

FALMOUTH TOWN COUNCIL

Minutes of a Meeting of the Planning Committee held virtually on Monday 26th April 2021 via Zoom at 6.00 pm.

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

Councillors Evans CC MBE, J Kirkham CC and D W Saunby CC also attended.

In Attendance: A M Williams (Town Clerk)
E J Middleditch (Administration Officer)
M Ortega (Receptionist and Information Service Assistant)
P Britton (1 Penrose Road)
J Mills, Marraum Architects (White Wings)
R Afzal (White Wings)
R Tongue (Fish Strand Hill)
P French (Penmere Manor Hotel)

P5750 APOLOGIES

Councillors G G Chappel (family matter) and R J O'Shea (ill).

P5751 INTERESTS

None.

P5752 MINUTES

It was proposed by Councillor Eva seconded by Councillor Morgan and

RESOLVED that the minutes of the meetings of the Committee held on 22nd March 2021 and 12th April 2021 be approved as correct records of the proceedings and signed by the Chairman.

P5753 PLANNING APPLICATIONS

Members considered a revised 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 revised 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 Eva and

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

P5754 NOTIFICATION OF APPEAL

PA19/07108 – Demolition of the existing building and development of 34 residential apartments (Use Class C3) with external landscaping, access, car parking and associated works. Sheldon House Nursing Home, Sea View Road, Falmouth.

Members duly noted that the appeal will now be decided on the basis of an Informal Hearing on a date yet to be confirmed.

P5755 HIGHWAYS/TRAFFIC MANAGEMENT/ROAD SAFETY

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

Members duly noted road closure on Melvill Road, Falmouth from 24th May to 28th May 2021 (19:00 to 06:00 hours) for Cormac Solutions to carry out surfacing works.

P5756 DECISION NOTICES

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

P5757 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
26th APRIL 2021

- 1. Smithick** **PA21/01373** **Sophie & Natalys Smith & Willcox**
(Case Officer: Hayley Wray, 01872 224692 hwray@cornwall.gov.uk)
Proposed Replacement Rear Extension & Proposed New Side Extension.
The Cottage 2A Wodehouse Terrace Falmouth.

Recommend approval on notification received on the 6th April.

- 2. Arwenack** **PA21/02261** **Mr William McKelvie**
(Case Officer: Hayley Wray, 01872 224692 hwray@cornwall.gov.uk)
Works to trees namely - Poplar(T1) to be removed - subject to a Tree Preservation
Order (TPO).
6 Fenwick Road Falmouth.

Recommend approval as the tree is badly diseased and likely to fail at some stage
soon.

- 3. Smithick** **PA21/02307** **Mr P Hoare**
(Case Officer: Ellis Crompton-Brown. 01872224453,
Ellis.Crompton-Brown@cornwall.gov.uk)
Continued use of upper floors of premises as a HMO (Planning Use Class C4).
39 Market Street Falmouth.

Recommend approval.

- 4. Trescobears** **PA21/02530** **Mr A Mooney**
(Case Officer: Hayley Wray, 01872 224692 hwray@cornwall.gov.uk)
To erect a solid roof panel extension.
Avalon 29 Kings Avenue Falmouth.

Recommend approval.

- 5. Smithick** **PA21/02644** **Tom Merritt**
(Case Officer: Hayley Wray, 01872 224692 hwray@cornwall.gov.uk)
Rear side return extension.
35 Wodehouse Terrace Falmouth.

Recommend approval.

- 6. Boslowick** **PA21/02826** **Mr B Godsall**
(Case Officer: Nigel Brabyn, 01872 224461 nbrabyn@cornwall.gov.uk)
Construction of First floor extension with offset ridge and Dormer window.
Sunrise Road From Silverdale Road To Swanpool Road Via The West Side Of
Swanpool Swanpool Falmouth

Recommend approval.

- 7. Boslowick** **PA21/02956** **Mr And Mrs Doble**
(Case Officer: Hayley Wray, 01872 224692 hwray@cornwall.gov.uk)
Alterations and extension to dwelling.
Smugglers Road from Silverdale Road to Swanpool Road Via the West Side Of
Swanpool Swanpool Falmouth.

Recommend approval.

- 8. Smithick** **PA21/02964** **Mr P Hoare**
(Case Officer: Nigel Brabyn, 01872 224461 nbrabyn@cornwall.gov.uk)
Certificate of lawfulness for existing use of upper floors of premises as a House in
Multiple Occupation (Planning Use Class C4).
39 Market Street Falmouth

Recommend approval.

