

FALMOUTH TOWN COUNCIL

Minutes of a Meeting of the Interim Planning Committee held on Monday 1st March 2021 by Zoom at 6.00 pm.

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

Councillors Evans CC, Kirkham CC and D Saunby CC also attended.

In Attendance: AM Williams (Town Clerk)
E Middleditch (Administration Officer)
M Ortega (Receptionist and Information Service Assistant)
A Walker & M Scoot (Former Oil Depot Site)
I Brumwell, Lawrence Associates (1 Trenoweth Road)
N Carpenter (5 Stracey Road)
D Mitchell, Influence Planning (2 Boscawen Road)
B Kendall (2 Boscawen Road)

P5729 APOLOGIES

An apology for absence was received and approved from Councillor Morgan. (III)

P5730 INTERESTS

Councillor Eva declared a non-disclosable interest in PA20/10855 as he had pre-determined himself and he left the meeting during the consideration thereof.

P5731 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 O'Shea 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 O'Shea and

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

P5732 PLANNING NEWS FOR LOCAL COUNCILS AND AGENTS – FEBRUARY 2021

Members duly noted the Newsletter

P5733 PA20/06773 - RESERVED MATTERS APPLICATION PEN BETHEN – 133 DWELLINGS

Members duly noted Case Officer update following outline approval PA18/02967 for 37 no. Dwellings (including affordable housing) and open space.

P5734 **HIGHWAYS/TRAFFIC MANAGEMENT/ROAD SAFETY**

Maenporth maintenance and patching works

Members duly noted road closure will be in place on Maenporth Road from Monday 8th March to Friday 6th April while civil engineering works take place. Works will be undertaken between the hours of 8.00am and 4.00pm, Monday to Friday. The road will be re-opened after working hours and at the weekends, where it is safe to do so.

Road Traffic Regulation Act 1984 S.14: Temporary Prohibition of Traffic

Members duly noted road closure on Castle Drive, Falmouth from 22nd February 2021 to 23rd February 2021 (07:30 to 17:00 hours) for repairs to defective surface.

Road Traffic Regulation Act 1984 S.14: Temporary Prohibition of Traffic

Members duly noted Cormac Solutions road closure to carryout works to their apparatus on Falmouth Road, Penryn from 18th March 2021 to 19th March 2021 (19:00 to 06:00 hours).

P5735 **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:

APPENDIX I
1st MARCH 2021

1. **Boslowick** **PA20/11315** **Mr And Mrs Pentecost**
(Case Officer: Nigel Brabyn, 01872 224461 nbrabyn@cornwall.gov.uk)
Proposed Ground And First Floor Extensions.
7 Crossways Falmouth.

Recommend approval.

2. **Smithick** **PA21/00140** **Mrs Frances Fairman**
(Case Officer: Laura Potts, 01872 224342 lpotts@cornwall.gov.uk)
Notification of proposed works to a tree in a conservation area - Felling of Laurel tree and removal of roots.
Florence Haven Florence Terrace Falmouth.

Recommend approval subject to the Forestry Officer.

3. **Arwenack** **PA21/00144** **Professor Catherine Mitchell**
(Case Officer: Hayley Wray, 01872 224692 hwray@cornwall.gov.uk)
Creation of off-street parking space for one electric car.
Merryn 37 Castle Drive Falmouth.

Recommend approval.

4. **Smithick** **PA21/00434** **Mr Wajahat Choudhry**
(Case Officer: Laura Potts, 01872 224342 lpotts@cornwall.gov.uk)
Restoration and enhancement of existing building. Retaining existing theatre space on ground floor level for community use with the insertion of an additional first floor to allow for an apartment over, occupying the first floor and rear existing extension.
Chapel Terrace, Falmouth Theatre Company Vernon Place Falmouth.

Recommend approval.

5. **Arwenack** **PA21/00451** **Mr Ian Taylor**
(Case Officer: Hayley Wray, 01872 224692 hwray@cornwall.gov.uk)
Amendment to dormer window to provide balcony area, replacement of windows With bifolding doors, roof window installation, removal of cement repointing and Repoint soft stone with soft lime pointing.
20 Manor Cottages Cliff Road Falmouth.

