

FALMOUTH TOWN COUNCIL

Minutes of a Meeting of the Planning Committee held virtually by Zoom on Monday 14th December 2020 by 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 Saunby CC also attended.

In Attendance: AM Williams (Town Clerk)
E Middleditch (Administration Officer)
M Ortega (Receptionist and Information Service Assistant)
Gareth Hooper (Sheldon House – DPP Planning)
Tom Wright (DPP Planning)

P5703 APOLOGIES

None.

P5704 INTERESTS AND DISPENSATIONS

None.

P5705 MINUTES

It was proposed by Councillor Bonney seconded by Councillor Morgan and

RESOLVED that the minutes of the meetings of the Committee held on 2nd and 23rd November 2020 be approved as correct records of the proceedings and signed by the Chairman.

P5706 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.

P5707 WITHDRAWN APPLICATIONS

PA20/09680 Pollard T4 Sycamore at 4 Stewart Court, Falmouth.

Members duly noted the Withdrawn Applications.

P5708 **APPEAL DECISION**

PA20/00220 – Land at Fish Strand Hill, Falmouth – Falmouth Property Investment Limited.
Appeal Dismissed.

Members duly noted the Appeal Decision.

P5709 **HIGHWAYS/TRAFFIC MANAGEMENT/ROAD SAFETY**

Swanvale, Tregonigge Woodland

Members considered consultation on proposals to Cormac Solutions to widen part of the footpath network through Tregonigge Woodland and convert it to a shared use path for use by pedestrians and cyclists as part of the emerging walking and cycling network for Falmouth.

It was proposed by Councillor Eva seconded by Councillor Bonney and

RESOLVED that the Council did not support the proposals to widen the footpath to convert it for shared use by pedestrians and cyclists as the natural woodland area is not suitable for shared use and it would be too create pedestrians cyclist conflicts and would be detrimental to the woodland that is a peaceful area for dog walkers. The Council would support the alternative route that had been suggested to this proposal.

Falmouth & Penryn Community Network Panel TRO Consultation

Members duly noted Cormac Solutions Ltd on behalf of Cornwall Council are inviting comments on proposals to introduce restrictions on waiting on various streets in Falmouth. The public consultation is open from 26th November 2020 to 25th December 2020 and it should be noted that Falmouth Town Council have already supported the work.

Road Traffic Regulation Act 1984 S14: Temporary Prohibition on Traffic

Members duly noted temporary road closure from 7th December 2020 to 16th December 2020 on Cliff Road, Falmouth 24 hours a day weekends included to carry out S278 works and dismantle a tower crane.

Road Traffic regulation Act 1984 S14A: Temporary Prohibition of Traffic

Members duly noted temporary road closure from 17th December 2020 to 21st December 2020 on Castle Drive, Falmouth between the hours 0800 hours and 1800 hours on a daily basis weekdays only for works near the road to lay new duct in the carriageway.

Road Traffic Regulation Act 1984 S14: Temporary Prohibition of Traffic

Members duly noted temporary road closure from 4th January 2021 to 16th 2021 on Cliff Road Falmouth for 24 hours a day, weekends included to carry out development works.

Road Traffic Regulation Act 1984 S14: Temporary Prohibition of Traffic

Members duly noted temporary road closure from 25th January 2021 to 26th February 2021 on Cliff Road, Falmouth for 24 hours a day, weekends included to carry out development works.

P5710 **DECISION NOTICES**

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

P5711 **ANY OTHER BUSINESS THAT THE CHAIRMAN CONSIDERS TO BE OF URGENCY**

NB: The Local Government (Access to Information) Act 1985 prohibited the consideration of any items which have not appeared on the agenda for the meeting unless the Chairman is prepared to certify that a proposed item is 'urgent'. If urgent, the special circumstances which makes it so, must be spelled out to the meeting and included in the

minutes.

Decision Making Legal Advice (for Noting)

Members have received training on the Code of Conduct, predetermination and bias and therefore, will be aware of their responsibility to determine planning applications on the basis of the information before them at the meeting.

Members are reminded that the decision making role must be approached with an open mind as to the merits of the arguments for and against the application, which they must take into account before making a final decision at the meeting. Members are further advised that they must not predetermine, or be seen to have predetermined, the outcome of an application and that the information they receive at the meeting is therefore the basis on which they should make their decision.

Members duly noted the above.

There being no further business the Chairman declared the meeting closed at 7.00p.m.

