

FALMOUTH TOWN COUNCIL

Minutes of a Meeting of the Interim Planning Committee held on Monday 10th August 2020 by Zoom 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 M Morgan

Councillor Saunby CC and Robinson also attended

In Attendance: AM Williams (Town Clerk)
E Middleditch (Administration Officer)
Paul Wickes (141 Boslowick Road Applicant)
Nick Henwood (Chy Lorick Applicant)
Adam Laskey (Marraum Architects for Chy Lorick)

P5657 APOLOGIES

None received.

P5658 INTERESTS

None.

P5659 MINUTES

It was proposed by Councillor Eva, seconded by Councillor Chappel and

RESOLVED that the minutes of the meetings of the Committee held on 16th March and 20th July 2020 be approved as correct records of the proceedings and signed by the Chairman.

P5660 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 O'Shea, seconded by Councillor Morgan 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 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.

P5661 **WITHDRAWN APPLICATIONS**

PA19/07577 – Demolition of storage building and construction of a dwelling at Garage, Wodehouse Terrace, Falmouth

PA19/08434 – Demolition of existing garage and construction of a new 3 bedroom house at Land Adjacent to 10A New Windsor Terrace, Falmouth

PA20/01240 – Demolition of one house. Construction of 5 apartments and 2 houses with associated parking and landscaped amenity space at 22 North Parade, Falmouth

PA20/01654 – Extension and conversion of detached bungalow to two 3-storey houses with off-road parking at River View, Meadowbank Road, Falmouth

PA20/02853 – Non material amendment to PA19/11043 to increase in with of opening in rear boundary wall to accept gate at 5 Prospect Place, Penwerris Terrace, Falmouth

PA20/02958 – Non material amendment to remove privacy screen to PA16/10836 (APP/DO840/W/17/3177902) – purpose built student housing with a mixture of studio rooms/cluster rooms and town house rooms, associated amenities spaces and staff office at Land at Fish Strand Hill, Fish Strand Hill, Falmouth

PA20/03094 – Two storey extension to the rear of the existing property at Woodmans Corner, Trescobeas Road, Falmouth

PA20/03097 – Proposed roof dormer extension and associated works at 35 Budock Terrace, Falmouth

Members duly noted the Withdrawn Applications.

P5662 **HIGHWAYS/TRAFFIC MANAGEMENT/ROAD SAFETY**

Road Traffic Regulation Act 1984 S14: Temporary Prohibition of Traffic.

Members duly noted temporary road closure from 5th October 2020 to 9th November 2020 on Penwerris Lane, Falmouth for Western Power Distribution to carry out works to their apparatus.

Road Traffic Regulation Act 1984 S16A: Temporary Prohibition of Traffic.

Members duly noted temporary road closure from 0730 hours to 1700 hours on the 19th October 2020 on Cliff Road, Falmouth for Cornwall Council to carry out works to their apparatus.

Road Traffic Regulation Act 1984 S16A: Temporary Prohibition of Traffic.

Members duly noted temporary road closure from 0730 hours to 1700 hours from the 20th October 2020 to 23rd October 2020 on Cliff Road, Falmouth for Cornwall Council to carry out works to their apparatus.

P5663 **DECISIONS**

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

P5664 **ANY OTHER BUSINESS THAT THE CHAIRMAN CONSIDERS TO BE OF URGENCY**

None.

There being no further business the Chairman declared the meeting closed at 7.15p.m.

