

FALMOUTH TOWN COUNCIL

Minutes of a Meeting of the Interim Planning Committee held on Monday 23rd November 2020 by Zoom at 6.00 pm.

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

Councillors Kirkham CC and Saunby also attended.

In Attendance: AM Williams (Town Clerk)
E Middleditch (Administration Officer)
V Rogers (Administrative Assistant)
M Ortega (Receptionist and Information Service Assistant)
N Carpenter (5 Stracey Road Applicant)
J Bottomley (48 Wellington Terrace Applicant)
N Kelly (Objector)

P5697 APOLOGIES

An apology for absence was received and approved from Councillor Chappel (Ill)

P5698 INTERESTS

Councillor Eva declared a non-disclosable interest in PA20/07618 as he felt he was pre-determined and he left the meeting during the consideration thereof.

P5699 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 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 Spargo, seconded by Councillor Bonney and

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

P5700 TOWN AND COUNTRY PLANNING (APPEALS)

APP/D0840/W/20/3259727: Outline planning permission with all matters reserved for proposed one bedroom bungalow. 2 Manor Crescent, Falmouth, TR11 4LD. REFUSED.

Members duly noted the Appeal.

P5701 HIGHWAYS/TRAFFIC MANAGEMENT/ROAD SAFETY

Road Traffic Regulation Act 1984 S.14: Temporary Prohibition of Traffic. Bridleway 14 in the Parish of Budock & Bridleway 46 in the Parish of Falmouth. 16th November 2020 to 6th December 2020 (24 hours) for emergency closure due to collapsing surface.

Road Traffic Regulation Act 1984 S.14: Temporary Prohibition of Traffic. Cliff Road, Falmouth. 4th January 2021 to 16th January 2021 (24 hours weekends included) for SCB Groundworks Ltd to carry out work to their Apparatus.

Road Traffic Regulation Act 1984 S14: Temporary Prohibition of Traffic. Langton Terrace, Falmouth. 27th January 2021 to 29th January 2021 (0730 hours to 1800 hours weekdays only) for BT to carry out works to their apparatus.

Members duly noted the temporary road closures.

P5702 **ANY OTHER BUSINESS THAT THE CHAIRMAN CONSIDERS TO BE OF URGENCY**

None.

There being no further business the Chairman declared the meeting closed at 7.30p.m.

Signed: Dated:

APPENDIX I
23rd NOVEMBER

1. Penwerris PA20/08628 Mr James Rowe
(Case Officer: Hayley Wray, 01872 224692 hwray@cornwall.gov.uk)
Demolition of garage and replace with larger, timber framed, single storey building.
Building to be part home office, part garage.
36 Penrose Road Falmouth.

Recommend approval.

2. Arwenack PA20/08850 Mr Edward Kearsley
(Case Officer: Laura Potts, 01872 224342, lpotts@cornwall.gov.uk)
Certificate of lawfulness for existing use to rent out 2 empty rooms.
15A Arwenack Street Falmouth.

Recommend approval.

3. Smithick PA20/08863 Ms Janet Stevens
(Case Officer: Hayley Wray, 01872 224692 hwray@cornwall.gov.uk)
Application for certificate of lawfulness existing use for a house of multiple
Occupancy.
10 Clifton Terrace Falmouth.

Recommend approval.

4. Arwenack PA20/08977 Mr And Mrs H Williams
(Case Officer: Hayley Wray, 01872 224692 hwray@cornwall.gov.uk)
Proposed works to drive, alterations to openings, internal and external alterations and
new entrance canopy.
16 De Pass Gardens Falmouth.

Recommend approval.

5. Boslowick PA20/09060 Mr Steve Fenton
(Case Officer: Hayley Wray, 01872 224692 hwray@cornwall.gov.uk)
Removal of branches from a Sycamore and Monterey Pine trees.
1 Tremorvah Court Swanpool Falmouth.

No objection subject to the approval of the Forestry Officer.

6. **Arwenack** **PA20/09169** **Ms Molly Jones Bond**
(Case Officer: Nigel Brabyn, 01872 224461 nbrabyn@cornwall.gov.uk)

Listed building consent for proposed conservatory, widening of existing doorway, lowering of existing white upvc windows, changes to two windows on south elevation, replace vent with window on south west facing wall, addition of two conservation roof lights.

Quayside, Apartment 11 6 Grove Place Falmouth.

Recommend approval.

7. **Smithick** **PA20/09178** **Mrs F Williams**
(Case Officer: Hayley Wray, 01872 224692 hwray@cornwall.gov.uk)

Proposed extension and alterations.

