

FALMOUTH TOWN COUNCIL

Minutes of a Meeting of the Planning Committee held on Monday 1st July 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, M C Morgan and R J O'Shea.

Councillors G F Evans CC and T Parker also attended as did Councillor
J Kirkam CC

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

P5548 APOLOGIES

None.

P5549 INTERESTS

Councillor Spargo declared a non-disclosable interest in PA19/05102 as he is related to the applicant and left the meeting during consideration thereof. Councillor Parker declared a non-disclosable interest in PA19/05102 as he is an acquaintance of the applicant and left the meeting during consideration thereof.

Councillor Jewell made it clear that he was not the applicant in PA19/02246.

The Town Clerk granted a general dispensation for Councillors to consider Falmouth Town Council application PA19/04801 as it was in the public interest to do so.

P5550 MINUTES

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

RESOLVED that the minutes of the meetings of the
Committee held on 13th May 2019 and 10th June 2019 be
approved as correct records of the proceedings and
signed by the Chairman.

P5551 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 Spargo, seconded by Councillor Bonney 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 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.

P5552 PERMITTED DEVELOPMENT RIGHTS

Members duly noted NALCs disagreement with the Governments recent announcement that businesses and homeowners can extend their homes without having to go through local planning departments.

P5553 WITHDRAWN APPLICATION

PA19/01479 Proposed development of site to create 10 flats and 1 shop in two blocks. Land at Smithick Hill, Falmouth

Members duly noted the withdrawn application.

P5554 CONSULTATION – PLANNING FOR COASTAL CHANGE CHIEF OFFICER PLANNING ADVICE NOTE

Members duly noted the consultation on planning for coastal change.

P5555 NON MATERIAL AMENDMENT (URGENT ITEM)

Non material amendment in respect of decision AP17/04077 (Appeal decision APP/D0840/W/17/32182360) to relocate the pedestrian link steps located on the southern site boundary fronting Pendennis Rise and proposed new ancillary refuse / recycling store located in parking area adjacent to entrance. Ocean Bowl, Pendennis Rise, Falmouth. Empirc Student Properties.

Members duly considered the non material amendment and resolved to refuse the siting of the refuse / recycling store due to loss of parking spaces however he Council does support the relocation of the pedestrian link steps.

The Chairman agreed to take this as an urgent item so that a timely response could be made to the Planning Authority.

P5556 HIGHWAYS/TRAFFIC MANAGEMENT/ROAD SAFETY

A39 Dracaena Avenue, Falmouth – Pedestrian Refuge Island and Restrictions on Waiting

Members duly considered Cormac Solutions Ltd on behalf of Cornwall Council proposals to construct a pedestrian refuge island on the A39, Dracaena Avenue to provide a formal crossing point for vulnerable road users and resolved to support the proposals.

Surface Dressing and Treatment Works 2019/20 – Road Closure and Speed Restrictions.

Members duly noted surface dressing and surface treatment schedule for 2019/20.

Road Traffic Regulation Act 1984 S 14: Temporary Prohibition of Traffic Roscarrack Road, Falmouth for emergency cabling works to restore customer service.

Members duly noted the road closure.

P5557 DECISION NOTICES

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

P5558 ANY OTHER BUSINESS THAT THE CHAIRMAN CONSIDERS TO BE OF URGENCY

None.

There being no further business the Chairman declared the meeting closed at 6.50p.m.

Signed: Dated:

APPENDIX I
1st July 2019

1. **Arwenack** **PA19/03927** **Cornwall Council**
(Case Officer: Hayley Wray, 01872 224692 hwray@cornwall.gov.uk)
Works to trees in a Conservation Area, namely removal of tree within tree group G2.
Tregaer Melvill Road Falmouth Cornwall

No objection.

2. **Smithick** **PA19/04312** **Mr Chris Vinnicombe**
(Case Officer: Jennie Mason, 01872 224465, jlmason@cornwall.gov.uk)
Certificate of lawfulness for an existing use - use of dwelling house as a house in multiple occupation within Use Class C4.
9 Budock Terrace Falmouth.

No objection providing sufficient evidence for the use has been provided.

3. **Smithick** **PA19/04382** **Mr And Mrs Watson**
(Case Officer: Hayley Wray, 01872 224692 hwray@cornwall.gov.uk)
Notification to cut back to the boundary all over hanging branches from a pine tree T1
Florence Haven Florence Terrace Falmouth

For Information Only

4. **Arwenack** **PA19/04701** **Mickie Ormonroyd**
(Case Officer: Hayley Wray, 01872 224692, hwray@cornwall.gov.uk)
Replacement of side garage with a two storey side extension and a front single storey extension.
17 Grovehill Drive Falmouth

No objection.

