

FALMOUTH TOWN COUNCIL

Minutes of a Meeting of the Interim Planning Committee held on Monday 21st October 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.

In Attendance: AM Williams (Town Clerk)
V Rogers (Administration Officer)
Councillor J Kirkham (Cornwall Council)

P5595 APOLOGIES

An apology for absence was received and approved from Councillor Morgan (ill).

P5596 INTERESTS

Councillor Jewell declared a non-disclosable interest in PA19/08243 as he owns a campsite in close proximity to Menehay Farm and left the meeting during consideration thereof. Councillor Spargo took the Chair for that item.

P5597 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 Eva, 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 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 Chappel and

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

P5598 BUDOCK PARISH NEIGHBOURHOOD DEVELOPMENT PLAN - CONSULTATION Members duly noted the consultation.

P5599 HIGHWAYS/TRAFFIC MANAGEMENT/ROAD SAFETY

A39 Dracaena Avenue – Pedestrian Refuge Island and Restriction on Waiting

Members duly noted that following the consultation the scheme will be implemented as advertised.

Road Traffic Regulation Act 1984 S14 Temporary Prohibition of Traffic

Urban footway closure between the junctions of Pellew Road and Grenville Road from 30th September 2019 to 6th January 2020 (24 hours) to carry out works to unstable wall.

Road Traffic Regulation Act 1984 S 14: Temporary Prohibition of Traffic:
Temporary road closure along Marlborough Avenue between the junction of Pengarth Rise and property no. 32 (from 2200 hours on 21st October to 0600 hours on 22nd October) to carry out bridge works.

Road Traffic Regulation Act 1984 S 14: Temporary Prohibition of Traffic:
Boslowick Road, Falmouth from 28th October 2019 to 29th October 2019 (1900 to 0700)
for Centurion Site Services works.

Road Traffic Regulation Act 1984 S 14: Temporary Prohibition of Traffic:
Bickland Water Road, Falmouth from 20th November 2019 to 29th November 2019 (1900 to 0700) for Cormac Solutions Ltd works.

Members duly noted the temporary road closures.

P5600 **ANY OTHER BUSINESS THAT THE CHAIRMAN CONSIDERS TO BE OF URGENCY**

None.

There being no further business the Chairman declared the meeting closed at 6.45p.m.

Signed: Dated:

APPENDIX I
21st October 2019

- 1. Penwerris** **PA19/07154** **Mr David Lemon**
(Case Officer: Hayley Wray, 01872 224692 hwray@cornwall.gov.uk)

Retrospective application for advertisement consent for proposed fascia sign.
The Old Post Office The Moor Falmouth.

No objection.

- 2. Smithick** **PA19/07577** **Mr Ashley Stacey**
(Case Officer: Ellis Crompton-Brown. 01872224453, Ellis.Crompton-Brown@cornwall.gov.uk)

Demolition of storage building and construction of a dwelling.
Garage Wodehouse Terrace Falmouth.

Refuse due to over development as the design is crammed on to a very small site with little open space. The plans fail to conform to the emerging Falmouth Neighbourhood Plan Policy DG7(1) with respect to scale in relation to Design in the Conservation Area. It is much higher than the single storey dwelling to one side and higher than the roof line of the flats on the other side. Across the street there are two listed buildings in close proximity of a different character.

- 3. Arwenack** **PA19/08088** **Arwenack Hotel Ltd**
(Case Officer: Laura Potts. 01872 224342, lpotts@cornwall.gov.uk)

Change of use from apartment (Use Class C3) and 12 bedroom hotel (Use Class C1) to large house in multiple occupation (Sui Generis) comprising of 5no. flats.
Arwenack Hotel, 27 Arwenack Street, Falmouth

Refuse as directly contravenes the emerging Falmouth Neighbourhood Plan Policy HMO1 section (i and iii) and is contrary to the Cornwall Local Plan Site Allocations DPD making it clear that there is sufficient student accommodation capacity and that no additional accommodation would be required.

- 4. Boslowick** **PA19/08293** **Mr Arvinder Singh Bains**
(Case Officer: Ellis Crompton-Brown. 01872224453, Ellis.Crompton-Brown@cornwall.gov.uk)

Proposal for the erection of two storey front and single storey rear extensions; installation of new windows alterations.
8 Tall Ships Close Falmouth.

No objection.

5. **Smithick** PA19/08495 **Penvale Management Company**
(Case Officer: Nigel Brabyn. 01872 224461, nbrabyn@cornwall.gov.uk)
Works to a tree in a conservation area - crown reduce 1no. Magnolia tree.
1 Penvale Court Falmouth TR11 3QR.

No objection.

6. **Penwerris** PA19/08518 **Mrs Claire Reynolds**
(Case Officer: Hayley Wray, 01872 224692 hwray@cornwall.gov.uk)
Proposed works to Oak tree reference: T1 Reference number: TPO16/00043 Tree
Preservation Order name: McDonalds Dracaena Avenue Falmouth (No.2) Tree
Preservation Order 2016 Species/situation description: Oak
McDonalds Restaurants Ltd Dracaena Avenue Falmouth.

