

FALMOUTH TOWN COUNCIL

Minutes of a Meeting of the Planning Committee held on Monday 11th November 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.

Councillor Councillor Evans CC MBE, Parker and Saunby also attended.

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

P5601 APOLOGIES

None.

P5602 INTERESTS

Councillor Eva declared a non-disclosable interest in PA19/08081 as his daughter-in-law is employed by the applicant and left the meeting during consideration thereof.

P5603 MINUTES

It was proposed by Councillor Eva seconded by Councillor Chappel and

RESOLVED that the minutes of the meetings of the Committee held on 30th September 2019 and 21st October 2019 be approved as correct records of the proceedings and signed by the Chairman.

P5604 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 PA19/09091 be deferred to the next meeting at the request of the Cornwall Council Divisional Member and that the remaining 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 Chappel, seconded by Councillor Eva and

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

P5605 HOUSING SUPPLEMENTARY PLANNING DOCUMENT

Members duly considered Cornwall Councils schedule of changes to the final Housing Supplementary Planning Document that is being published for a four week public consultation between Monday 4th November and 5pm Monday 2nd December 2019. It was agreed that the Town Clerk in consultation with Councillor Chappel respond to the Consultation.

P5606 APPEAL AND COSTS DECISION

Appeal Ref: APP/D0840/W/19/3226696 Wainhomes SW Ltd, Swanvale Sales Office, Penhale Road, Falmouth. Erection of two detached dwellings. Decision: The Appeal is allowed.
Members duly noted the Appeal Decision.

Appeal Ref: APP/D0840/W/19/3226696 Wainhomes SW Ltd, Swanvale Sales Office, Penhale Road, Falmouth. Erection of two detached dwellings. Decision: The application is refused.
Members duly noted the Costs Decision.

P5607 WITHDRAWN APPLICATION

First floor and two storey rear extension together and reconfigure existing refurbishment at 20 Pennance Road, Falmouth.
Members duly noted the Withdrawn Application.

P5608 HIGHWAYS/TRAFFIC MANAGEMENT/ROAD SAFETY

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 hours) for Cormac to carry out surfacing works.

Road Traffic Regulation Act 1984 (RTRA 1984) (Special Events) Act 1994: Temporary Prohibition of Traffic: Cliff Road between the junctions of Castle Drive and De Pass Road, Castle Drive Falmouth for its entire length for Falmouth Mob Match Running Event from 1015 to 1145 hours on 24th November 2019

Road Traffic Regulation Act 1984 S 14: Temporary Prohibition of Traffic: Footpath 11, Falmouth from 25th November 2019 to 20th December 2019 (24 hours) for Wales & West Utilities to carry out works to their apparatus.

Road Traffic Regulation Act 1984 S 14: Temporary Prohibition of Traffic: Arwenack Street, Falmouth from 1st December 2019 and 8th December 2019 (1900 to 0700 hours) for T Mobile to carry out works to their apparatus.

Road Traffic Regulation Act 1984 S 14: Temporary Prohibition of Traffic: Mongleath Avenue, Falmouth from 5th November to 11th November 2019 (24 hours) to repair burst water main.

Members duly noted the road closures.

P5609 DECISION NOTICES

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

P5610 ANY OTHER BUSINESS THAT THE CHAIRMAN CONSIDERS TO BE OF URGENCY

None.

There being no further business the Chairman declared the meeting closed at 6.40p.m.

Signed: Dated:

APPENDIX I
11th November 2019

- 1. Arwenack** **PA19/07489** **Miss M Griffiths**
(Case Officer: Hayley Wray, 01872 224692 hwray@cornwall.gov.uk)
Removal of existing garage and construct new self-contained unit of accommodation.
25 Bar Terrace Bar Road Falmouth.

Refuse as the proposal fails to comply with Neighbourhood Plan Policy DG2 as it has failed to demonstrate compliance with Cornwall Design Guidance on sustainable development. It fails to comply with Policy DG3, para 2 as it is of a much greater mass than adjoining structures. It is over development on a small site with issues of overlooking to the rear of other houses in Bar Road and the length of the car spaces is inadequate.

