposed 30m x 19m steel frame commercial unit. The Old Highways Depot, Bickland Business Centre, Tregonigge Industrial Estate, Falmouth PA18/10901	Approved
Mr John Dudding	To construct a two storey extension to the existing industrial unit. Tesla House, Empire Way, Tregonigge Industrial Estate, Falmouth PA18/11099	Approved
Mr Barney Naylor	Listed building consent for replacement of existing timber conservatory retaining existing masonry base. 1 Arwenack House, Grove Place, Falmouth PA18/11340	Approved
Motor Fuel Ltd	Single storey side extension to forecourt sales building and installation of new cranked vent stack. 60 Dracaena Avenue, Falmouth PA18/11533	Approved
Mr & Mrs Ian & Caitlin Thomas	Proposed store room with glazed balustrading to external terrace, amended external step arrangement and external cladding. Penreath, 18 Gyllyngvase Terrace, Falmouth PA18/11706	Approved

Mr K Burleigh	Application to build a dwelling in the lower part of existing domestic garden. 21 Church Way, Falmouth PA18/11844	Refused
Ms Deborah Mitchell	Certificate of lawfulness for an existing use – use of dwellinghouse as a house in multiple occupation within Use Class C4. 14 Trelawney Road, Falmouth PA18/12052	Approved
Miss Laura Talbot	Removal of secondary Oak trunk (marked B) to maintain space and crown of main Oak (labelled A) and removal of deadwood. 18 Meadowside Road, Falmouth PA19/00013	Approved
Mr & Mrs Oliver Lane	Construction of a two storey side extension, ground floor decking area to rear elevation and a balcony on the first floor. 12 Penmere Crescent, Falmouth PA19/00065	Approved
Mr Barney Naylor	Replacement of existing timber conservatory retaining existing masonry base. 1 Arwenack House, Grove Place, Falmouth PA19/00279	Approved
Mrs Jille Azis	Conversion of a loft with balcony, and two storey extension. 4 Mount Edgecumbe Terrace, Falmouth PA19/00303	Approved
Mr & Mrs Searle	Internal alterations and first floor extension. 13 Gyllyngvase Terrace, Falmouth PA19/00332	Approved
Mr Peter Heather	Reinstate a roof light within the roof space to provide access onto the lead valley, renew an off shoot roof with a flat mineral felt finish. 26 Church Street, Falmouth PA19/00398	Approved
Mr Peter Heather	Listed building consent for repairs and redecorations to the external elevations of the building. Reinstate a roof light within the roof space to provide access onto the lead valley, renew an off shoot roof with a flat mineral felt finish. 26 Church Street, Falmouth PA19/00399	Approved

Falmouth Property Investments	Non-material amendment (No.1) for: amendment to the type of rooms within the building to be solely studios rather than a mix of studios and cluster apartments to (PA16/10836) Purpose built student housing with a mixture of studio/cluster rooms and town house rooms, associated amenities spaces and staff office. Land at Fish Strand Hill, Fish Strand Hill, Falmouth PA19/00530	Approved
Mr Sutton	Crown thin T1 and T2 to maximum 25%. 2 Roscarrack Close, Falmouth PA19/00535	Approved
Mrs Susan Sayer	Various works to trees covered by a Tree Preservation Order. Watson Marlow Ltd, Bickland Water Road, Falmouth PA19/00631	Approved
Mrs Susan Sayer	Fell Common Ash. Pendennis Court, Falmouth Business Park, Bickland Water Road, Falmouth PA19/00632	Approved
Mr M Willey	Replacement of conservatory roof. 37 The Gluyas, Falmouth PA19/00707	Approved
Mr & Mrs D Syme & V Lawey	Single-storey extension to rear of property and minor internal alterations. 2 Cambridge Place, Falmouth PA19/00718	Approved
Mr & Mrs D Syme & V Lawey	Single-storey extension to rear of property and minor internal alterations. 2 Cambridge Place, Falmouth PA19/00718	Approved
Mr & Mrs Kaag & Atkins	Listed Building Consent for repair and restoration of leaking gutter behind parapet, maintenance of chimney and repair to a piece of exterior coving. Tamaris, 2 Tehidy Terrace, Falmouth PA19/00772	Approved
Mrs Joanne Simmonds	Proposed side and rear pitched roof dormers and flat roof single storey rear extension. 23 Park Rise, Falmouth PA19/01080	Approved
Mr & Mrs Rogers	Alterations to the rear, removal of single rear extension, new roof over garage and general improvements to the external appearance. 18 Marlborough Avenue, Falmouth PA19/01171	Approved

Mr R Kirkland	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 PA19/01182	Approved
Mr Laurence Munslow	Non material amendment to PA15/11999 dated 23 rd December 2015 for the redesign of residential development to include substitution of house types, amendment to affordable housing and redesign of levels to plots 168, 169,176-181, 196-236, 252-294 inclusive namely parking allocation revision increasing parking allocation for plots 330-334 & 337-343, resize of boundaries for plots 332, 336-341, and alteration plots 342 & 343 to allow for this additional parking provision. Land off Trenoweth Road, Chi An Dowr, Falmouth PA19/01246	Refused
Empric Student Properties	Non material amendment to APP/D0840/W/17/3182360 dated 15 th November 2017 (PA17/04077) for the redevelopment of site to provide purpose-built student accommodation block comprising 190 beds, communal facilities (reception, gym,study rooms) along with ancillary infrastructure and landscaping namely proposal to replace the cycle shelter, located at ground floor between two of the building blocks, with a plant room area which is required to service the development. The cycle storage is to be relocated externally on site with its location and type being submitted via the discharge of planning condition 18. And installation of new photovoltaics to 4 of the roofs to provide renewable energy to the development and so to meet the required SBEM calculations. Ocean Bowl, Pendennis Rise, Falmouth PA19/01448	Approved