- 9. Smithick** **PA21/02984** **Oconail**
(Case Officer: Laura Potts, 01872 224342 lpotts@cornwall.gov.uk)
Notification of proposed works to a tree in a conservation area: Felling of a Magnolia
grandiflora (T1)
12 Florence Terrace Falmouth.

For information only.

- 10. Arwenack** **PA21/03431** **Mrs D Mitchell**
(Case Officer: Laura Potts, 01872 224342 lpotts@cornwall.gov.uk)
Works to trees namely - Fell Eucalyptus(T1) - within a Conservation Area.
3 Grovehill Crescent Falmouth.

Recommend approval as the tree has a severe lean and looks like it may well fall in
the near future, the replanting of Oak is good compensation.

- 11. Smithick** **PA21/03426** **Sophie & Natalys Smith & Willcox**
(Case Officer: Hayley Wray, 01872 224692 hwray@cornwall.gov.uk)
Listed Building Consent for proposed replacement rear extension & proposed new
side extension.
The Cottage 2A Wodehouse Terrace Falmouth.

Recommend approval.

12. Smithick **PA21/03628** **Underwood**
(Case Officer: Hayley Wray, 01872 224692 hwray@cornwall.gov.uk)
Works to tree namely - Ash - fell tree - within a Conservation Area.
48 Kimberley Park Road Falmouth

Recommend approval as this Ash is causing an issue of damage to property and should be removed.

13. Penwerris **PA21/02732** **David Hemlock**
(Case Officer: Ellis Crompton-Brown. 01872224453,
Ellis.Crompton-Brown@cornwall.gov.uk)
Certificate of lawfulness for existing use of property as a student let.
54 Trevethan Road Falmouth. 1

Recommend approval.

APPENDIX II

1. **Penwerris** **PA21/02547** **Mr And Mrs P Britton**
(Case Officer: Ellis Crompton-Brown. 01872224453,
Ellis.Crompton-Brown@cornwall.gov.uk)
Proposed Loft Conversion including a Juliet balcony.
1 Penrose Road Falmouth.

Recommend refusal due to poorly designed and oversized dormer window. The Council do agree in principle to the conversion of loft space but a more in keeping design is needed.

2. **Penwerris** **PA21/02457** **Mr And Mrs Needham**
(Case Officer: Hayley Wray, 01872 224692 hwray@cornwall.gov.uk)
Renovation and extension works to an existing dwelling including removal of an existing garage.
White Wings Harbour Terrace Falmouth.

Recommend refusal as the design is out of character with the area and contrary to Neighbourhood Development Plan Design Policies DG3 and DG7. The building will cause substantial harm to the Conservation Area to close by and distant views especially when viewed from Flushing.

3. **Penwerris** **PA21/02535** **Mr Rupert Waters**
(Case Officer: Hayley Wray, 01872 224692 hwray@cornwall.gov.uk)
Extension to third floor including a Juliet balcony to be built on existing two storey structure and installation of bay window.
10 Basset Street Falmouth.

Recommend approval subject that ground floor windows match existing upper floor windows.

4. **Boslowick** **PA21/02539** **Grace Sellwood**
(Case Officer: Mark Ball, 01726 223495 Mark.Ball@cornwall.gov.uk)
Construction of garden studio for teaching and training purposes.
84 Treverbyn Road Falmouth.

Recommend approval subject to compliance with Case Officer recommendation to reduce noise and disturbance impacts to any of the neighbours.

5. **Arwenack** **PA21/02681** **Leighanne Jordan**
(Case Officer: Laura Potts, 01872 224342 lpotts@cornwall.gov.uk)
The proposal is to demolish existing rear extension and replace with single story rear extension for open plan kitchen/living/dining area. Further works to include minor internal layout alterations.
5 Tredynas Road Falmouth.

Recommend approval.

6. **Smithick** **PA21/02914** **Falmouth Property Investments Ltd**
(Case Officer: Mark Ball, 01726 223495 Mark.Ball@cornwall.gov.uk)

Purpose built student housing with a mixture of studio rooms/cluster rooms and town house rooms, associated amenities spaces and staff office with variation of condition 5 of decision APP/D0840/W/17/3177902 (planning application PA16/10836.

Land At Fish Strand Hill Fish Strand Hill Falmouth.

Recommend refusal due to the adverse impact of the development upon the living conditions of nearby residents and increased demand for parking on local roads which are already over congested. Widening the range of students would make existing conditions unenforceable (i.e. Falmouth and Exeter Universities enforcement of students bringing cars).