Signed: Dated:

- 6. Arwenack** **PA20/05694** **Mr T Wood**
(Case Officer: Nigel Brabyn. 01872 224461, nbrabyn@cornwall.gov.uk)
Certificate of lawfulness for existing use of Unit 1 as a self-contained dwelling.
Unit 1 The Oceanic 1 Lansdowne Road Falmouth.
- Recommend approval on condition that the Case Officer is satisfied there is sufficient evidence to support the certificate of lawfulness.
- 7. Arwenack** **PA20/05695** **Mr T Wood**
(Case Officer: Nigel Brabyn. 01872 224461, nbrabyn@cornwall.gov.uk)
Certificate of lawfulness for existing use of Unit 2 as a self-contained dwelling.
Unit 2 The Oceanic 1 Lansdowne Road Falmouth.
- Recommend approval on condition that the Case Officer is satisfied there is sufficient evidence to support the certificate of lawfulness.
- 8. Arwenack** **PA20/05696** **Mr T Wood**
(Case Officer: Nigel Brabyn. 01872 224461, nbrabyn@cornwall.gov.uk)
Certificate of lawfulness for existing use of Unit 3 as a self-contained dwelling.
Unit 3 The Oceanic 1 Lansdowne Road Falmouth.
- Recommend approval on condition that the Case Officer is satisfied there is sufficient evidence to support the certificate of lawfulness.
- 9. Arwenack** **PA20/05697** **Mr T Wood**
(Case Officer: Nigel Brabyn. 01872 224461, nbrabyn@cornwall.gov.uk)
Certificate of lawfulness for existing use of Unit 4 as a self-contained dwelling
Unit 4 The Oceanic 1 Lansdowne Road Falmouth.
- Recommend approval on condition that the Case Officer is satisfied there is sufficient evidence to support the certificate of lawfulness.
- 10. Arwenack** **PA20/05698** **Mr T Wood**
(Case Officer: Nigel Brabyn. 01872 224461, nbrabyn@cornwall.gov.uk)
Certificate of lawfulness for existing use of Unit 5 as a self-contained dwelling.
Unit 5 The Oceanic 1 Lansdowne Road Falmouth.
- Recommend approval on condition that the Case Officer is satisfied there is sufficient evidence to support the certificate of lawfulness.
- 11. Boslowick** **PA20/05940** **Mr Robert Brown**
(Case Officer: Nigel Brabyn. 01872 224461, nbrabyn@cornwall.gov.uk)
Application for works to tree subject to TPO: T1 Lime raise crown to 5.5m and prune.
36A Bosmeor Road Falmouth.

APPENDIX II
10TH AUGUST 2020

1. **Penwerris** **PA20/02218** **Mr & Mrs T Howes**
(Case Officer: Nigel Brabyn. 01872 224461, nbrabyn@cornwall.gov.uk)
Demolition of existing garage and erection of new dwelling.
Building Rear Of 39 Trevethan Road Five Fields Lane Falmouth.

Recommend refusal due to over development and it fails to conform to Policy HMO1, section 1 and contravenes Cornwall Councils Site Allocations DPD.

2. **Penwerris** **PA20/05181** **Ms Kimi Widdicombe**
(Case Officer: Laura Potts. 01872 224342, lpotts@cornwall.gov.uk)
Changes to Post Office store roof to create outdoor flat roof terrace area for upper storey flat.
Flat Penwerris Post Office Polwhaverall Terrace Falmouth.

Recommend approval.

3. **Boslowick** **PA20/05352** **Mr P and Mr D Wickes**
(Case Officer: Hayley Wray, 01872 224692 hwray@cornwall.gov.uk)
Retrospective application for single storey extension to dwelling with cladding.
141 Boslowick Road Falmouth.

Recommend refusal due to the cladding finish which is out of keeping with the street scene. A render finish would be acceptable.

4. **Arwenack** **PA20/05446** **Mr and Mrs B Herron**
(Case Officer: Hayley Wray, 01872 224692 hwray@cornwall.gov.uk)
Proposed replacement of existing conservatory with orangery.
Braemar 9 Avenue Road Falmouth.

Recommend approval subject that 1.8m fence is installed to prevent overlooking issues.

5. **Boslowick** **PA20/05811** **Mr And Mrs Henwood**
(Case Officer: Laura Potts. 01872 224342, lpotts@cornwall.gov.uk)
Proposed new infill 1.5 storey four-bedroom dwelling with integrated garage.
Chy Lorick Bank Lane Golden Bank Falmouth.