- 2. Boslowick** **PA19/07749** **Mr Jon Henry Seasalt Ltd**
(Case Officer: Laura Potts, 01872 224342, lpotts@cornwall.gov.uk)
5 bay modular unit for meeting room and studio space.
Land Adjacent Unit 10B Falmouth Business Park Bickland Water Road Falmouth.

No objection.

- 3. Smithick** **PA19/08434** **Mandy Phillips**
(Case Officer: Ellis Crompton-Brown, 01872224453, Ellis.Crompton-Brown@cornwall.gov.uk)
Demolition of existing garage and construction of a new 3-bedroom house.
Land Adjacent 10A New Windsor Terrace Falmouth.

Refuse. The site is in the Conservation Area so Neighbourhood Plan Policies DG6 'Design and the historic environment' and DG7 'Design in the Conservation Area' apply. The design is too high and oppressive to the dwellings on the opposite side of the street and it fails to conform to DG7 para 1 as it is out of scale with the surroundings. Whilst the third storey purports to be in the roof it towers over adjacent properties and is a storey higher than the approved scheme next door. There is insufficient amenity space for the host property and the proposed property.

- 4. Trescobeas** **PA19/08676** **Miss Tracy Hitchcox**
(Case Officer: Hayley Wray, 01872 224692 hwray@cornwall.gov.uk)
Demolish part of boundary wall to create vehicular access to off road parking for two Cars.
51 Kimberley Park Road Falmouth.

No objection.

- 5. Penwerris** **PA19/08942** **Mr T Anik**
(Case Officer: Mark Ball, 01726 223495, Mark.Ball@cornwall.gov.uk)
Listed building consent for proposed relocation of non-original internal stud walls.
8 Market Strand Falmouth.
- No objection.
- 6. Arwenack** **PA19/08985** **Mr Malcolm Jenkin**
(Case Officer: Hayley Wray, 01872 224692 hwray@cornwall.gov.uk)
Proposal for a kitchen extension, raised garden terrace and first floor balcony.
Freshwaters 19 Silverdale Road Falmouth.
- No objection.
- 7. Penwerris** **PA19/09020** **Mr & Mrs Gray Tranter**
(Case Officer: Hayley Wray, 01872 224692 hwray@cornwall.gov.uk)
Replacement garage to rear of property.
12 Harbour Terrace Falmouth.
- No objection.
- 8. Smithick** **PA19/09073** **Mr Simon Penna**
(Case Officer: Hayley Wray, 01872 224692 hwray@cornwall.gov.uk)
Fell Pittisporum near war memorial in a conservation area there is an ongoing planting programme in the park that will see several new trees planted over the winter early spring.
Kimberley Park Kimberley Park Road Falmouth.
- No objection.
- 9. Smithick** **PA19/09077** **Mrs Thomas**
(Case Officer: Nigel Brabyn. 01872 224461, nbrabyn@cornwall.gov.uk)
Listed building consent for repairs and redecoration to the external timber work, windows and doors. Repainting of render.
Bowles House Clare Terrace Falmouth.
- No objection.

10. Smithick **PA19/09331** **Mr James Mack**
(Case Officer: Hayley Wray, 01872 224692 hwray@cornwall.gov.uk)
Works to various trees (T1) - Prune (T2) - Fell (T3) to (T8) - Fell (T9) - Fell (T10) – Fell (T11)- Fell (T12) – Fell.
15 Tresahar Road Falmouth.

Refuse. The works are excessive. The applicant should engage the services of a professional tree inspector to see whether sympathetic pruning might achieve the required reduction in shading as opposed to wholesale felling.

11. Penwerris **PA19/09345** **Mr James Forshall**
(Case Officer: Hayley Wray, 01872 224692 hwray@cornwall.gov.uk)
Works to cut back 1 Yew Tree in a conservation area.
Ground Floor Flat 7 Stratton Place Falmouth.

