

FALMOUTH TOWN COUNCIL

Minutes of a Meeting of the Planning Committee held on Monday 13th January 2020 in the Atherton Suite, The Old Post Office, Falmouth at 6.00 pm.

Present: Councillors A J Jewell CC (Chair), J M Spargo (Vice-Chair),
R J Bonney, S D Eva and R J O'Shea.

Councillor Evans CC MBE and Saunby CC also attended.

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

P5626 APOLOGIES

Apologies for absence were received and approved from Councillor Chappel (holiday) and Councillor Morgan (ill).

P5627 INTERESTS

Councillor Jewell declared a non-disclosable interest in PA19/11161 as he is an acquaintance of the applicant and left the meeting during consideration thereof. Councillor Spargo took the chair for that item.

P5628 MINUTES

It was proposed by Councillor Bonney seconded by Councillor Eva and

RESOLVED that the minutes of the meeting of the Committee held on 23rd December 2019 be approved as a correct record of the proceedings and signed by the Chairman.

P5629 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 Bonney and

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

P5630 WITHDRAWN APPLICATION

PA19/07813 – Proposed change of use from A1 (retail) into A4 (drinking establishment) at 25 Market Street, Falmouth

Members duly noted the Withdrawn Application.

P5631 **HIGHWAYS/TRAFFIC MANAGEMENT/ROAD SAFETY**
None.

P5632 **DECISION NOTICES**

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

P5633 **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
13th January 2020

- 1. Arwenack** **PA19/10121** **Mr Lowe**
(Case Officer: Nigel Brabyn. 01872 224461, nbrabyn@cornwall.gov.uk)
New prefabricated timber studio building in the garden area of the care home to be used as an activities room by the residents.
MHA Langholme Residential and Dementia Care Home Arwenack Avenue Falmouth.

No objection. NDP Policy DG7 'Design in the Conservation Area' applies. The proposal is for an ineptly located building that is little more than an 'off the shelf' shed and is of poor design doing nothing for the character of the area, settlement form or sense of place. However, it has little visibility from the road, does not affect the adjacent listed building, and provides a needed facility that will benefit residents. On balance, approval.
- 2. Smithick** **PA19/10242** **Mrs Williams**
(Case Officer: Hayley Wray, 01872 224692 hwray@cornwall.gov.uk)
Replacement of existing rotten white timber windows and bi-fold doors with white uPVC windows and white aluminum bi-folds doors to match existing in colour, style and pattern.
8 Wellington Gardens Wellington Terrace Falmouth.

No objection. The property is in the Conservation Area, is in a TPO area, and within Character Area 5 'The terraced suburbs'. NDP Policy DG7 'Design in the Conservation Area' applies. Although aluminium windows would be preferred in a conservation area, precedent has been set. All other aspects are satisfactory and therefore approve.
- 3. Smithick** **PA19/10593** **Mr Martin English**
(Case Officer: Hayley Wray, 01872 224692 hwray@cornwall.gov.uk)
New roof covering: replacement of existing cement fibre and concrete tiles with Spanish slate tiles and clay ridge and hip tiles.
10 And 12 Kimberley Park Road Falmouth.

No objection. The new materials are an improvement.
- 4. Trescobeas** **PA19/10669** **Mr & Mrs J Miller**
(Case Officer: Ellis Crompton-Brown. 01872224453, Ellis.Crompton-Brown@cornwall.gov.uk)
Extension and alterations to dwelling.
269 Longfield Falmouth.

No objection.

5. **Smithick** **PA19/10671** **Mr Richard Woods**
(Case Officer: Ellis Crompton-Brown. 01872224453, Ellis.Crompton-Brown@cornwall.gov.uk)
Certificate of lawfulness for existing use as a C4 "Small house in multiple occupation".
8 Lister Street Falmouth.

No objection subject to the Case Officer being satisfied as to submitted evidence of use.

6. **Boslowick** **PA19/10779** **Mr & Mrs Guy Hall & Lisa Morgan**
(Case Officer: Hayley Wray, 01872 224692 hwray@cornwall.gov.uk)
Demolition of Existing Garage and Laundry Store replaced with new entrance and office. New detached garage.
Echoes Road from Silverdale Road to Swanpool Road Via the West Side of Swanpool Falmouth.

No objection.

7. **Trescobeas** **PA19/10850** **Mrs S Pugh 8 Wire**
(Case Officer: Hayley Wray, 01872 224692 hwray@cornwall.gov.uk)
Replacement of one door with a window and formation of 2 new first floor windows.
Dove House Empire Way Tregonigge Industrial Estate Falmouth.

No objection.