Recommend approval.

6. Trescobeas PA20/05917 Mr Warren
(Case Officer: Nigel Brabyn. 01872 224461, nbrabyn@cornwall.gov.uk)
Construction of two detached dwellings.
Land South Of 8 Kelley Road Kelley Road Falmouth.

Recommend refusal as not in keeping with the area, loss of mature garden, poor design and lack of parking.

7. Trescobeas PA20/05983 Mr & Mrs Ben Keay
(Case Officer: Laura Potts. 01872 224342, lpotts@cornwall.gov.uk)
Rear Extension (Reduced size) to Existing residential property.
1 Woodmans Corner Trescobeas Road Falmouth

Recommend approval.

**TOWN AND COUNTRY PLANNING ACT 1971
FOR SUBMISSION TO THE COUNCIL ON 10TH AUGUST 2020**

Emperic Student Property	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 PA19/04861	Approved*
Mr Richard Virr	Reserved matters application for layout following outline permission PA15/02640 dated 07.11.16 for construction of up to 69 Extra Care dwellings, including associated communal space and a new Community Centre for the use of the Bosvale Community Association. To provide new C2 Extra Care accommodation and D1 non-residential for the Community Centre. Total GIA 8000spm. Landscaping and associated parking. Bosvale Community Centre Site, Hillside Road, Falmouth PA19/09576	Approved*
Mr & Mrs Jenkin	Proposed extension to garage and porch and first floor extension. 42 Mongleath Avenue, Falmouth PA19/09956	Approved*
Ceres Estates	Conversion of vacant upper and rear floors to 2no 2 bedroom and 1no 1 bedroom apartments including creation of four dormer windows in the roof. 16 Market Street, Falmouth PA19/10245	Approved*
Mr & Mrs Gardner	Change of use from HMO to hotel (C1 use class). 2 Park Crescent, Falmouth PA19/10995	Approved*
Mr Steve McFadden	Retention and completion of freestanding timber staircase, partly completed, and retention of access in rear boundary wall together with provision of a dark oak stained Shrewsbury straight wooden gate. 5 Prospect Place, Falmouth PA19/11043	Approved*
Mrs Anna Laity	Retrospective permission for hard-standing and new boundary wall. 8 Hillside Road, Falmouth PA20/00097	Approved*

Mr Ben Revill	Proposal for the creation of 2 nd floor with roof lights and dormer by converting/adapting loft space. Tocopilla Cottage, King Charles Quay, Falmouth PA20/00434	Approved*
Mr & Mrs Randall Money	Rear extension, partial garage conversion and internal works. 74 Trenoweth Road, Falmouth PA20/00475	Approved*
Mr Paul Hills	Removal of a chimney that is in poor repair and is no longer used. 7 Boscawen Road, Falmouth PA20/00482	Approved*
Mrs Annette McCormack	Works to tree – pruning work on Oak Tree in our garden subject to a Tree Preservation Order (TPO). 56 Boscundle Avenue, Falmouth PA20/00546	Approved*
Ms Molly J Bond	Listed Building Consent for work which includes a 4.5 x 2.5 metre conservatory various works to windows and doors the addition of skylights and replacement of vent with window. Apartment 11, 6 Grove Place, Falmouth PA20/00562	Approved*
Ms Nickie Wilkes	Front first floor extension, infill of front porch, new canopy, remove chimney and changes to bedroom window. Rear two storey and single storey extensions. 7 North Parade, Falmouth PA20/00566	Approved*
Ceres Estates	Listed Building consent for conversion of vacant upper and rear floors to 2no 2 bedroom and 1no 1 bedroom apartments including creation of four dormer windows in the roof. 16 Market Street, Falmouth PA20/01217	Approved*
Mr & Mrs Latham	Proposal refurbishes and remodels the existing dwelling. 23 Silverdale Road, Falmouth PA20/01383	Approved*
Mr P Alton	Non material amendment to decision PA19/05245 to add cladding to first floor of extension. 16 Frobisher Terrace, Falmouth PA20/01689	Refused*
Mr Ray Longstaff	Proposed kitchen dining room and bedroom extension over garage. 115 Boslowick Road, Falmouth PA20/01819	Approved*