For information only.

12. Arwenack **PA19/09354** **Mr Foley**
(Case Officer: Ellis Crompton-Brown. 01872224453,
Ellis.Crompton-Brown@cornwall.gov.uk)
Removal of T1 (Poplar).
1 Grovehill Crescent Falmouth.

No objection. The works need doing as the tree has massive problems and the potential targets are high value.

13. Trescobeas **PA19/09504** **Mr George Crossley**
Case Officer: Hayley Wray, 01872 224692 hwray@cornwall.gov.uk)
Works to trees namely T1 and T2 - 2 x mature Norway Maple - fell subject to a Tree Preservation Order
37 Longfield Falmouth.

Refuse. Work to these trees should be a very last resort as they are situated in a communal area and are of significant amenity value.

14. Arwenack **PA19/09091** **Discovery Quay Property Ltd**
(Case Officer: Laura Potts. 01872 224342, lpotts@cornwall.gov.uk)
Change of use from 2 retail units to 4 retail units at ground floor. Changes to windows and external appearance. Port Pendennis shower block to first floor only.
Land South of National Maritime Museum, Discovery Quay, Falmouth, TR11 3QY.

Defer to meeting on 2nd December at request of Cornwall Council Divisional Member.

APPENDIX II

- 1. Smithick** **PA19/07583** **Mr A Jewell**
(Case Officer: Hayley Wray, 01872 224692 hwray@cornwall.gov.uk)
Amendment to approved application PA19/02246 for conversion of vacant dwelling to 4no. flats including extensions.
Tregantle Kimberley Park Road Falmouth.

Refuse due to overdevelopment and over massing and no amenity space or storage facilities for bins as required by the Cornwall Design Guide. The Council maintains the view that the flats are too small for the number of bed spaces indicated.
- 2. Constantine, Mawnan & Budock** **PA19/08081** **Mr Simon Wagemakers**
(Case Officer: Peter Bainbridge, 01209 614070 peter.bainbridge@cornwall.gov.uk)
Reserved Matters approval for amended layout incorporating updated house types together with amended landscaping following outline approval PA12/10394 dated 16.05.14 for development of up to 300 dwellings, a local Centre, public open space, landscaping, footpath and cycle links, sustainable drainage and associated infrastructure.
Eve Park Bickland Hill Falmouth.

Refuse as overbearing and un-neighbourly and risk of flooding.
- 3. Smithick** **PA19/08590** **Mr Nicole De Borchgrave**
(Case Officer: Hayley Wray, 01872 224692 hwray@cornwall.gov.uk)
Proposed garage with storage/workshop.
14 Kimberley Park Road Falmouth.

Refuse as changes the character of and is detrimental to the Conservation Area and is too high and will set an undesirable precedent. There would be a loss of privacy to neighbours.

**TOWN AND COUNTRY PLANNING ACT 1971
FOR SUBMISSION TO THE COUNCIL ON 11TH NOVEMBER 2019**

Empire Student Properties	Non material amendment in respect of decision PA17/04077 (Appeal decision APP/D0840?W/17/3182360) 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 PA19/05526	Approved*
Mr N Sillis	Re-design rear 1 st fl extension inc roof terrace above existing garage. Infill storage area to side of garage, 4 no skylights to existing and proposed roof. Ground floor conservatory to owners accommodation. Chelsea House Hotel, 2 Emslie Road, Falmouth PA19/07269	Approved*
Mr Martin Coutts	G1 Oak to be crown raised to 3m overpath and prune branches to boundary of No. 12 and mixed hedgegrow to be thinned and tidied to allow clear access down path. 12 The Links, Falmouth PA19/07375	Approved*
Mr A Jewell	Certificate of lawfulness of existing use – use of land for year-round caravan/campsite for holiday purposes only. Pennance Mill Farm Camping Site, Maenporth Road, Falmouth PA19/02051	Granted
Ms Sandra Wright	Proposed new build veterinary referral hospital with surgery, external works including hard and soft landscaping, parking an external areas on a currently vacant site. Land at Tregoniggie Industrial Estate, Empire Way, Tregoniggie Industrial Estate, Falmouth PA19/04725	Approved
Mr Rolf Munding	Listed Building Consent for replacement of existing roof coverings on the main building and annexe. Replacement of timbers on a structural needs basis as identified during works. Existing roof windows to be replaced with Velux conservation roof windows and existing dormer window to be sympathetically restored. Chimney stack at the rear of the property above the annexe to be rebuilt. 2 Florence Terrace, Falmouth PA19/04974	Approved

