

FALMOUTH TOWN COUNCIL

Minutes of a Meeting of the Planning Committee held on Monday 13th May 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, L Coley, M C Morgan and R J O'Shea.

Councillors G F Evans CC, A J Gillett, T 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)

P5531 APOLOGIES

Apologies for absence were received and approved from Councillor Chappel (civic engagement) and Councillor Eva (holiday).

P5532 INTERESTS

None.

P5533 MINUTES

It was proposed by Councillor Morgan seconded by Councillor Coley and

RESOLVED that the minutes of the meetings of the
Committee held on 1st and 29th April 2019 be
approved as correct records of the proceedings and
signed by the Chairman.

P5534 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 Morgan, seconded by Councillor Coley 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 Spargo, 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.

P5535 **WITHDRAWN APPLICATION**

PA19/02967 Listed building consent for alteration, repair and refurbishment internally, replacement window sashes to front elevation, 2 Stratton Place, Falmouth. Withdrawn.

Members duly noted the withdrawn application.

P5536 **PLANNING APPLICATION CONSULTATIONS GUIDE**

Members duly considered the Planning Application Consultations Guide for Parish/Town Councils by Application Type and resolved that the Council would prefer to see the status quo retained to ensure transparency and accessibility.

P5537 **HIGHWAYS/TRAFFIC MANAGEMENT/ROAD SAFETY**

Road Traffic Regulation Act 1984 S 14: Temporary Prohibition of Traffic on Footpath 8, Falmouth, from 27th May 2019 to 21st June 2019 (24 hours) for Fred Champion Groundworks to lay utility connections.

Road Traffic Regulation Act 1984 S 14: Temporary Prohibition of Traffic on Swanpool Road, Falmouth, from 13th May 2019 to 7th June 2019 (24 hours) for E S Pipelines Ltd to lay a new gas main to the new housing development.

A39 Road Closure Arch Hill to Treluswell from Monday 20th May to Thursday 23rd May.

Members duly noted the temporary road closures.

P5538 **DECISION NOTICES**

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

P5539 **ANY OTHER BUSINESS THAT THE CHAIRMAN CONSIDERS TO BE OF URGENCY**

None.

There being no further business the Chairman declared the meeting closed at 7.35p.m.

Signed: Dated:

APPENDIX I
13th May 2019

1. **Smithick** **PA19/01732** **Ms Bennett**
(Case Officer: Nigel Brabyn. 01872 224461, nbrabyn@cornwall.gov.uk)
Replacement two-storey Rear Extension to commercial Tea Room, with Roof Terrace over
for Flat above & associated works.
45 Church Street Falmouth.

No objection as the application does not contravene the emerging Falmouth Neighbourhood
Plan Policies DG3, DG6 and DG10.

2. **Boslowick** **PA19/03071** **Mr Steve Jenkin**
(Case Officer: Laura Potts. 01872 224342, lpotts@cornwall.gov.uk)
Proposed Infill dwelling and garage.
Land North of South Lawn Road from Bickland Water Road To Spears Terrace Golden
Bank Falmouth.

No objection.

3. **Arwenack** **PA19/03291** **Mr & Mrs Christopher McMellon**
(Case Officer: Hayley Wray, 01872 224692 hwrays@cornwall.gov.uk)
Single Storey Extension and Garage Conversion.
12 Grovehill Crescent Falmouth.

No objection.

4. **Smithick** **PA19/03481** **Nicole De Borchgrave**
(Case Officer: Hayley Wray, 01872 224692 hwrays@cornwall.gov.uk)
Formation of a permeable hardstanding parking space in front garden for access to the road
with a dropped kerb along footway.
14 Kimberley Park Road, Falmouth

No objection.

5. **Arwenack** **PA19/03564** **Mr Paul Lower**
(Case Officer: Hayley Wray, 01872 224692 hwrays@cornwall.gov.uk)
Proposed work to fell 3 Leylandii trees in back garden.
5 Bar Terrace, Bar Road, Falmouth

No objection subject to the approval of the Tree Officer.

6. **Smithick** **PA19/03569** **Mr Michael Clarke**
(Case Officer: Hayley Wray, 01872 224692 hwrays@cornwall.gov.uk)
Replace existing black aluminium windows and doors with black PVCu windows and doors
inc. composite front door.
1 Burley Court, New Street, Falmouth

No objection subject to the approval of the Conservation Officer.