Signed: Dated:

APPENDIX I
14TH DECEMBER 2020

- 1. Penwerris PA20/09277 Mr Mateusz Szymczak**
(Case Officer: Hayley Wray, 01872 224692 hwrav@cornwall.gov.uk)
To build a polycarbonate roof over the decking at the rear of the house.
5 The Beacon Falmouth.

Recommend approval.
- 2. Boslowick PA20/09580 Mr Iain McConnachie**
(Case Officer: Hayley Wray, 01872 224692 hwrav@cornwall.gov.uk)
External spiral staircase to link the rear garden with the first-floor living space.
Chy An Haf Tremorvah Way Swanpool Falmouth.

Recommend approval.
- 3. Arwenack PA20/09634 Mr Rob Frost**
(Case Officer: Laura Potts, 01872 224342 lpotts@cornwall.gov.uk)
Works to tree namely - T1: Beech tree reduction - subject to a Tree Preservation Order (TPO).
Little Selwood 36 Melvill Road Falmouth.

Recommend approval as this 15% canopy reduction is complimentary to the shape of the tree.
- 4. Smithick PA20/09748 Mr M Bolt**
(Case Officer: Nigel Brabyn, 01872 224461 nbrabyn@cornwall.gov.uk)
Extension to existing garage and relocation of garden shed.
19 Wodehouse Terrace Falmouth.

Recommend approval.
- 5. Smithick PA20/09749 Mr M Bolt**
(Case Officer: Nigel Brabyn, 01872 224461 nbrabyn@cornwall.gov.uk)
Listed Building Consent for an extension to existing garage and relocation of garden shed.
19 Wodehouse Terrace Falmouth.

Recommend approval.

6. **Arwenack** **PA20/09772** **Raj Singh**
(Case Officer: Laura Potts, 01872 224342 lpotts@cornwall.gov.uk)
Temporary change of use from open land to allow welfare and storage facilities to serve adjacent development site supported by arboricultural report with variation of Condition 1 in respect of decision notice PA18/09522.
Bridge House Apartments Melvill Road Falmouth.
- Recommend approval.
7. **Smithick** **PA20/09784** **Mr A And Mrs S Paterson**
(Case Officer: Laura Potts, 01872 224342 lpotts@cornwall.gov.uk)
Change of use and associated external changes of guest house into a dental practice.
27 Western Terrace Falmouth.
- Recommend approval subject to retaining a mixed residential and commercial use.
8. **Trescobeas** **PA20/10084** **Mr S Walker**
(Case Officer: Hayley Wray, 01872 224692 hwray@cornwall.gov.uk)
Construction of Detached Single Garage & Associated Works.
7 Kings Avenue Falmouth.
- Recommend approval.
9. **Trescobeas** **PA20/10130** **WC Rowe (Falmouth) Ltd**
(Case Officer: Nigel Brabyn, 01872 224461 nbrabyn@cornwall.gov.uk)
Proposed conversion of toilets to pasty takeaway. Installation of drop kerb and provision of car parking.
Unit 1 Bickland Industrial Park Falmouth.
- Recommend approval.
10. **Trescobeas** **PA20/10131** **WC Rowe (Falmouth) Ltd**
(Case Officer: Nigel Brabyn, 01872 224461 nbrabyn@cornwall.gov.uk)
Advertisement consent for proposed fascia sign with overhead illumination.
Unit 1 Bickland Industrial Park Falmouth.
- Recommend approval.
11. **Boslowick** **PA20/10154** **Mrs J Rapier**
(Case Officer: Laura Potts, 01872 224342 lpotts@cornwall.gov.uk)
Proposed rear extension, alterations to balcony and widen existing drive.
3 Queen Anne Gardens Falmouth.
- Recommend approval.

12. Arwenack PA20/10164 Mrs Jean Morgan
(Case Officer: Laura Potts, 01872 224342 lpotts@cornwall.gov.uk)
Works to trees namely - Removal of 6 trees - No.1-Chinese Juniper - Nos.2,3,4,5, -
Sycamore - No.6-Oak - within a Conservation Area.
Woodside Lansdowne Road Falmouth.

For information only.

13. Penwerris PA20/10504 Mr Garner-Patel
(Case Officer: Hayley Wray, 01872 224692 hwray@cornwall.gov.uk)
Listed Building consent for provision of galvanised railings to rear yard area and garden
patio
5 Tehidy Terrace Falmouth.

Recommend approval.

14. Boslowick PA20/10564 Boddy
(Case Officer: Laura Potts, 01872 224342 lpotts@cornwall.gov.uk)
Works to trees namely - T1 (SYCAMORE): Crown raise lower canopy - T2 (BEECH):
Crown raise lower canopy to give 3-metre clearance
T3 (SYCAMORE): Crown raise lower canopy on western side subject to a Tree
Preservation Order (TPO).
7 Roscarrack Close Falmouth.