Ms Susannah Burt	Proposed loft conversion, replacement of roof and kitchen extension. 41 Lister Street, Falmouth PA20/02225	Approved*
Mr & Mrs Beckett	Proposed first floor extension. 41 Ferndale Road, Falmouth PA20/02430	Approved*
Mr B & Mrs F Phillips	Proposal for a first floor extension and attic conversion, creation of new single storey porch and internal alterations. 4 Conway Road, Falmouth PA20/03131	Approved*
Motor Fuel Ltd	Installation of new cracked vent stack and new jet wash facility. Increased bin store facilities. 60 Dracaena Avenue, Falmouth PA19/02751	Approved
Mr Laurence Mouslow	Redesign of residential development to include substitution of house types, amendment to affordable housing and redesign of levels to plots 168, 169, 176-181, 196-236, 252-294 inclusive with variation of Condition 2 in respect o decision PA15/11999 dated 23.12.15. Land Off Trenoweth Road, Chi An Dowr, Falmouth PA19/05495	Approved
Ms Sara Pugh	Change of use from Business premises (B1) to Residential. Ebenezer Hall, 78 Trevethan Road, Falmouth PA19/10034	Approved
Mr Olly Spinks	Listed building consent for internal alterations and renovation works to the rear of the property and change of use and renovation of separate coach house. Tamaris, 2 Tehidy Terrace, Falmouth PA19/10229	Approved
Mr & Mrs Pullen	Construction of two apartments, with off road parking. Land adjacent 19 Pendennis Rise, Falmouth PA19/10303	Approved
Mr & Mrs J Miller	Extensions and alterations to dwelling. 269 Longfield, Falmouth PA19/10669	Approved

Mr S Pugh 8 Wire	Replacement of one door with a window and formation of 3 new first floor windows. Dove House Empire Way, Tregonigge Industrial Estate, Falmouth PA19/10850	Approved
Mr Christopher Gardener	Alteration and replacement of existing glazing to 5 No balconies. Flats 2, 4, 5, 6 and 10 Boscawen Flats, Cliff Road, Falmouth PA19/10973	Approved
Mr Richard Green	Demolish Existing porch and erect new larger porch. Front garden and patio alterations. Door and window alterations. 29 Pennance Road, Falmouth PA19/11037	Approved
Mr & Mrs Berry	Proposed dwelling following the demolition of existing disused shop adjoining No.11 Polwhaveral Terrace. Land Adjacent 11 Polwhaveral Terrace, Falmouth PA20/00032	Approved
Mr Chris Knight	Integrate courtyard area into kitchen/diner with installation of timber frame glass roof. Combine bathroom and utility room to form shower room, convert existing rear window to door, convert existing rear door to window. 2 Harriet Place, Falmouth PA20/00086	Approved
Mr Chris Knight	Listed Building Consent to integrate courtyard area into kitchen/diner with installation of timber frame glass roof. Combine bathroom and utility room to form shower room, convert existing rear window to door, convert existing rear door to window. Various internal works to include demolition of two walls, install two timber supporting beams, raise ceiling 300-450mm and insulate in part of kitchen, reconfigure kitchen unit, reinstate original hearth and install wood burning stove and flue, timber and stone tile flooring over newly laid insulated floor, removal of stud work between bathroom and utility room, reconfigure bathroom, insulate bathroom floor. 2 Harriet Place, Falmouth PA20/00088	Approved