5. **Arwenack** **PA19/04721** **Ms Lucie Simpson**
(Case Officer: Nigel Brabyn, 01872 224461, nbrabyn@cornwall.gov.uk)
Replacement of old timber windows with double glazed uPVC windows
6 Wellington Gardens Wellington Terrace Falmouth

No objection subject to the approval of the Conservation Officer.

6. **Arwenack** **PA19/04769** **Mr Christopher Biggs**
(Case Officer: Laura Potts, 01872 224342, lpotts@cornwall.gov.uk)
Installation of a 70kW solar PV array to be installed on a single south-east facing roof.
National Maritime Museum Discovery Quay Falmouth

No objection.

7. **Arwenack** **PA19/04861** **Emperic Student Property**
(Case Officer: **Mark Ball, 01726 223495 mark.ball@cornwall.gov.uk**)
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 without compliance with condition 16 in respect of decision PA17/04077 (appeal decision APP/D0840/W/17/3182360)
Ocean Bowl Pendennis Rise Falmouth

Refuse as whilst the comments of the Highways Officer is noted the Council feels a pelican type pedestrian crossing without island should still be provided. Section 9 of the Falmouth Neighbourhood Development Plan and Policy TCON1 para 1 is applicable here.

8. **Constantine, Mawnan & Budock** **PA19/04998** **Taylor Wimpey**
(Case Officer: **Ellis Crompton-Brown, 01872224453, Ellis.Crompton-Brown@cornwall.gov.uk**)
Modification of planning obligation in respect of decision PA15/07631 dated 19.07.16 relating to completion of off site footway and cycleway
Land Off Bickland Water Road Bickland Water Road Falmouth

No objection subject to assurances that the works will be completed in due course.

9. **Penwerris** **PA19/05026** **Mr Alasdair Macdonald**
(Case Officer: **Nigel Brabyn, 01872 224461, nbrabyn@cornwall.gov.uk**)
Removal of cracked and blown render on front and north elevations. Repair and refinish with lime render. Repair and repaint existing cord hung timber sash window and window frame on 2nd storey, front elevation.
5 High Street Falmouth

No objection subject to the approval of the Conservation Officer.

10. **Penwerris** **PA19/05027** **Mr Alasdair Macdonald**
(Case Officer: **Nigel Brabyn, 01872 224461, nbrabyn@cornwall.gov.uk**)
Listed building consent for removal of cracked and blown render on front and north elevations. Repair and refinish with lime render. Repair and repaint existing cord hung timber sash window and window frame on 2nd storey, front elevation.
5 High Street Falmouth

No objection subject to the approval of the Conservation Officer.

11. **Penwerris** **PA19/05047** **Mrs Pauline Hedger**
(Case Officer: **Hayley Wray, 01872 224692 hwray@cornwall.gov.uk**)
Amendment to PA19/02332 (new pitched roof to replace existing flat roof addition of small balcony and Juliet balcony at the rear including internal alterations) to include new window on the north elevation.
Roxburgh Melvill Road Falmouth

No objection.

12. Arwenack **PA19/05079** **Mrs Elinor Chapman**
(Case Officer: Sarah Dyke. 01209 614297, sarah.dyke@cornwall.gov.uk)
Erection of front dormer (amended design to PA18/05544) to include increased ridge height and juliette balcony
3 Queen Mary Court Falmouth Cornwall

No objection.

13. Smithick **PA19/05182** **Falmouth Property Investors**
(Case Officer: Ellis Crompton-Brown. 01872224453, Ellis.Crompton-Brown@cornwall.gov.uk)
Notification of proposed works to: 1 sessile oak (Quercus Petraea) to provide an attractive and suitable replacement tree. Please refer to Tree Removal Plan 0950 Rev A.
Land At Fish Strand Hill Fish Strand Hill Falmouth

For Information Only

14. Penwerris **PA18/07846** **Mr Francis Piesse**
(Case Officer: Sarah Dyke. 01209 614297, sarah.dyke@cornwall.gov.uk)
Retrospective application for the installation of rooflight on the downhill elevation, repairs to the existing bay window and external re-rendering.
The Lookout, The Bridge, High Street, Falmouth

No objection.

15. Arwenack **PA19/04799** **Mrs Linda Kitchen**
(Case Officer: Hayley Wray, 01872 224692 hwray@cornwall.gov.uk)
Remove lower branches and epicormic growth to a height of 2.5 metres from ground level and remove all major deadwood from Oak Tree(T1) and to raise crown of Beech tree (T2) to 5 metres from ground level.
Gwelantyr, Swanpool, Falmouth

No objection subject to the approval of the Forestry Officer.