7. **Smithick** **PA19/03570** **Ms Jane Hudson**
(Case Officer: Hayley Wray, 01872 224692 hwrap@cornwall.gov.uk)
Replace existing black aluminium windows and doors with black PVCu windows and doors
inc. composite front door.
3 Burley Court, New Street, Falmouth
- No objection subject to the approval of the Conservation Officer.
8. **Smithick** **PA19/03598** **Mr Alan Bourne**
(Case Officer: Hayley Wray, 01872 224692 hwrap@cornwall.gov.uk)
Replace existing black aluminium windows and doors with black PVCu windows and doors
inc. composite front door.
2 Burley Court, New Street, Falmouth
- No objection subject to the approval of the Conservation Officer.
9. **Arwenack** **PA19/03582** **Mr Rupert Spencer Cornwall Council**
(Case Officer: Hayley Wray, 01872 224692 hwrap@cornwall.gov.uk)
Listed building consent for repair works to gateposts.
Gate Piers, Arwenack Avenue, Falmouth
- No objection subject to the approval of the Conservation Officer.
10. **Boslowick** **PA19/03601** **Mr Ward**
(Case Officer: Hayley Wray, 01872 224692 hwrap@cornwall.gov.uk)
Construct two storey extension to front and side of property with associated Juliet balcony.
Extension to be finished with gable end slate roof.
6 Spears Terrace Golden Bank Falmouth.
- No objection.
11. **Smithick** **PA19/03609** **Mr Peter Whitehead**
(Case Officer: Hayley Wray, 01872 224692 hwrap@cornwall.gov.uk)
Relace existing black aluminium windows and doors with black PVCu windows and doors
inc. composite front door.
4 Burley Court, New Street, Falmouth
- No objection subject to the approval of the Conservation Officer.
12. **Arwenack** **PA19/03791** **The Stable Bar & Restaurants Ltd**
(Case Officer: Hayley Wray, 01872 224692 hwrap@cornwall.gov.uk)
Listed building consent for proposed alterations to first floor restaurant and kitchen areas,
including the replacement of the existing bar.
The Stable, Old Custom House, Arwenack Street, Falmouth
- No objection subject to the approval of the Conservation Officer.
13. **Trescobeas** **PA19/03894** **Mr David Frost Digifab**
(Case Officer: Hayley Wray, 01872 224692 hwrap@cornwall.gov.uk)
Removal of 7 dead, dying and damaged leylandii.
Unit 26 Empire Way, Treginiggie Industrial Estate, Falmouth
- No objection subject to the approval of the Tree Officer.

APPENDIX II

13th May 2019

- 1. 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.

Refuse due to over massing of house types A16 and A17 as the increased scale and footprint will have a detrimental impact on the visual amenity of the site, the adjoining AONB, Swanpool SSSI and the South West Coast Path which is contrary to the emerging Neighbourhood Plan Policy FOS 1. The Council considered that improved architecture could be achieved without increasing the size of the houses.
- 2. Trescobeas PA19/03074 Mrs Christine Martin**
(Case Officer: Laura Potts. 01872 224342, lpotts@cornwall.gov.uk)
Change of use of highway verge into hardstanding for parking.
Roseleigh 121 Dracaena Avenue Falmouth.

Refuse due to poor design and concrete finish and due to the proposal not reducing car dependency which is contrary to the emerging Neighbourhood Plan Policy TCON1.1.
- 3. Smithick PA19/03124 Mr John Kevan**
(Case Officer: Nigel Brabyn. 01872 224461, nbrabyn@cornwall.gov.uk)
Certificate of lawfulness for existing use as a house of multiple occupancy (3 students a year).
4 West Place, Falmouth

Defer pending summary of evidence from the Case Officer.
- 4. Arwenack PA19/03220 Mr P Harvey**
(Case Officer: Laura Potts. 01872 224342, lpotts@cornwall.gov.uk)
Revised dwelling design removing indoor swimming pool and conservatory.
Land East of 11 Boscawen Road, Boscawen Road, Falmouth

Refuse as the development contravenes the emerging Falmouth Neighbourhood Plan Policy FOS1 which protects open spaces and the design conflicts with Policy DG 7 which protects the Conservation Area. The Council does agree in principle to the plot being developed and preferred the former design.
- 5. Boslowick PA19/03616 Ms Sam Brechley**
(Case Officer: Laura Potts. 01872 224342, lpotts@cornwall.gov.uk)
Non-material amendment (1) in respect of PA18/07423 (Construction of a single dwelling on vacant plot): to amend pitch of roof from 15 degrees to 17.5.
Land Adjacent 1 Colworth Avenue Falmouth

No objection.