8. **Smithick** **PA19/10870** **Mr Richard Duncan**
(Case Officer: Laura Potts. 01872 224342, lpotts@cornwall.gov.uk)
Non material amendment (NMA1) for changes to the position and design of various windows and doors; change from grey windows and facias/soffits to white and siting of an inset gas meter box on the Albany Road elevation to decision PA19/02512 dated 01.07.2019.
Albany Stores 2 Lister Street Falmouth.

No objection.

9. **Boslowick** **PA19/10951** **Cornwall Housing**
(Case Officer: Hayley Wray, 01872 224692 hwray@cornwall.gov.uk)
Works to trees as per works schedule subject to a Tree Preservation Order (TPO).
Diana Close Falmouth.

No objection. This is necessary disease management of an infected Ash

10. **Arwenack** **PA19/10973** **Mr Christopher Gardner**
(Case Officer: Hayley Wray, 01872 224692 hwray@cornwall.gov.uk)
Alteration and replacement of existing glazing to 5 No. balconies.
Flats 2, 4, 5, 6 And 10 Boscawen Flats Cliff Road Falmouth.

No objection.

- 11. Boslowick** **PA19/10991** **Mr Andrew**
(Case Officer: Hayley Wray, 01872 224692 hwray@cornwall.gov.uk)
Works to Trees namely - T1 Ash multiple stemmed to coppice this tree in a Tree Preservation Order (TPO).
Soll 131 Boslowick Road Falmouth.

This Ash is of significant amenity value; however there is a large stem that has been compromised by an included smaller stem therefore no objection to the reduction of the stem to below the inclusion, but with the tree highly visible from the road and with it being a significant distance from properties the Council do not support the total reduction to the height of the fence requested.

- 12. Smithick** **PA19/10995** **Mr & Mrs Gardner**
(Case Officer: Nigel Brabyn. 01872 224461, nbrabvn@cornwall.gov.uk)
Change of use from HMO to hotel (C1 use class).
2 Park Crescent Falmouth.

Refuse. The property is in the Conservation Area and within Character Area 5 'The terraced suburbs'. NDP Policies DG7 'Design in the Conservation Area' and BE3 'Tourist facilities and accommodation' apply. No separate plans have been submitted to show if any changes are proposed. The current layout does not seem appropriate, or practical for a hotel. Some poor room divisions compromise the historic proportions of rooms and do not follow the spirit of Policy DG7. The proposal fails to conform to Policy BE3 paras 3 (attractiveness), 4 (disabled access) and 7 (heritage). It is not clear from the plans or site plan whether the rear service door is accessible (DDA compliant) – certainly neither the 1st nor 2nd floor have disabled access. Five of the 12 bedrooms would not be en-suite. Much too high a proportion for the contemporary hotel guest.

The Council do support the principle of the change of use from an HMO to a hotel but would need to see the above matters addressed.

- 13. Arwenack** **PA19/11001** **Mr & Mrs Ross**
(Case Officer: Laura Potts. 01872 224342, lpotts@cornwall.gov.uk)
Demolition of garage and construction of replacement. Construction of ground and first floor Extension.
Wyewood 11 Pennance Road Falmouth.

No objection but the Council had difficulty commenting thereon given the lack of information and that more detailed plans should be available.

- 14. Arwenack** **PA19/11039** **Mr Paul Harvey**
(Case Officer: Hayley Wray, 01872 224692 hwray@cornwall.gov.uk)
Works to Trees namely - Pine (T1) Pine (T2) Pine(T3) Pine(T4) Pine(T5) - crown clean and reduce canopy within a conservation area.
Land East Of 11 Boscawen Road Falmouth.

For information only.

15. Arwenack **PA19/11047** **Mr Paul Harvey**
(Case Officer: Hayley Wray, 01872 224692 hwray@cornwall.gov.uk)
Oak(T1) - Re pollard tree to 2 metres.
11 Boscawen Road Boscawen Road Falmouth.

For information only.

16. Arwenack **PA19/11048** **Mr Leslie Dobson**
(Case Officer: Hayley Wray, 01872 224692 hwray@cornwall.gov.uk)
Apple(T1)- Remove dead stem and reduce remaining canopy by 40%
Bay(T2)- Coppice to 1 metre
53B Melvill Road Falmouth.

For information only.

17. Arwenack **PA19/11213** **Mr Richard Thomas**
(Case Officer: Laura Potts. 01872 224342, lpotts@cornwall.gov.uk)
Listed building consent for proposed alteration of shop front.
10 Arwenack Street Falmouth.

No objection.

APPENDIX II

1. **Arwenack** **PA19/10932** **Mr Tom Jubb**
(Case Officer: Hayley Wray, 01872 224692 hwrav@cornwall.gov.uk)
Erection of extensions including a juliet balcony and replacement/reposition of garage.
5 Grovehill Crescent Falmouth

No objection. The design is in keeping with the Conservation Area and existing properties and the materials are appropriate and should be considerably more energy saving. The proposal conforms with NDP Policy DG7 and has been designed to ensure no overlooking to 3 Grovehill Crescent

2. **Arwenack** **PA19/10784** **Ms Debora Mitchell**
(Case Officer: Hayley Wray, 01872 224692 hwrav@cornwall.gov.uk)
First floor extension.
3 Grovehill Crescent Falmouth.