7. **Arwenack** **PA21/03243** **Geoff Cumins**
(Case Officer: Nigel Brabyn, 01872 224461 nbrabyn@cornwall.gov.uk)

Listed Building consent to change existing window to doorway.
Grove Hotel 1 Grove Place Falmouth

Recommend approval subject to Conservation Officer approval.

8. **Arwenack** **PA21/03631** **Mr David Graham**
(Case Officer: Hayley Wray, 01872 224692 hwrav@cornwall.gov.uk)

Removal of shop front timber windows and replace with aluminium Bi fold windows.

Fuel 35 - 37 Arwenack Street Falmouth.

Recommend refusal as not in keeping with the Conservation Area.

9. **Arwenack** **PA21/03632** **Mr David Graham**
(Case Officer: Hayley Wray, 01872 224692 hwrav@cornwall.gov.uk)

Listed building consent for removal of shop front timber windows and replace with aluminium Bi fold windows.

Fuel 35 - 37 Arwenack Street Falmouth.

Recommend refusal as not in keeping with the Conservation Area.

10. **Boslowick** **PA21/03873** **Bourneford Ltd**
(Case Officer: Laura Potts, 01872 224342 lpotts@cornwall.gov.uk)

Proposed development of two dwellings.

Land South of Penmere Manor Hotel Mongleath Road Falmouth.

Recommend approval.

- 11. Trescobeas PA21/02677 Ms Alison Elvey**
(Case Officer: Ellis Crompton-Brown, 01872224453,
Ellis.Crompton-Brown@cornwall.gov.uk)
Proposed kitchen dining room extension and dormer addition to attic.
9 Tregenver Road Falmouth TR11 2QL.

Recommend approval subject that dormer materials are in keeping with existing.

- 12. Arwenack PA21/03109 Mr David Humphris**
(Case Officer: Nigel Brabyn, 01872 224461 nbrabyn@cornwall.gov.uk)
Works to trees namely - Mimosa(Tree A) crown reduce - Bay(Tree B) reduce height
Myrtle(Tree C) cut back - Copper Beech(Tree D) remove annual growth shoots –
Leylandii(Tree E -T12) remove lower branches - Yew(Tree F - T6) remove lower
branches - subject to a Tree Preservation Order(TPO) - general pruning of other
garden small trees and shrubs.
7 Grovehill Crescent Falmouth.

Recommend approval subject to the Forestry Officer.

- 13. Smithick PA21/02577 Mr Simon Bertram**
(Case Officer: Hayley Wray, 01872 224692 hwray@cornwall.gov.uk)
Proposed dormer window.
6A Chard Terrace Tregenver Road Falmouth.

Recommend approval.

- 14. Trescobeas PA21/03004 Sasan Sayer**
(Case Officer: Laura Potts, 01872 224342 lpotts@cornwall.gov.uk)
Third line oven extract vent stack and additional air scrubber vent stacks.
Watson Marlow Ltd Bickland Water Road Falmouth.

Recommend approval.

- 15. Arwenack PA21/03477 Mr And Mrs D Watson**
(Case Officer: Nigel Brabyn, 01872 224461 nbrabyn@cornwall.gov.uk)
Proposed extensions.
1A Madeira Walk Falmouth.

Recommend approval.

- 16. Penwerris PA21/03282 Mr Paul Day**
(Case Officer: Mark Ball, 01726 223495 Mark.Ball@cornwall.gov.uk)
Proposed removal of existing blockwork boundary wall to parking area and repairs
to existing walls, resurfacing of parking area.

4 Tehidy Terrace Falmouth.

Recommend approval subject to appropriate colour that should be in keeping with the street scene.

- 17. Penwerris PA21/03283 Mr Paul Day**
(Case Officer: Mark Ball, 01726 223495 Mark.Ball@cornwall.gov.uk)

Listed Building Consent for proposed removal of existing blockwork boundary wall to parking area and repairs to existing walls, resurfacing of parking area.
4 Tehidy Terrace Falmouth.

Recommend approval subject to appropriate colour that should be in keeping with the street scene.

- 18. Penwerris PA21/03881 Mr Paul Day**
(Case Officer: Hayley Wray, 01872 224692 hwray@cornwall.gov.uk)

Listed building consent for re-painting of all exterior (rendered) walls. Re-painting of all exterior woodwork including window and doors.
4 Tehidy Terrace Falmouth.