6. **Penwerrris** **PA19/03749** **Laura Lay & Richard Mackley**
(Case Officer: **Hayley Wray, 01872 224692 hwray@cornwall.gov.uk**)
Replacement and enlargement of side porch structure and cellar conversion.
Meadowbank Cottage, Meadowbank Road, Falmouth

No objection.

7. **Boslowick** **PA19/03767** **Mr Andrew Jones**
(Case Officer: **Hayley Wray, 01872 224692 hwray@cornwall.gov.uk**)
Non material amendment (1) in respect of PA18/00518 for colour of windows and doors to be changed to anthracite grey. Material to remain UPVC. Reduce width of windows on north east elevation.
Land Adjacent To 49 Shelburne Road Falmouth.

No objection.

8. **Arwenack** **PA19/03783** **Emperic Student Property**
(Case Officer: **Mark Ball, 01726 223495 mark.ball@cornwall.gov.uk**)
Advertisement consent for installation of development name signage incorporating brushed stainless steel, fret cut letters, with back lit illumination to be fixed to Block D.
Ocean Bowl Pendennis Rise Falmouth

No objection.

9. **Smithick** **PA19/02512** **Mr & Mrs Duncan**
(Case Officer: **Laura Potts, 01872 224342, lpotts@cornwall.gov.uk**)
Proposed redevelopment of Albany Stores and the change of use class from A1(shops) to C3 (dwellings) to provide 3 apartments.
Albany Stores 2 Lister Street Falmouth.

Refuse due to lack of amenity space and the Council preferred the previous scheme in terms of design.

TOWN AND COUNTRY PLANNING ACT 1971
FOR SUBMISSION TO THE COUNCIL ON 13TH MAY 2019

Mr & Mrs Peter Teasdale	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 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 PA18/10665	Approved*
Mrs Jane Holt	First floor side extension above garage and utility room. 8 Boscawen Road, Falmouth PA19/00595	Approved*
Mr Toby 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 with removal of condition 3 (occupancy only by family and non-paying guests) from decision PA18/07438. 14 Spernen Wyn Road, Falmouth PA19/00981	Approved*
Mr & Mrs James Thomas	Loft extension to form upper storey. Oakland, Swanpool, Falmouth PA19/01147	Refused*
Mr John Terrell	Works to trees within a Conservation Area – namely – reduce the field maple down to a manageable size (height 2m.) and remove dangerous and tall branches. 64 Melvill Road, Falmouth PA19/01265	Approved*
Ms Karen Hall	To erect a first floor bathroom and sun lounge extension. 4 Lambert Terrace, Basset Street, Falmouth PA19/01500	Approved*
Mr Tony Evans	Works to Trees covered by a Tree Preservation Order, T1, T6 and T7. 186 Longfield, Falmouth PA19/02171	Approved*
Mr John Terrell	Proposed work on a cherry tree to prune overhanging branches in order to clear telephone wire and the proposed felling of a sycamore tree located on entrance to driveway. Land at Fox Rosehill Gardens, Melvill Road, Falmouth PA19/02805	Approved*

Mrs Jane Brooks	Construction of dwelling house with variation of condition 2 in respect of decision PA17/10450 dated 16.03.18 to amend approved plans. Land at Penwerris Farm, Dracaena View, Falmouth PA19/00113	Approved
Mr Jon Henry Seasalt Ltd	Installation of 3no. linked temporary single storey Portokabin buildings to be used as meeting rooms, to be hired for a period of 156 weeks. 9A Falmouth Business Park, Bickland Water Road, Falmouth PA19/00691	Approved
Mr & Mrs Shepherd	Change of use from residential dwelling (C3) to offices (A2). 11A Kimberley Park Road, Falmouth PA19/00821	Approved
Mr Christian Topf	Demolition of 2 outbuildings and replacing with single outbuilding. 65 Marlborough Road, Falmouth PA19/00859	Approved
Mr C Weisbauer	Plot H5 redesigned to include integral garage with additional bedroom over together with change to parking/access area. Penmere Manor Hotel, Mongleath Road, Falmouth PA19/00943	Approved
Mrs Hodgson	Crown reduce 3 lime trees and remove epicormic growth. 13 Grovehill Drive, Falmouth PA19/00996	Approved
Mr Peter Scarlett	Erect a carport of wooden construction on a concrete slab, low pitched roof, hit and miss boards on three sides. 14 Shelburne Road, Falmouth PA19/01153	Approved
Mr A Friedberg	Proposed alterations to shop front and internal alterations. 3 Market Strand, Falmouth PA19/01116	Approved
Mr Bull	Crown reduction on two trees. 6 Roscarrack Close, Falmouth PA19/01189	Approved
Mr & Mrs T Bourdeaux	Conversion of attic to bedroom with shower room and dressing room including side extension for utility with bedroom and bathroom above. 33 Kings Avenue, Falmouth PA19/01190	Approved
Mr Christopher Walker	Proposed replacement side extension and new single storey rear extension. Tomperrow, 32 Kings Avenue, Falmouth PA19/01250	Approved