7 Park Lane Falmouth.

Recommend refusal due to loss of parking.

8. **Smithick** **PA20/09258** **Mr & Mrs. Whitfeld**
(Case Officer: Hayley Wray, 01872 224692 hwray@cornwall.gov.uk)

Proposed self-contained annexe

6 Tredyson Place Falmouth.

Recommend refusal due to poor dormer design to the front of the property.

9. **Penwerris** **PA20/09405** **Toby Clark**
(Case Officer: Hayley Wray, 01872 224692 hwray@cornwall.gov.uk)

Works to tree namely - Mimosa - T1 - Fell - within a Conservation Area.

15 Erisey Terrace Falmouth.

For information only.

10. **Boslowick** **PA20/09413** **DR & MRS EVA**
(Case Officer: Hayley Wray, 01872 224692 hwray@cornwall.gov.uk)

Conservatory to the front.

68 Trenoweth Road Falmouth.

Recommend approval.

11. **Penwerris** **PA20/09457** **Mr And Mrs Berry**
(Case Officer: Ellis Crompton-Brown. 01872224453,
Ellis.Crompton-Brown@cornwall.gov.uk)

Proposed replacement porch, new boundary wall and steps (part retrospective).

11 Polwhaverall Terrace Falmouth.

Recommend refusal due to overuse of cladding.

12. Penwerris PA20/09467 Mrs Vanstone
(Case Officer: Mark Ball, 01726 223495, Mark.Ball@cornwall.gov.uk)
Alterations and additions including extended outdoor seating area, security railing/gate and ice cream kiosk.
Pier Cafe Prince Of Wales Pier Falmouth.

Recommend approval.

13. Penwerris PA20/09468 Mrs Vanstone
(Case Officer: Mark Ball, 01726 223495, Mark.Ball@cornwall.gov.uk)
Listed building consent for alterations and additions including extended outdoor seating area, security railing/gate and ice cream kiosk.
Pier Cafe Prince Of Wales Pier Falmouth.

Recommend approval.

14. Arwenack PA20/09522 Mr Wills
(Case Officer: Hayley Wray, 01872 224692 hwray@cornwall.gov.uk)
Proposal to fell Eucalyptus (T1).
9 Bar Terrace Bar Road Falmouth

For information only.

15. Boslowick PA20/09608 Mrs Sarah O'Connell
(Case Officer: Ellis Crompton-Brown. 01872224453,
Ellis.Crompton-Brown@cornwall.gov.uk)
Application for tree works: works to trees subject to a tree preservation order (TPO):
Reduction work to 1 Sycamore and 1 Oak, Tree Order C2/CK252, Tree Ref T2 and T3
3 Stewart Court Falmouth.

No objection subject to the approval of the Forestry Officer. The agent has indicated that it may be preferential to crown reduce rather than pollard T3 and the Council agree that a crown reduction would be more appropriate in this case.

16. Boslowick PA20/09680 Mrs Pamela Bagshaw
(Case Officer: Hayley Wray, 01872 224692 hwray@cornwall.gov.uk)
Pollard T4 Sycamore.
4 Stewart Court Falmouth.

No objection subject to the approval of the Forestry Officer.

17. Arwenack PA20/09896

Mr A Penpraze

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

Works to trees namely - T1 - Turkey Oak, T2 - Holm Oak, and T3 - Holm Oak – crown lifting over highway, T4 - Turkey Oak - Fell, T5 - Lime, crown reduce over property and 2 Melvill Road. T6 - Holm Oak - crown reduce above highway within a Conservation Area.

Pendennis Court, Flat 1 Pendennis Road Falmouth.

For information only.

18. Smithick PA20/09914

Lucy Briggs

(Case Officer: Hayley Wray, 01872 224692 hwray@cornwall.gov.uk)

Works to trees namely - T1- Holm Oak, T2 - Holm Oak, T3 - Holm Oak crown lift, T4 - Turkey Oak crown lift - within a Conservation Area.

Land At Cambridge Place Cambridge Place Falmouth TR11 4QR.

For information only.

APPENDIX II

1. Arwenack PA20/09117 Mr Nigel Carpenter
(Case Officer: Mark Ball, 01726 223495, Mark.Ball@cornwall.gov.uk)
Provision of 9no. Apartments on site of former dwelling.
5 Stracey Road Falmouth.