Mrs L Nightingale	Proposed conversion of former workshop/studio to a dwelling, associated alterations, renovations and repairs. Artist Studio, 23 Arwenack Street, Falmouth PA19/05300	Approved
Mrs L Nightingale	Listed building consent for proposed conversion of former workshop/studio to a dwelling, associated alterations, renovations and repairs. Artist Studio, 23 Arwenack Street, Falmouth PA19/05301	Approved
Mr & Mrs Fernihough	Creation of ancillary accommodation above existing garage. Coastguard House, Castle Close, Falmouth PA19/05354	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 in respect of decision PA14/12058 appeal decision APP/D0840/W/15/3129840 dated 16/05/2016. Land North of Swanpool Road, Swanpool Road, Falmouth PA19/05521	Approved
Mr Tim Clayton	Demolish existing garage to the rear. Erect a single storey extension to the rear and side elevations – both with a vaulted roof. 8 Mayfield Road, Falmouth PA19/05692	Approved
Emmanuel Baptist Church	Siting of temporary building within existing carpark. Emmanuel Baptist Church, Western Terrace, Falmouth PA19/06569	Approved
Ms Chloe Rogers	Demolition of double garage, internal alterations, new skylights and changes to fenestration. Nant Y Garth Road from Silverdale Road to Swanpool Road via the west side of Swanpool, Swanpool, Falmouth PA19/06625	Approved
Mr & Mrs Pullen	Construction of a new dwelling, with off road parking on land adjacent to 19 Pendennis Rise. 19 Pendennis Rise, Falmouth PA19/07119	Approved
Mrs Sarah Cattermole	Single storey rear extension. Enlargement of first floor rear dormer window. Replacement windows. Change front roof window to window balcony. 4 Queen Mary Court, Falmouth PA19/07224	Approved

Mr David Hockings	Retrospective Application to replace black aluminium windows and doors with black UPVC windows and doors inc composite front door. 5 Burley Court, New Street, Falmouth PA19/07246	Approved
Mrs Shirley Cormack-Trezona	Change of use from guest house to full residential. Penwarren Guest House, 3 Avenue Road, Falmouth PA19/07257	Approved
Mr & Mrs S Lake	Change of use of a house in multiple occupation with owners' accommodation to a dwelling house. 21 Gyllyngvase Terrace, Falmouth PA19/07326	Approved
Mr P Wilkinson	Reserved matters approval for appearance, landscaping, layout and scale following outline approval PA18/05525. Land NE of 7 Mount Pleasant, Goldenbank, Falmouth PA19/07513	Approved
Mrs Ward	Yew – Crown life to 4.5m above road to give better clearance, to reduce excessive shading in garden and neighbouring property and clear roof of garage below. Crown reduction of lower crown on southern side as marked in the attached photo, branches on southern side have grown excessively over garden and neighbouring property. Growth on the other sides is minimal compared to the southern side and I would only look to reduce if needed to balance shape. Height of crown to be reduced by 1m as shown in attached photo. Also remove any major deadwood if needed. St Margarets, Woodlane Drive, Falmouth PA19/07547	Approved
Falmouth Town Station	Proposal to crown lift all trees (various species) that are adjacent (station) associated pedestrian walkways and access routes to 3m from ground level to enable safe access for users by removing encroaching branches within walkways/access. Falmouth Town Station, Avenue Road, Falmouth PA19/07665	Approved