Falmouth Property Investments	Purpose built student housing with a mixture of studio rooms/cluster rooms and town house rooms, associated amenities spaces and staff office (application PA16/10836 appeal decision APP/D0840/W/17/3177902) with variation of condition 5. Land at Fish Strand Hill, Fish Strand Hill, Falmouth PA20/00220	Refused
Mr Owen	Proposed two storey extension. 29 Trenoweth Road, Falmouth PA20/00343	Approved
Mr David Penhallurick	Change single level bungalow to two story house plus an additional single storey extension to the rear extension. 20 Pennance Road, Falmouth PA20/00373	Approved
Mr & Mrs Moulder	Single storey extension to rear of property. 46 Kimberley Park Road, Falmouth PA20/00377	Approved
Mr Anthony O'Connell	Non material amendment (NMA1) for altered roof design and for minor internal alterations to the ground and first floor layout to decision PA17/04644 dated 06.07.2017. The Grey Cottage, 49 Pennance Road, Falmouth PA20/00390	Approved
Mrs Chloe Rodgers	T1 1 x Birch – fell/dismantle in sections – due to extensive basal cavity and decay – replace with light standard Beech. Nant Y Garth, Swanpool, Falmouth PA20/00579	Approved
Mr & Mrs Pellow	Proposed two storey extension and conversion of garage. 146 Longfield, Falmouth PA20/00653	Approved
Mr David Garwood FX Plus	Listed building consent for installation of a commemorative Blue Plaque on the building to identify it as a residence of Robert Were Fox. 25 Woodlane, Falmouth PA20/00709	Approved
Cornwall Council	Application for works to trees subject to TPO: T3 sycamore to pollard and two new planting positions. Play Area to East of 129 Boslowick Road, Falmouth PA20/00724	Approved
Mrs Lyn Orders	Single storey rear extension. 62 Kimberley Park Road, Falmouth PA20/01051	Approved

Mr Alan Lord	Proposal for conversion of attached garage to create a bedroom and bathroom by extending the front elevation of the garage. The purpose of the adaptation is to enable ground floor living for a disabled child. 29 Mongleath Avenue, Falmouth PA20/01064	Approved
Mr & Mrs P Gendall	Complete renovation of bungalow including 2 new bedrooms in new roof structure and provision of new external workshop/hobby space. 7 Emslie Road, Falmouth PA20/01092	Approved
Mr & Mrs Hewlett Carey	Alterations and extension of existing single storey rear extension. 24 Norfolk Road, Falmouth PA20/01341	Approved
Mrs Ruth Littlejons-Sames	Proposal for a loft conversion and to introduce a staircase from ground floor to proposed 1 st floor. 1 St Anthony Way, Falmouth PA20/01261	Approved
Mr R Worswick	Proposed new window. 4 Jacketts Steps, Packet Quays, Falmouth PA20/01373	Approved
Mr Tony Robinson	Retrospective application for the replacement of an existing single storey side structure. 12 Gyllyngvase Terrace, Falmouth PA20/01388	Approved
Mrs Susan Morant	Certificate of lawfulness for existing conservatory attached to rear of house. 154 Boslowick Road, Falmouth PA20/01469	Approved
Mr William McKelvie	Application to work on tree subject to TPO (Poplar) – crown thinning and crown reduction. Also crown lift fir tree (a) and remove/replace dead yucca (b) within conservation area. 6 Fenwick Road, Falmouth PA20/01789	Approved
Mr & Mrs Mike Phillips	Proposed family/dining room extension to an existing domestic dwelling. 1 Polmennor Road, Falmouth PA20/01796	Approved