Recommend approval.

6. **Smithick** **PA21/00452** **Mr A Jewell**
(Case Officer: Nigel Brabyn, 01872 224461 nbrabyn@cornwall.gov.uk)

Proposed conversion of loft to provide kitchen, dining and lounge for top floor flat by extending the ridge and forming a bonnet hip.
Tregantle Kimberley Park Road Falmouth.

Recommend approval.

7. **Penwerris** **PA21/00466** **Ms Alison and Robert Breach**
(Case Officer: Mark Ball, 01726 223495 Mark.Ball@cornwall.gov.uk)
Certificate of lawfulness for existing use of property as HMO.
76 Trevethan Road Falmouth.

Recommend approval.

8. **Arwenack** **PA21/00713** **Miss Donna Sears**
(Case Officer: Nigel Brabyn, 01872 224461 nbrabyn@cornwall.gov.uk)
Change of Use from C1 to C3.
Ivanhoe Guesthouse 7 Melvill Road Falmouth.

Recommend approval.

9. **Penwerris** **PA21/00803** **Mr & Mrs Berry**
(Case Officer: Ellis Crompton-Brown, 01872224453,
Ellis.Crompton-Brown@cornwall.gov.uk)
Proposed dwelling following the demolition of existing disused shop adjoining No.
11 Polwhaveral Terrace with variation of condition 2 in respect of decision
PA20/00032.
Land Adjacent 11 Polwhaveral Terrace Falmouth.

Recommend approval.

10. **Smithick** **PA21/00822** **Mr And Mrs Sewell**
(Case Officer: Nigel Brabyn, 01872 224461 nbrabyn@cornwall.gov.uk)
Demolition of conservatory and construction of extension.
The Hollies Tresahar Road Falmouth.

Recommend approval.

11. **Arwenack** **PA21/00863** **Mr And Mrs Rob And Kate Frost**
(Case Officer: Hayley Wray, 01872 224692 hwray@cornwall.gov.uk)
Conversion of loft to bedrooms and bathrooms, extension to provide additional#
garage, changes to fenestration.
Northbrook 36 Melvill Road Falmouth.

Recommend approval.

12. **Penwerris** **PA21/00865** **Mr And Mrs Barton**

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

Proposed extension and alterations to building with variation of condition 2 in
Respect of decision PA18/06901 dated 14/09/18.
27 North Parade Falmouth.

Recommend approval.

13. Smithick **PA21/00916** **Mrs Katherine Crofton**

(Case Officer: Nigel Brabyn, 01872 224461 nbrabyn@cornwall.gov.uk)

Certificate of lawfulness for existing use as house of multiple occupation for
students.

18 Raleigh Place Falmouth.

Recommend approval.

14. Boslowick **PA21/01259** **Tom Bisgrove**

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

Works to trees namely - T3 Sycamore crown raise and prune 3 branches - subject to
a Tree Preservation Order (TPO).

2 Prislow Close Falmouth.

Recommend approval as the works are minor to balance the canopy of the same tree
recently done for the neighbour.

15. Penwerris **PA21/01322** **Mr Simon Williams**

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

Listed building consent for retention of variations to refurbishment and alteration
works works previously approved under application PA12/08920 together with
retrospective consent for retention of works approved under application PA12/08920
but completed prior to discharge of relevant planning conditions.

Stratton House 1 Stratton Terrace Falmouth.

Recommend approval

APPENIX II

- 1. Arwenack PA21/00953 Castle Drive Developments Ltd**
(Case Officer: Tim Marsh, 01872 224343, tmarsh@cornwall.gov.uk)
Demolition of all existing structures on site (including underground tanks and associated infrastructure), site remediation and redevelopment to provide six dwellings, a new town park, associated access, parking, infrastructure (including a bat house) and landscaping.
Former Oil Depot Site Castle Drive Falmouth.

Recommend conditional approval. The site is in a very sensitive location and the Falmouth NDP identified the site as protected open land the scheme is very sympathetic to the site and location and the benefits of land remediation and the public park will be of great benefit to Falmouth representing planning gain. Conditions to include traffic calming measures in Castle Drive.