Mr Keegan Royal Duchy Hotel	Monteray Pine – fell tree – the tree is located in the boundary wall of the car park and over time, the roots have pulled up the concrete of the car park and has gradually pushed out the backside of the boundary wall (which has already been repaired in recent years). The uneven surface of the car park is the main concern as it has already caused many problems with guests visiting the hotel. The tree is mature but not tall, the problem will become increasingly worse therefore I feel the removal is necessary. I suggest re planting another Quercus ilex as it would be much more suited to that area. The Royal Duchy Hotel, 4 Cliff Road, Falmouth PA19/07714	Approved
Mr Tim Vollbracht	Two storey side extension. 18 Old Hill Crescent, Falmouth PA19/07791	Approved
Discovery Quay Property Ltd	Non material amendment (NMA2) for inclusion of the clerestory/ribbon windows to the ground floor units; repositioning and sizing of various first floor windows; canopy to shower block entrance omitted; design of balcony walls revised; render and timber cladding positions revised; additional curtain walling and doors added to ground floor to decision PA12/02051 dated 22.05.2012. Land South of National Maritime Museum, Discovery Quay, Falmouth PA19/07869	Not acceptable as amendment
Miss Lisa Pagin	Discharge of conditions 3, 4 and 7 in respect of decision PA18/00921 dated 17.07.18. 5A Dracaena Avenue, Falmouth PA19/07898	Approved
Mr & Mrs Sellwood	Non material amendment to decision PA19/05019 to increase width of garage by 600mm. 31 Tredova Crescent, Falmouth PA19/07971	Approved
Mr David Lord	Clump of Myrtles – fell to ground level. 3 Tresahar Road, Falmouth PA19/07972	Approved
Mr Toby Allies	Non material amendment (1) in respect of decision PA18/07438 dated 18/10/2018 for the addition of two small steps to the South elevation, amendment to the rear external stairs to provide more appropriate solution and raising of roof height by approximately 200mm due to unforeseen footing issues. Mor Garrow, 14 Spernen Wyn Road, Falmouth PA19/08177	Approved

Mr Andrew Hurtel-Hymans	Change of use from D1 and B1 (office). 59-61 Killigrew Street, Falmouth PA19/08183	Approved
Mrs Elizabeth Masterton	Proposal for the installation of raised wooden decking and screening at rear of property. 21 Penrose Road, Falmouth PA19/08207	Approved
Mrs J Tull	T1 Mature Lime, raise crown and clear around the base of the tree for better inspection. Crown raise for clearance purposes. Pipers Patch, Woodlane Drive, Falmouth PA19/08224	Approved
Falmouth Property Investments	Non-material amendment (NMA2) for addition of 150mm to the finished floor level (FFL) to decision PA16/10836 – previously +9000mm now +9150mm, the FFL was not previously shown on the approved Ground Floor Plan so this through this NMA application the FFL is annotated on the GF Plan, the overall building height remains the same as per the approved plans. Land at Fish Strand Hill, Fish Strand Hill, Falmouth PA19/08392	Approved
Penvale Management Company	Works to a tree in a conservation area – crown reduce 1no. Magnolia tree. 1 Penvale Court, Falmouth PA19/08495	Approved
Mrs Claire Reynolds	Proposed works to Oak tree reference: T1 Reference number: TP016/00043 Tree Preservation Order name: McDonalds Dracaena Avenue Falmouth (No.2) Tree Preservation Order 2016 Species/situation description: Oak. McDonalds Restaurants Ltd, Dracaena Avenue, Falmouth PA19/08518	Approved
Mr Roland Adamson	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 doors unit. River View, 93 North Parade, Falmouth PA19/08784	Approved
Mr Simon Penna	Fell Pittisporum near war memorial in a conservation area there is an ongoing planting programme in the park that will see several new trees planted over the winter early spring. Kimberley Park, Kimberley Park Road, Falmouth PA19/09073	Approved