Mr Simon Ewart	Listed building consent to move gas meters from inside the cellar to an outside wall separate from the main walls of the house. Ground Floor Flat, 39 Woodlane, Falmouth PA20/01948	Approved
Mr James Brett	Works to trees namely Oak 15 – reduce lateral branches – subject to a Tree Preservation Order (TPO). 230 Longfield, Falmouth PA20/02038	Approved
Mr Ian Hayes	Proposed replacement rooflights to front elevation to provide enlarged roof smoke vents to the stairwells. 43 and 45 High Street, Falmouth PA20/02052	Approved
Fal Property Investments	Installation of an external water tank unit enclosed within a timber frame. Land at Fish Strand Hill, Fish Strand Hill, Falmouth PA20/02106	Approved
Cornwall Council	Tree works namely – to fell Acer Pseudoplatanus (T3) with substantial basal decay subject to a TPO. Boslowick Play Area, Falmouth PA20/02341	Approved
Mrs Lucy Turunc	Works to tree namely Monterey Cypress subject to a TPO. 44 Trescobeas Road, Falmouth PA20/02343	Approved
Mr Latham	Proposal for tree works namely – Tree 279 common Beech fell – within a TPO. 23 Silverdale Road, Falmouth PA20/02411	Approved
Hannah Stevens	Replacement of existing modular building with new classroom block and associated development. St Francis CofE Primary School, Longfield, Falmouth PA20/02368	Approved
Mr & Mrs Watson-Hunt	Alterations to existing building including re-siting of decking area. 22 Mongleath Avenue, Falmouth PA20/02786	Approved
Ms J Gifford Title	Single storey extension to the rear of property to form new kitchen bedroom. 81 Trescobeas Road, Falmouth PA20/02900	Approved

DPP Planning UK Ltd	Submission of details to discharge condition 3 in respect of Decision Notice PA16/10836 allowe on Appeal APP/D0840/W/17/3177902 dated 13 th Dec 2017. Land at Fish Strand Hill, Fish Strand Hill, Falmouth PA20/02955	No acceptable
Mr Steve McFadden	Retention and completion of freestanding timber staircase – partly completed and creation of gated access in rear boundary wall as a variation of approval PA19/11043 (190mm increase in gate width). 5 Prospect Place, Falmouth PA20/02979	Approved
Mr Jack Lillie	Application for works to trees subject to TPO: Fell 4 Leylandii. 4 Chough Close, Tregoniggie Industrial Estate, Falmouth PA20/03157	Approved
Mr Poole	Application for works to trees subject to TPO: T1 Oak pruning and T2 Oak pruning. 102 Swans Reach, Falmouth PA20/03187	Approved
Mr Anton Randall	Application for works to tree subject to TPO: T3 Oak pruning. 101 Swans Reach, Falmouth PA20/03188	Approved
Mr Mike Underwood	Application for works to trees subject to TPO: T Oak T5 Holm Oak – pruning. 100 Swans Reach, Falmouth PA20/03189	Approved
Mrs Debra Harris	Works to trees namely Oak to trim branches, also Sycamore branch subject to a TPO. 109 Longfield, Falmouth PA20/03261	Approved
Mr T Brown	Outline planning permission with all matters reserved for proposed one bedroom bungalow. 2 Manor Crescent, Falmouth PA20/03371	Refused
Mr J Sheppard	Single storey extension. Sunny Corner, 83 Polmennor Road, Falmouth PA20/03452	Approved
Mr & Mrs Telling	Proposed garage and workshop. 8 Tregothnan Road, Falmouth PA20/03523	Approved

Mr & Mrs Humphreys	Construction of flat roof dormer to side of dwelling, single storey rear extension, garage conversion and associated works. 43 Bosmeor Road, Falmouth PA20/03532	Approved
Mr George	Works to trees namely a Myrtle within a conservation area. 15 Grovehill Drive, Falmouth PA20/03792	Approved
Mrs Taylor	Works to trees – namely T1Holm Oak, crown lift over public highway to 5.2m, to crown life over driveway to 4m – G1 Beech Group, crown lift of garage to 4m – subject to a TPO. 55 Queen Anne Gardens, Falmouth PA20/03970	Approved
Mr Paul Laing	Proposed garage and associated site works. 6 Pendarves Road, Falmouth PA20/10919	Refused