No objection.

7. **Arwenack** PA19/08532 **Mrs Sandra Clarke**
(Case Officer: Laura Potts. 01872 224342, lpotts@cornwall.gov.uk)
Certificate of lawfulness for existing use as two self-contained flats.
7 Marine Crescent Bar Road Falmouth.

No objection.

8. **Arwenack** PA19/08639 **Mr Ian Rogers**
(Case Officer: Hayley Wray, 01872 224692 hwray@cornwall.gov.uk)
Replace timber casement windows with double glazed, externally lockable timber
casements to match the style of the existing on north elevation.
University College Falmouth 27 Woodlane Falmouth.

No objection.

9. **Arwenack** PA19/08665 **Mr Philip Watkins**
(Case Officer: Hayley Wray, 01872 224692 hwray@cornwall.gov.uk)
Single storey extension and conversion of integrated garage.
11 De Pass Gardens, Falmouth

No objection.

10. **Penwerris** PA19/08784 **Mr Roland Adamson**
(Case Officer: Laura Potts. 01872 224342, lpotts@cornwall.gov.uk)
Non material amendment in respect of decision PA19/03670 dated 15.08.19 for
replacement of proposed door/window/masonry assembly with a triple-glazed sliding
door unit.
River View, 93 North Parade, Falmouth

No objection.

11. Arwenack **PA19/08826** **Mr J Singh Marble Homes Ltd**
(Case Officer: Hayley Wray, 01872 224692 hwray@cornwall.gov.uk)
New driveway access for four additional parking spaces and a new direct pedestrian access to the main entrance.
Land at Melvill Road Falmouth.

No objection.

12. Arwenack **PA19/08847** **Mr J Singh Marble Homes Ltd**
(Case Officer: Hayley Wray, 01872 224692 hwray@cornwall.gov.uk)
Tree work specification attached for minor pruning works, coppicing, felling and tree planting. See document ref Melvill211.10.19.
Land to the North of Melville Road, Opposite Pendennis Court and to the East of Holm Oaks

For information only

13. Smithick **PA19/08554** **Mr Graham Parker**
(Case Officer: Hayley Wray, 01872 224692 hwray@cornwall.gov.uk)
Enlargement of existing approved rear dormer window extension to the rear with side glazing.
2 Clifton Terrace, Falmouth

No objection.

14. Boslowick **PA19/08950** **Mr Tony Pipkin**
(Case Officer: Hayley Wray, 01872 224692 hwray@cornwall.gov.uk)
Proposal to reduce radial spread of Ash to north by 2m
St Marys Catholic Primary School, Mongleath Road, Falmouth

No objection.

APPENDIX II

- 1. Arwenack** **PA19/07566** **Mr David Penhallurick**
(Case Officer: Hayley Wray, 01872 224692 hwray@cornwall.gov.uk)

First floor and two storey rear extension together and reconfigured existing refurbishment.

20 Pennance Road Falmouth TR11 4EB

Refuse as this is overdevelopment. The existing floor area is 114 sq.m the proposals are for 239 sq.m (more than double in size) on a site already mostly covered by the existing building. Consequently the application fails to follow the guidance in the Cornwall Design Guide and, therefore, fails policy DG 2.

- 2. Smithick** **PA19/07813** **Mr Lee Denton**
(Case Officer: Nigel Brabyn, 01872 224461, nbrabyn@cornwall.gov.uk)

Proposed change of use from A1 (retail) into A4 (drinking establishment).

25 Market Street Falmouth.

Refuse as the proposed change of use changes the character of the area and is contrary to Policy 4 of the Cornwall Local Plan.

- 3. Constantine, Mawnan & Budock** **PA19/08243** **Mr Andrew Dunstan**
(Case Officer: Laura Potts, 01872 224342, lpotts@cornwall.gov.uk)

Proposed extension of existing campsite (40 pitches) to create an additional 61 touring pitches (caravans, motorhomes and tents) including the provision of a new service/utility building, slight repositioning of a site office/reception, creation of dedicated play area and associated works.

Camping Site Menchay Farm Roscarrack Bickland Water Road Falmouth.

No objection subject to the Case Officer being satisfied as to the suitability of the site entrance junction with Bickland Water Road.

- 4. Smithick** **PA19/05792** **Mr Dom Higgins**
(Case Officer: Hayley Wray, 01872 224692 hwray@cornwall.gov.uk)

Replacement of existing garden building with an ancillary accommodation unit for the use of visiting family and some paying guests.

32 Kimberley Park Road, Falmouth

The Council noted the design amendments regarding access to the site and car parking provision however recommend refusal as contrary to the emerging Falmouth Neighbourhood Plan adversely impacting the Conservation Area and the access is not suitable to sustain the development via the lane that is fit for service use only.