Recommend approval subject to appropriate colour that should be in keeping with the street scene.

- 19. Penwerris PA21/02207 Mr & Mrs C & B Styles**
(Case Officer: Hayley Wray, 01872 224692 hwray@cornwall.gov.uk)

Proposed rebuilding of substandard link and alterations to rear cottage.
21 Dunstanville Terrace Falmouth TR11 2SW.

Recommend approval.

- 20. Smithick PA21/03451 Mrs Gemma Hatcher**
(Case Officer: Hayley Wray, 01872 224692 hwray@cornwall.gov.uk)

Single storey rear extension.
17 Budock Terrace Falmouth.

Recommend approval.

TOWN AND COUNTRY PLANNING ACT 1971
FOR SUBMISSION TO THE COUNCIL ON 26TH APRIL 2021

Mrs Marlene Martin	Proposed replacement dwelling. Morva-Minys, 3 Madeira Walk, Falmouth PA20/06775	Approved*
Mr & Mrs Berry	Proposed replacement porch, new boundary wall and steps (part retrospective). 11 Polwhaveral Terrace, Falmouth PA20/09457	Approved*
Mr & Mrs Cavender	Replacement flat roof and new side extension to existing rear extension. 3A Wodehouse Terrace, Falmouth PA21/00361	Approved*
Ms Pam Bagshaw	Various works to trees Oak (T2), Sycamore (T3), Sycamore (T4). 4 Stewart Court, Falmouth PA21/01473	Approved*
Mr & Mrs T Howes	Demolition of existing garage and erection of new dwelling. Building Rear of 39 Trevethan Road, Five Fields Lane, Falmouth PA20/02218	Refused
Mr Nigel Carpenter	Provision of 7no. apartments on site of former dwelling. 5 Stracey Road, Falmouth PA20/09117	Approved
Mr Mark Williams	Reserved matters of access, appearance, landscaping, layout and scale following outline consent PA18/08393 (proposed replacement skatepark (outline with all matters reserved)). The Playing Field, Dracaena Avenue, Falmouth PA20/11036	Approved
Mr Jones Vicar & Churchwardens Scott & co	Outline application with all matters reserved for 2 new dwellings to be constructed to land to the rear of the church. Laburnum Hall, Laburnum Drive (East), Falmouth PA20/11098	Approved
Mrs K Crofton	Certificate of lawfulness for existing use as student accommodation. 5 Budock Place, Falmouth PA20/11273	Approved

Mr James Maxted	Demolish existing flat roof detached garage and replace with a new garage with double pitched roof. 6 Ponsharden Cottages, Falmouth PA21/00326	Approved
Mr Wajahat Choudhry	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 PA21/00434	Approved
Mr Ian Taylor	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 PA21/00451	Approved
Ms Iljin	Proposed rear extension. 5 Carrick Road, Falmouth PA21/00574	Approved
Mr Moore	Works to trees namely – 3 x Common Beech, crown lift – 2 x Ash, remove stems – 2 x Sycamore, remove stems – subject to a TPO. Land at Former Penmere Manor Hotel, Mongleath Road, Falmouth PA21/00686	Approved
Miss Donna Sears	Change of use from C1 to C3 Ivanhoe Guesthouse, 7 Melvill Road, Falmouth PA21/00713	Approved
Mr & Mrs Sewell	Demolition of conservatory and construction of extension. The Hollies, Tresahar Road, Falmouth PA21/00822	Approved
Mrs K Crofton	Certificate of lawfulness for existing use as house of multiple occupation for students. 18 Raleigh Place, Falmouth PA21/00916	Approved
Falmouth Property Ltd	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 PA21/00954	Approved

Mr Simon Williams	Listed building consent for retention of variations to refurbishment and alteration 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 PA21/01322	Approved
Mr & Mrs Brandwood	Outline planning permission for a proposed construction of dwelling with access reserved. Land Adj to Pennance Cottage, Goldenbank, Falmouth PA21/01637	Approved
D C Hughes Ltd Falmouth	Non material amendment for provision of shower and ECs within small extension to decision PA17/06064 dated 28.09.2017. Falmouth Golf Club, Swanpool Road, Falmouth PA21/02197	Approved
Ms Fiona Carpenter	Works to trees namely - Acacia, prune - Medlar, prune crown - Oak, prune crown - Walnut, prune crown - Hazel, prune crown - Damson, prune crown - Silver Birch, prune crown - within a Conservation Area 18 Penwerris Terrace, Falmouth PA21/02576	Approved