

## **FALMOUTH TOWN COUNCIL**

Minutes of a Meeting of the Planning Committee held on Monday 8<sup>th</sup> November 2021 in the Atherton Suite, The Old Post Office, Falmouth at 6.30 pm.

Present: Councillors A Rowe (Chair), J M Spargo (Vice-Chair), D Clegg, S D Eva, A J Jewell CC, and Z Young.

In Attendance: E J Middleditch (Administration Officer)  
V Rogers (Administration Officer)  
S Kinver, CSA Architects (Anchorage, 28 North Parade, Falmouth)  
A Blamey & H Morris (Anchorage, 28 North Parade, Falmouth)  
D Mitchell, Influence Planning (Boslowick Inn, Prislw Lane, Falmouth)

### **P5817 APOLOGIES**

None.

### **P5818 INTERESTS**

Councillor Eva declared a non-disclosable interest in PA21/08928 as he is a neighbour of the applicant and he left the meeting during the consideration thereof. Councillor Spargo declared a non-disclosable interest in PA21/08575 as he is a neighbour of the applicant and did not vote thereon.

### **P5819 MINUTES**

It was proposed by Councillor Rowe seconded by Councillor Jewell and

RESOLVED that that the minutes of the meetings of the Committee held on 27<sup>th</sup> September 2021 and 18<sup>th</sup> October 2021 be approved as correct records of the proceedings and signed by the Chairman.

### **P5820 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 3<sup>rd</sup> April 2000 and amended by Minute P3017.

It was proposed by Councillor Rowe, seconded by Councillor Eva 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 Jewell and

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

P5821 **WITHDRAWN APPLICATION**

PA21/03359 Proposal for the conversion of roof-space to bedroom and shower room to include Juliet balcony to the East elevation and the construction of gable in place of HIP at 15 Fairfield Road, Falmouth

Members duly noted the withdrawn application.

P5822 **HIGHWAYS/TRAFFIC MANAGEMENT/ROAD SAFETY**

Highways Act 1980 – Section 278 – Development at Ocean Bowl, Pendennis Rise, Falmouth

Members duly noted that all of the provisions of the Agreement dated 09 September 2019 relating to the roads comprised in the above development have been complied with and the roads forming the subject of the Agreement shown coloured pink on the plan became highways maintainable at the public expense on 11<sup>th</sup> March 2021. There are no new dedications.

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

Members duly noted road closure on Lansdowne Road, Falmouth from 22<sup>nd</sup> November 2021 to 6<sup>th</sup> December 2021 (24 hours) for Wales & West Utilities to carry out works.

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

Members duly noted road closure on High Street, Falmouth from 15<sup>th</sup> November 2021 to 17<sup>th</sup> November (19:00 to 07:00 hours) for Kelly Traffic Managements to carry out blockage clearance works.

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

Members duly noted road closure on Castle Drive, Falmouth from 29<sup>th</sup> November 2021 to 1<sup>st</sup> December 2021 (19:00 to 06:00 hours) for Kelly Traffic Management to carry out works.

Road Traffic Regulation Act 1984 S.16A: Temporary Prohibition of Traffic

Members duly noted road closure on various roads, Falmouth from 14<sup>th</sup> November 2021 (10:00 to 12:30 hours) for the Falmouth Remembrance Parade.

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

Members duly noted road closure on Lansdowne Road, Falmouth from 22<sup>nd</sup> November 2021 to 6<sup>th</sup> December 2021 (24 hours) for Wales & West Utilities to carry out works.

P5823 **DECISION NOTICES**

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

P5824 **ANY OTHER BUSINESS THAT THE CHAIRMAN CONSIDERS TO BE OF URGENCY**

None.

There being no further business the Chairman declared the meeting closed at 7.45p.m.

Signed: ..... Dated: .....

**APPENDIX I**  
**8<sup>th</sup> NOVEMBER 2021**

1. **Arwenack**                                      **PA21/08559**                                      **Mr Robert Lorton**  
**(Case Officer: Ellis Crompton-Brown. 01872224453,**  
**[Ellis.Crompton-Brown@cornwall.gov.uk](mailto:Ellis.Crompton-Brown@cornwall.gov.uk))**  
Replacement of roof coverings.  
Polperro 1 Foxs Lane Falmouth.

Recommend approval.
2. **Penwerris**                                      **PA21/08575**                                      **Klimek And Pearman**  
**(Case Officer: Laura Potts, 01872 224342 [lpotts@cornwall.gov.uk](mailto:lpotts@cornwall.gov.uk))**  
Construction of new dwelling.  
Land North Of 58 Kimberley Park Road Trevethan Road Falmouth.