Recommend refusal as whilst the Council welcomed the retention of the Captains House property due to over-development, overlooking, and overshadowing. Abbeyfield residents will suffer from loss of privacy and amenity in their only outdoor space. The proposal fails to conform to NDP Policies DG3 paragraph 2 in relation to the impact the proposal has on buildings nearby and DG7 in terms of Design in the Conservation Area.

2. Arwenack PA20/09354 Andrew Strathdee
(Case Officer: Mark Ball, 01726 223495, Mark.Ball@cornwall.gov.uk)
Variation of Condition 1 and removal of Condition 22 in respect of decision PA17/11714
(Creation of spa and wellness leisure resort (including a total of 73 residential apartments) utilising the site and remaining buildings associated with the former Falmouth Beach Hotel together with the current St Michael's Hotel. The proposal will comprise of the following elements:- Erection of extensions and alterations to existing building to create resort reception, bistro, extended function suite and improved spa facilities (St Michaels Hotel building); erection of extension and alterations to existing building to create additional hotel bedrooms and improved health club facilities (Croft building); erection of new multi-use resort building providing 56 residential apartments, cafe/restaurant and 'village' shop and covered parking for 104 cars (The Liner); demolition of Captains House and Tremor buildings and erection of 14 residential apartments; demolition of The Cottage and erection of 3 residential apartments; erection of 4 x woodland lodges to provide additional hotel bedrooms with living space; demolition of Mermaid building and formation of pedestrian and vehicular access from Cliff Road; associated hard and soft landscaping).
The Liner Cliff Road Falmouth.

The Council deferred consideration of the proposal as it would like to clarify the design of the wall at the front of the building before making any decision.

3. Smithick PA20/09024 Mandy Phillips
(Case Officer: Laura Potts. 01872 224342, lpotts@cornwall.gov.uk)
Demolition of existing garage and construction of a new 2-bedroom house.
Land Adjacent 10A New Windsor Terrace Falmouth.

Recommend refusal due to poor design and poor not in keeping sash window design.

4. **Penwerris** **PA20/09149** **Mr M Pascoe**
(Case Officer: Nigel Brabyn, 01872 224461 nbrabyn@cornwall.gov.uk)
Proposed construction of a dwellinghouse with variation of condition 2 in respect of decision PA17/10450 date 16.03.18
Land At Penwerris Farm Dracaena View Falmouth.

Recommend refusal as this had been a heavily negotiated approval. The Council does not support its attempted dilution now which will detrimentally affect neighbours and the hedgerow, car parking provision and further impacts on already restricted amenity space to serve the development.

5. **Arwenack** **PA20/09313** **Gendall**
(Case Officer: Hayley Wray, 01872 224692 hwray@cornwall.gov.uk)
Complete renovation of bungalow including 2 new bedrooms in new roof structure and provision of new external workshop/hobby space with variation of conditions 2, 6 and 7 in respect of decision PA20/01092.
7 Emslie Road Falmouth.

Recommend approval as the revisions are minor.

6. **Smithick** **PA20/09515** **Mr Andrew Brooks**
(Case Officer: Hayley Wray, 01872 224692 hwray@cornwall.gov.uk)
First floor rear extension, change rear garage roof, convert attic to create new bedroom and ensuite. New dormer window at side, and additional roof windows to rear and side.
29 Trelawney Road Falmouth.

Recommend approval subject that the garage remains as a garage and is not used for residential accommodation and is ancillary to 29 Trelawney Road to ensure compliance to NDP Policy HMO1 paragraphs 2.1.v and vii.

7. **Smithick** **PA20/07618** **Mr John Bottomley**
(Case Officer: Hayley Wray, 01872 224692 hwray@cornwall.gov.uk)
Change of use from general family usage eg. storage/hobby/workshop to residential accommodation.
48 Wellington Terrace Falmouth.

Recommend refusal due to significant and direct overlooking of neighbouring properties from windows that are placed hard on the boundaries on either side. NDP Policies DG3 'Design and local distinctiveness in the historic core' and DG7 'Design in the Conservation Area' particularly apply. It fails significantly on all the design criteria in the neighbourhood plan, especially DG3 and DG7. In addition, the 'residential' accommodation shown falls below the national space standards and fails to provide satisfactory living conditions.

8. **Boslowick PA20/09320** **Mr Chris Hughes**
(Case Officer: **Hayley Wray**, 01872 224692 hwray@cornwall.gov.uk)
Two storey side extension and internal alterations.
30 East Rise Falmouth.

Recommend approval as the Council agreed that the hipped roof was a far better design than the previously submitted flat roof.