Recommend approval as this crown raising is specified with no detrimental affect to the
trees and will improve their overall shape.

15. Constantine, Mawnan & Budock PA20/10360 Mr I Drennan
(Case Officer: Ellis Crompton-Brown. 01872224453,
Ellis.Crompton-Brown@cornwall.gov.uk)
Erection of two dwellinghouses.
Land Between Woodland View And Tremaen Maen Valley Park Pennance Hill
Roscarrack Falmouth

Recommend approval.

APPENDIX II

- 1. Arwenack PA20/09821 Investin Sheldon Falmouth Developments Ltd**
(Case Officer: Tim Marsh, 01872 224343 tmarsh@cornwall.gov.uk)

Demolition of the existing building and development of 28 residential apartments (Use Class C3) with external landscaping, access, car parking and associated works.
Sheldon House Nursing Home Sea View Road Falmouth.

The Council recognized that the applicant had substantially addressed the reasons for refusal of the scheme at appeal, it retained reservations regarding the alteration of the character of the site but would Recommend approval subject to Conservation Officer approval.

- 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.

Recommend approval subject to compliance with Conservation Officer requirements.

- 3. Penwerris PA20/10436 Roberts**
(Case Officer: Laura Potts, 01872 224342 lpotts@cornwall.gov.uk)

Demolition of existing building and erection of 7 dwellings.
Anchorage 28 North Parade Falmouth

Recommended Refusal due to overdevelopment, excessive height and poor design.

4. Penwerris PA20/06513 Toby Millinder
(Case Officer: Hayley Wray, 01872 224692 hwrav@cornwall.gov.uk)
Convert detached garage into holiday studio home.
80 Pendarves Road Falmouth.

Recommended refusal due to poor highways access as the lane is very narrow.

5. Penwerris PA20/07374 Miss Emma Sparrow
(Case Officer: Hayley Wray, 01872 224692 hwrav@cornwall.gov.uk)
Changing a front garden into a driveway.
61 Meadowbank Road Falmouth.

Recommended refusal as the Council would prefer the driveway to be a porous surface.

6. Trescobeas PA20/09588 Mr R Shapland
(Case Officer: Nigel Brabyn, 01872 224461 nbrabyn@cornwall.gov.uk)
Proposed Loft Conversion.
49 Tregenver Road Falmouth.

Recommended approval.

7. Boslowick PA20/10742 Mr Hughes Falmouth Golf Club
(Case Officer: Chantal McLennan. 01209 616965, Chantal.mclennan@cornwall.gov.uk)
Non material amendment in respect of decision PA17/06064 – Amendments to main elevations.
Falmouth Golf Club, Swanpool Road, Falmouth

Recommended Approval subject to discussion with the Divisional Member.

TOWN AND COUNTRY PLANNING ACT 1971
FOR SUBMISSION TO THE COUNCIL ON 14TH DECEMBER 2020

Mr & Mrs Smith	Proposed conversion of garage to annex. 14 Avenue Road, Falmouth PA20/02133	Approved*
Mr & Mrs Kendrick	Listed building consent for the installation of a chimney lining and for existing opening between kitchen and dining area. Kimberley House, 8 Kimberley Place, Falmouth PA20/06064	Approved*
Mr Antony Eva	Planning permission for turning the grass area outside the front into parking. 22 Ferndale Road, Falmouth PA20/06287	Approved*
Mrs I Hinchcliff	Work to trees – namely T1 Acacia Dealbata, crown management works – subject to a TPO. Cara Gwyr, Tregenver Lane, Falmouth PA20/08647	Approved*
Sandra Wright CVS Group PLC	Non-material amendment (NMA1) for relocation of the proposed sub-station to be 1.5m away from the main building to comply with Western Power requirements and facilitate construction. The sub-station remains outside the area of tree root protection and all materials remain the same. Rear yard access and fence line moved away from RPA also in respect of decision PA19/04725 Land At Tregonigie Industrial Estate, Bickland Water Road, Falmouth PA19/04725	Approved
Captain Mark Sansom	Minor reconfiguration and modest extension to Falmouth Haven Marina to include a small extension to the north west breakwater pontoon. Installation of pump out facility on North Quay. North Quay, Quay Street, Falmouth PA19/11247	Approved
Captain Mark Sansom	Listed building consent for installation of pump out facility on North Quay. North Quay, Quay Street, Falmouth PA20/00291	Approved
Mr & Mrs Sincock	Demolition of existing dwelling mundic and replacement with new tow storey dwelling and detached garage. 37 North Parade, Falmouth PA20/06453	Approved