No objection. The design is in keeping with the Conservation Area and NDP Policy DG7. The proposal ensures no significant overlooking to 5 Grovehill Crescent.

3. **Arwenack** **PA19/10303** **Mr & Mrs Pullen**
(Case Officer: Ellis Crompton-Brown. 01872224453, Ellis.Crompton-Brown@cornwall.gov.uk)
Construction of two apartments, with off road parking.
Land Adjacent 19 Pendennis Rise Falmouth.

No objection subject to the bottom site hedge being retained and the proposed landscaping conditions on the plans to be strictly adhered to.

4. **Penwerris** **PA19/11043** **Mr Steve McFadden**
Retention and completion of freestanding timber staircase, partly completed, and retention of gated access in rear boundary wall.
5 Prospect Place, Falmouth

Refuse as the property is a listed building and in the Conservation Area. The gated access would impact on the historic character of Prospect Place and would set an undesirable precedent for the four neighbouring listed properties.

5. **Boslowick / Budock** **PA19/11161** **Mr & Mrs A Dunstan**
Proposed change of use / conversion of barn into dwelling including septic tank and additional landscaping.
Menehay Farm, Budock Water, Falmouth

No objection as the proposal will turn a redundant agriculture building into a sustainable and energy efficient dwelling and will enable the applicants to offer an improved on site service to their guests benefitting the operation of the business.

TOWN AND COUNTRY PLANNING ACT 1971
FOR SUBMISSION TO THE COUNCIL ON 13TH JANUARY 2020

Mr S G Peglau	Change of use of garage section of the existing outbuilding to ancillary accommodation (decision PA19/01882) with removal of condition 3. Eyrin, Swanpool, Falmouth PA19/09417	Approved*
Mr Mike Caddy	Construction of rear dormer extension. 16 Berkeley Cottage, Falmouth PA19/09649	Approved*
Mr T Anik	Listed building consent for proposed relocation of non-original internal stud walls. 8 Market Street, Falmouth PA19/08942	Approved
Mr C Wiesbauer	Erection of two dwellings H4 and H5 in hotel grounds adjacent to previous planning permission reference PA10/06309 with variation of condition 2 of decision PA18/00873 dated 23/03/2018. Penmere Manor Hotel, Mongleath Road, Falmouth PA19/09021	Approved
Mrs Thomas	Listed building consent for repairs and redecoration to the external timber work, windows and doors. Repainting of render. Bowles House, Clare Terrace, Falmouth PA19/09077	Approved
Profile Securities Ltd	Change of use from retail unit Class A1 to residential dwelling (live/work) Class C3. Land South of National Maritime Museum, Discovery Quay, Falmouth PA19/09177	Approved
Mr & Mrs D Stapleton	Demolition of existing garage and construction of new dwelling with variation of condition 2 in respect of decision PA17/12225. Land to the Rear of 23 Penwerris Terrace, Falmouth PA19/09373	Approved
Mr G Morris	Certificate of lawfulness for the existing use of the first floor flat as a House in Multiple Occupation under Use Class C4 of the Town and Country Planning (Use Classes) Order 1987. First Floor Flat 13-14 Church Street, Falmouth PA19/09400	Approved

Mr G Morris	Certificate of lawfulness for the existing use of the second floor flat as a House in Multiple Occupation under Use Class C4 of the Town and Country Planning (Use Classes) Order 1987. Second Floor Flat 13-14 Church Street, Falmouth PA19/09408	Approved
Mr Owain Stratton	Replacement of timber windows/bifold doors with double glazed aluminium windows/bifold doors on north west elevation. 7 Wellington Gardens, Wellington Terrace, Falmouth PA19/09462	Approved
Mr & Mrs Richard Harris	Extension and alterations to existing dwelling including balcony. Morva Lyn, Swanpool, Falmouth PA19/09477	Approved
Mr & Mrs Keay	Proposed two storey single detached dwelling. 1 Woodman Cottages, Trescobeas Road, Falmouth PA19/09582	Approved
Mrs Louise Fowler	Replacement of existing timber window, patio door and front door. 22 Wellington Gardens, Wellington Terrace, Falmouth PA19/09621	Approved
Mr Dunlop	Non-material amendment in respect of PA18/06908 (Attic Conversion) for slight changes to the window size (smaller window) on the approved dormer (actual dormer size is unchanged). 2 Langton Terrace, Falmouth PA19/10330	Approved

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