- 2. Boslowick PA21/01348 Mr Ken Armin**
(Case Officer: Ellis Crompton-Brown, 01872224453, Ellis.Crompton-Brown@cornwall.gov.uk)
Revised house design with variation of condition 6 and removal of condition 8 of decision PA02/1502/02/R dated 25/11/2002.
1Trenoweth Road Falmouth.

Recommend approval.

- 3. Arwenack PA20/09117 Mr Nigel Carpenter**
(Case Officer: Mark Ball, 01726 223495 Mark.Ball@cornwall.gov.uk)
Provision of 7no. apartments on site of former dwelling.
5 Stracey Road Falmouth.

Recommend conditional approval ensuring privacy measures are in place before occupation. This application addresses many of the concerns with the previous scheme.

- 4. Arwenack PA20/10855 Mr And Mrs Pepper**
(Case Officer: Laura Potts, 01872 224342 lpotts@cornwall.gov.uk)
Proposed revised extension and general renovation at Eastbury House.
2 Boscawen Road Falmouth.

Recommend refusal due to poor design that is inappropriate and insensitive and detracts from a heritage asset – a fine example of a Cornelius designed, house and the balcony screening does not fully resolve the overlooking issues.

5. **Smithick** **PA20/10981** **Mr And Mrs Thorpe-Stanley**
(Case Officer: Hayley Wray, 01872 224692 hwray@cornwall.gov.uk)
Proposed conversion of dwelling into two apartments.
16A Florence Terrace Falmouth.

Recommend refusal as the conversion into two apartments results in very poor accommodation which is substandard as will fall well short of the space required for decent living.

5. **Penwerris** **PA20/11036** **Mr Mark Williams**
(Case Officer: Tim Marsh, 01872 224343, tmarsh@cornwall.gov.uk)
Reserved matters of access, appearance, landscaping, layout and scale following outline consent PA18/08393 (Proposed replacement skate park (outline with all matters reserved).
The Playing Field Dracaena Avenue Falmouth.

Recommend approval.

6. **Penwerris** **PA20/11041** **Joanne Philpott**
(Case Officer: Hayley Wray, 01872 224692 hwray@cornwall.gov.uk)
Provide front and rear dormers to main dwelling. Convert stone shed in Garden into studio and storage.
1 Basset Place Falmouth.

Recommend refusal as the design of the dormer windows is poor. They are too large and inappropriate to the character of the building and out of keeping in the Conservation Area.

7. **Arwenack** **PA21/00416** **Pendennis Shipyard Ltd.**
(Case Officer: Laura Potts, 01872 224342 lpotts@cornwall.gov.uk)
Improved vehicular and pedestrian access to Middlepoint at Falmouth Docks via existing dockyard. Refurbishment of tanks to provide storage with car parking over.
Falmouth Docks, Pendennis Shipyards Access To Falmouth Docks Falmouth.

Recommend approval as the refurbishment works improve the site and assists the economic improvement of the site.

8. **Arwenack** **PA21/00954** **Castle Drive Developments Ltd**
(Case Officer: Tim Marsh, 01872 224343, tmarsh@cornwall.gov.uk)

Proposed development of two residential apartments with associated access, parking and landscaping works with variation of condition 2 in respect of decision PA18/10863.

Land At Smithick Hill Falmouth.

Recommend approval.

9. **Boslowick** **PA21/01087** **Mr Jonathan Samuel**
(Case Officer: **Ellis Crompton-Brown. 01872224453,**
Ellis.Crompton-Brown@cornwall.gov.uk)

Construction front and rear dormers and increase in ridge height to provide rooms in the roof plus internal alterations.

5 Queen Anne Gardens Falmouth.

Recommend refusal due to overlooking issues with the rear dormer.

10. **Boslowick** **PA21/01102** **Mr and Mrs Kitchen**
(Case Officer: **Hayley Wray, 01872 224692 hwray@cornwall.gov.uk**)

New single storey 3-bedroom dwelling with access and landscaping.

Land Adj To Gwelantyr Swanpool Falmouth.

Recommend approval.