Mr & Mrs Crudgington	Replacement of an entrance porch with a conservatory and a garden/utility room extension. 7 Woodlane, Falmouth PA19/01253	Approved
Mr Adrian Tenenbaum	Raising of roof to provide bedroom in loft space with new timber deck, provide access onto first floor timber deck and new roof lights to front elevation. 2 Wellington Place, Falmouth PA19/01283	Approved
David Hughes	Siting of a new pond to be situated by the new 18 th green at Falmouth Golf Club, to form a golfing hazard and visually appealing feature. Falmouth Golf Club, Swanpool Road, Falmouth PA19/01610	Approved
Mr Graham Parker	To extend the main end of terraced hipped roof into a gable ended roof. 2 Clifton Terrace, Falmouth PA19/01658	Approved
Mr & Mrs Barnett	New 3 storey extension. 53 Wellington Terrace, Falmouth PA19/01661	Approved
Mr & Mrs Richardson	Replacement of porch and two-storey side extension to the west elevation. 40 Carrick Road, Falmouth PA19/01679	Approved
Mr Gutmanis	Various tree works Capella Court, Flat 4 42 Woodlane, Falmouth PA19/01878	Approved
Ms Helen Davidson	Works to trees subject to a tree preservation order. Felling one Ash and pollard Sycamore 3-4m. 10 Prislow Close, Falmouth PA19/01911	Approved
Mr Thomas Russell	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 PA19/01975	Approved
Mr A Jewell	Conversion of vacant house to two flats. 49 Dracaena Avenue, Falmouth PA19/02137	Approved

Mr & Mrs Mackenzie	Renewal of previously approved alterations to single storey business premises. 43 Trelawney Road, Falmouth PA19/02262	Approved
C Williams	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 PA19/02282	Approved
Mr & Mrs Andrew McCoil	Single rear storey extension with conservatory. 32 Venton Road, Falmouth PA19/02327	Approved
Mr & Mrs Walker	Side ground floor and first floor extension utilising the existing garage to provide a new larger kitchen on the ground floor and a master bathroom and new bedroom to the first floor. 73 Polmennor Road, Falmouth PA19/02340	Approved
Mr Simon Gatehouse	Provide a balcony to the rear of Flat 1 and a Juliet style balcony to the rear of flat 2. 38 Arwenack Street, Falmouth PA19/02425	Approved
Mr Aaron Watts-Jones	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 PA19/02430	Approved
Mr & Mrs Gledhill	Non-material amendment in respect of decision notice PA17/00399 for reduction in size of previously approved extension. 7 Bay View Crescent, Falmouth PA19/02854	Approved
Mr M Morris	T1 Sweet Chestnut. Remove epicormic growth on stem and branches to 6 metres above ground level. Requesting an initial TPO consent with a planning condition allowing biannual consent for 10 cyclical operations of this work type to remove the need for future applications for minor pruning works. Stem epicormic diameter less than 25mm. 19 Grovehill Drive, Falmouth PA19/02878	Approved
Mr & Mrs Williams	Proposed conversion of garage to bedroom and raising of porch roof and garage roof to same height as existing rear extension. 44 Mongleath Avenue, Falmouth PA19/02940	Approved

David Jones	Non-material amendment for change of door material from white painted timber to white painted aluminium in respect of decision PA18/10118. Flat 5, 15 Woodlane, Falmouth PA19/03035	Approved