Mr & Mrs Yarlett	Demolition of single storey rear extension, and construction of proposed rear single storey extension, alterations to windows and external finishes, and associated landscaping in the rear garden. 8 Erisey Terrace, Falmouth PA20/06731	Approved
Mr Dan Thompson	Provision of windows and door to rear basement wall, construction of balcony and rear dormer window. 16 Arwenack Street, Falmouth PA20/07262	Approved
Mr & Mrs Watts	Demolition of the existing rear extension, internal alterations, replacement windows and associated works. 27 Avenue Road, Falmouth PA20/07491	Approved
Mrs Hazel Evans	Works to trees. Trelew, Stracey Road, Falmouth PA20/07520	Approved
Mr John Bottomley	Change of use from general family usage eg storage/hobby/workshop to residential accommodation. 48 Wellington Terrace, Falmouth PA20/07618	Refused
Mr & Mrs Sykes	Restoration, maintenance, small internal alterations and replacement of rear extension of a grade 2 listed cottage. Northfield Cottage, Hulls Lane, Falmouth PA20/07807	Approved
Mr & Mrs Sykes	Listed building consent for restoration, maintenance, small internal alterations and replacement of rear extension of a grade 2 listed cottage. Northfield Cottage, Hulls Lane, Falmouth PA20/07808	Approved
Richard & Helen Burton	40ft Norway Maple (Acer Platanoides) – reduction works. 126 Longfield, Falmouth PA20/07845	Approved
Mr R Maynard	Demolition of small single storey extension to rear of property and construction of single storey rear extension. 9 Wellington Terrace, Falmouth PA20/08109	Approved
Mr & Mrs Pinhay	Proposed rear extension. Braeside, 19 Boslowick Road, Falmouth PA20/08171	Approved

Mr Amps	Proposed ground floor extension. 2 Clifton Crescent, Falmouth PA20/08216	Approved
Mr & Mrs Stonehouse	Single storey side extension. 21 Grovehill Crescent, Falmouth PA20/08231	Approved
Mr Andrew Tate	Demolish a link corridor between a front terrace building and a rear annexe and construct a new single storey ground floor conservatory room between the terrace building and the annexe. 23 Penwerris Terrace, Falmouth PA20/08238	Approved
Paradise Truscott	Two storey side extension. 17 Trevaylor Road, Falmouth PA20/08327	Approved
Mr J Smith	Proposed extension and amendments to shed (resubmission of previously approved PA17/08848). 10 Stratton Terrace, Falmouth PA20/08323	Approved
Mrs Knowles	Erection of conservatory to the north west elevation of the property. 12 Pennance Field, Goldenbank, Falmouth PA20/08524	Approved
Mr David Kelly	Change of use from use Class C1 (guest house) to use Class C3 (dwelling house). Telford, 47 Melvill Road, Falmouth PA20/08600	Approved
Mr James Rowe	Demolition of garage and replace with larger, timber framed, single storey building. Building to be part home office, part garage. 36 Penrose Road, Falmouth	Approved
Mr Edward Osman EO Developments	Conversion of existing 1 no retail and office space to 4 no retail units at ground floor and 10 no residential apartments at first and second floor comprising 3 no studio flats, 6 no 1 bed flats and 1 no 2 bed flat with new stair to rear well area. New 3 no dormer windows and 2 no roof lights to front elevation. New second floor extension to No's 21, 22 and 23. New terrace and landscaping to rear amenity space. 21-24 Killigrew Street, Falmouth PA20/08825	Approved

Mr & Mrs H Williams	Proposed works to drive, alterations to openings, internal alterations and new entrance canopy. 16 De Pass Gardens, Falmouth PA20/08977	Approved
Mr & Mrs Kurdyla	Application for basement, ground floor and first floor extensions. 95 North Parade, Falmouth PA20/08987	Approved
Mr Steve Fenton	Removal of branches from a Sycamore and Monterey Pine trees. 1 Tremorvah Court, Swanpool, Falmouth PA20/09060	Approved
Gendall	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 PA20/09313	Approved
Mr Chris Hughes	Two storey side extension and internal alterations. 30 East Rise, Falmouth PA20/09320	Approved
Dr & Mrs Eva	Conservatory to the front. 68 Trenoweth Road, Falmouth PA20/09413	Approved

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