APPENDIX II

1. **Arwenack** **PA19/05102** **Mr Noel Spargo**
(Case Officer: Nigel Brabyn. 01872 224461, nbrabyn@cornwall.gov.uk)
Change of use to residential only as house and self-contained flat
3 Emslie Road Falmouth

No objection as the property has not been used as a guest house for the past twenty years and the change of use will be in keeping with Neighbourhood Plan Policy and will bring the property back to a proper standard.

2. **Smithick** **PA19/02246** **Mr A Jewell**
(Case Officer: Nigel Brabyn. 01872 224461, nbrabyn@cornwall.gov.uk)
Proposed conversion of vacant dwelling to 5 flats and small ground floor extension
Tregantle Kimberley Park Road Falmouth

No objection subject that the Case Officer is satisfied that the bedrooms are large enough to comply with the new legal standards.

3. **Penwerris** **PA19/04385** **Mr Dan Callaghan**
(Case Officer: Ellis Crompton-Brown. 01872224453, Ellis.Crompton-Brown@cornwall.gov.uk)
Loft conversion with addition of side gable and rear dormer. Rear single-story extension.
Increased height of garage.
25 Park Rise Falmouth.

No objection.

4. **Trescobeas** **PA19/04725** **Ms Sandra Wright**
(Case Officer: Mark Ball, 01726 223495, Mark.Ball@cornwall.gov.uk)
Proposed new build veterinary referral hospital with surgery, external works including hard and soft landscaping, parking and external areas on a currently vacant site.
Land At Tregonigge Industrial Estate Empire Way Tregonigge Industrial Estate
Falmouth Cornwall

No objection.

5. **Penwerris** **PA19/04801** **Mr Simon Penna**
(Case Officer: Hayley Wray, 01872 224692 hwray@cornwall.gov.uk)
G9 Lawsons Cypress: Fell Ivy covered leaning stem South end of group. Fell marked dead stem. 797 Red Oak: Fell to ground level. Grind out stumps to 150mm below soil level.
Dracaena Avenue Sports And Recreation Area Dracaena Avenue Falmouth

No objection subject to the approval of the Forestry Officer.

6. **Arwenack** **PA19/05019** **Mr & Mrs Selwood**
(Case Officer: Hayley Wray, 01872 224692 hwray@cornwall.gov.uk)
Ground and first floor extensions and alterations to dwelling.
31 Tredova Crescent Falmouth

No objection.

7. Arwenack

PA19/05049

Mr Iain Ellwood

(Case Officer: Laura Potts. 01872 224342, lpotts@cornwall.gov.uk)

Demolition of existing dormer bungalow and annex building and its replacement with a 5 bedroom two storey residential house and associated works

Sealap 7 Madeira Walk Falmouth

Refuse as overbearing and would be visually obtrusive detrimentally changing the street scene on a prominent site.

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

Miss Alice Sommerland	Listed building consent for works to remove existing juliet balcony and introduce a free standing raised decking area to the first floor bar. 3-4 Bells Court, Market Street, Falmouth PA19/00810	Approved*
Mr O Webster	Decking to rear of public house. The Moth and The Moon, 31 Killigrew Street, Falmouth PA19/01142	Approved*
Mr & Mrs Selwood	Proposed extension, alterations, loft conversion and new garage. 31 Tredova Crescent, Falmouth PA19/01836	Approved*
Mr Jonathan Shepherd	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 PA19/01933	Approved*
Mr Simon Aspland	Advertisement consent for proposed signage. Former Riders Saab Garage, North Parade, Falmouth PA19/02386	Approved*
Mrs Christine Martin	Change of use off highway verge to hardstanding for parking. Roseleigh, 121 Dracaena Avenue, Falmouth PA19/03074	Approved*
Mr J Harper	Construct single storey rear extension with flat roof to existing Class C4 HMO. 7 Wellington Terrace, Falmouth PA18/12033	Approved
Stefan Klimek & Rupert Pearman	Proposed new replacement building to the rear of 5 Arwenack Street. Maisonette, Old Chapel Yard, Arwenack Street, Falmouth PA18/12045	Approved
J Ortega	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 PA19/00327	Approved

Mr & Mrs Pullen	Construction of a pair of semi-detached dwellings, with off road parking on land adjacent to 19 Pendennis Rise. 19 Pendennis Rise, Falmouth PA19/00371	Refused
Mr M Burge	Erection of dwelling in former garden of 102 Killigrew Street, Falmouth. Proposal to include demolition and rebuilding of stone boundary wall within a conservation area. Little Raleigh, 24A Raleigh Place, Falmouth PA19/00798	Approved
Mr Andy West	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 PA19/00858	Refused
Mrs Joanna Froud	Proposed alterations and extensions 92 Boscundle Avenue, Falmouth PA19/01060	Approved
Mr S Peglau	Change of Use of garage section of the existing outbuilding to ancillary accommodation. Eyrin, Swanpool, Falmouth PA19/01882	Approved
Mrs Woods Kramer	Proposed part removal of garden all and formation of vehicular parking and turning area. Falt 5, 15 Woodlane, Falmouth PA19/01969	Refused
Cornovia Homes Ltd	Reserved matters following Outline Permission PA18/08122 dated 4 th December 2018 (Access, Appearance, Landscaping, Layout and Scale) The Trap, Mongleath Road, Falmouth PA19/02118	Approved
Mrs Pauline Hedger	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 PA19/02332	Approved
Philip Haggard	Listed Building Consent to remove old two-storey flue from old gas boiler, move boiler into conservatory area and replace with new unit with small flue at ground floor level. 10 Gyllyng Street, Falmouth PA19/02650	Approved

Ms Treweek	Replacement of a single storey entrance porch with a double storey extension. 9 Arwenack Avenue, Falmouth PA19/02903	Approved
Mr & Mrs Sellwood	Re-roofing of listed building and reconstruction of chimney stacks. 7 Tehidy Terrace, Falmouth PA19/02954	Approved
Mr Steve Jenkin	Proposed infill dwelling and garage. Land North of South Lawn from Bickland Water Road to Spears Terrace, Goldenbank, Falmouth PA19/03071	Approved
Mr & Mrs Christopher McMellon	Single storey extension and garage conversion. 12 Grovehill Crescent, Falmouth PA19/03291	Approved
Ms Jane Stephens	Non material amendment in respect of PA18/10708 for change of garden window and additional rooflight to bedroom. 25 Waterloo Road, Falmouth PA19/03397	Approved
Nicole De Borchgrave	Formation of access to the road with a dropped kerb along footway. 14 Kimberley Park Road, Falmouth PA19/03481	Approved
Mr Paul Lower	Proposed felling of 3 Leylandii trees in back garden. 5 Bar Terrace, Falmouth PA19/03564	Approved
Mr Michael Clarke	Replace existing black aluminium windows and doors with black PVCu windows and doors inc. composite front door. 1 Burley Court, New Street, Falmouth PA19/03569	Approved
Ms Jane Hudson	Replace existing black aluminium windows and doors with black PVCu windows and doors inc. composite front door. 3 Burley Court, New Street, Falmouth PA19/03570	Approved
Mr Rupert Spencer Cornwall Council	Listed building consent for repair works to gateposts. Gate Piers, Arwenack Avenue, Falmouth PA19/03582	Approved
Mr Alan Bourne	Replace existing black aluminium windows and doors with black PVCu windows and doors inc. composite front door. 2 Burley Court, New Street, Falmouth PA19/03598	Approved

Mr Peter Whitehead	Replace existing black aluminium windows and doors with black PVCu windows and doors inc. composite front door. 4 Burley Court, New Street, Falmouth PA19/03609	Approved
Ms Sam Brenchley	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 Adj 1 Colworth Avenue, Falmouth PA19/03616	Approved
Laura Lay & Richard Mackley	Replacement and enlargement of side porch structure and cellar conversion. Meadowbank Cottage, Meadowbank Road, Falmouth PA19/03749	Approved
Mr Andrew Jones	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 PA19/03767	Approved
Emperic Student Property	Advertisement consent for installation of development name signage incorporating brushed stainless steel, fret cut letters, with black lit illumination to be fixed to Block D. Ocean Bowl, Pendennis Rise, Falmouth PA19/03783	Approved
The Stable Bar & Restaurant Ltd	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 PA19/03791	Approved
Mr David Frost	Removal of 7 dead, dying and damaged leylandii. Unit 26 Empire Way, Tregonigge Industrial Estate, Falmouth PA19/03894	Approved
Mr & Mrs Topping	Non material amendment (NMA2) for increase in depth of 800mm, reduced roof pitch and zinc roof covering to decision PA16/07875 dated 28.09.2016. 49 Boslowick Road, Falmouth PA19/03984	Approved
Mr & Mrs Laloe	Proposed extension. 19 Kings Avenue, Falmouth PA19/03990	Approved

Mr & Mrs Conchie	T1 – Lucombe Oak – ongoing retrenchment pruning due to severe decay. T2 – Winters Bark – repollard. 1 Fenwick Road, Falmouth PA19/04097	Approved
Mr Ben Walker	Change of roofing materials. Myria, 8 Avenue Road, Falmouth PA19/04194	Approved