Recommend approval.
3. **Arwenack**                                      **PA21/08838**                                      **Mr Stuart Bennett**  
**(Case Officer: Laura Potts, 01872 224342 [lpotts@cornwall.gov.uk](mailto:lpotts@cornwall.gov.uk))**  
Fitting of solar panels to car port away from main property and shortening of internal wall..  
10 Florence Place Falmouth.

Recommend approval.
4. **Arwenack**                                      **PA21/08839**                                      **Mr Stuart Bennett**  
**(Case Officer: Laura Potts, 01872 224342 [lpotts@cornwall.gov.uk](mailto:lpotts@cornwall.gov.uk))**  
Listed Building Consent for fitting of solar panels to car port away from main property and shortening of internal wall.  
10 Florence Place Falmouth.

Recommend approval subject to the agreement of the Conservation Officer.
5. **Boslowick**                                      **PA21/08978**                                      **Mr Tom David**  
**(Case Officer: Ellis Crompton-Brown. 01872224453,**  
**[Ellis.Crompton-Brown@cornwall.gov.uk](mailto:Ellis.Crompton-Brown@cornwall.gov.uk))**  
White Poplar, reference number C1/CK426 - works required; raise crown above road to required 5.2 metres, raise crown in garden to balance tree  
Lakeside Swanpool Falmouth

Recommend approval.

- 6. Arwenack PA21/09032 Emmanuel Baptist Church**  
(Case Officer: Mark Ball, 01726 223495 [mark.ball@cornwall.gov.uk](mailto:mark.ball@cornwall.gov.uk))  
New entrance porch & entrance doors.  
Emmanuel Baptist Church Western Terrace Falmouth.

Recommend approval.

- 7. Arwenack PA21/09284 Miss Katie Ruff**  
(Case Officer: Matthew Heynes, [Matthew.Heynes@cornwall.gov.uk](mailto:Matthew.Heynes@cornwall.gov.uk))  
Replacement of current Juliette Balcony doors that are black timber with black Upvc  
Apartment 4 Williams Court Smithick Hill Falmouth.

Recommend approval.

- 8. Arwenack PA21/09850 Mrs H Evans**  
(Case Officer: Mark Ball, 01726 223495 [mark.ball@cornwall.gov.uk](mailto:mark.ball@cornwall.gov.uk))  
Works to tree namely: - Oak (T1), Fell due to advanced honey fungus infection – subject  
to a Tree Preservation Order (TPO).  
Trelew Stracey Road Falmouth.

Recommend approval as the extent of the Honey fungus infection has rendered  
this fine old Turkey Oak potentially dangerous.

- 9. Boslowick PA21/09933 Mr B Davis**  
(Case Officer: Laura Potts, 01872 224342 [lpotts@cornwall.gov.uk](mailto:lpotts@cornwall.gov.uk))  
Proposal for the construction of a two-storey extension with ground floor garage.  
7 Pennance Field Goldenbank Falmouth.

Recommend approval.

- 10. Trescobeas And Budock PA21/09934 Mr. & Mrs. K. & M. Maclean & Alonso**  
(Case Officer: Matthew Heynes, [Matthew.Heynes@cornwall.gov.uk](mailto:Matthew.Heynes@cornwall.gov.uk))  
Proposed single storey rear extension.  
15 Frost Court Falmouth.

Recommend approval

- 11. Trescobeas And Budock PA21/10002 Mr & Mrs I Turton**  
(Case Officer: Laura Potts, 01872 224342 [lpotts@cornwall.gov.uk](mailto:lpotts@cornwall.gov.uk))  
New side two-storey extension with rear garage and parking area.  
119 Dracaena Avenue Falmouth.

Recommend approval.

- 12. Boslowick** **PA21/10069** **Mr & Mrs Westwood-Frame**  
(Case Officer: Laura Potts, 01872 224342 [lpotts@cornwall.gov.uk](mailto:lpotts@cornwall.gov.uk))  
Enlargement of existing garage plus new first floor over with variation of condition 2 in respect of decision PA21/01697.  
27 East Rise Falmouth.

Recommend approval.

- 13. Boslowick** **PA21/10103** **Mrs L Kitchen**  
(Case Officer: Laura Potts, 01872 224342 [lpotts@cornwall.gov.uk](mailto:lpotts@cornwall.gov.uk))  
Works to trees namely:- Tree 876 Oak - remove re growth, Tree 877 Oak - crown lift to 3m above ground level, Tree 878 Oak - crown lift to 4m above ground level - subject to a Tree Preservation Order (TPO).  
Gwelantyr Road From Silverdale Road To Swanpool Road Via The West Side Of Swanpool Swanpool Falmouth.

Recommend approval.

- 14. Penwerris** **PA21/10136** **Derek Collins**  
(Case Officer: Matthew Heynes, [Matthew.Heynes@cornwall.gov.uk](mailto:Matthew.Heynes@cornwall.gov.uk))  
Application for tree works within a Conservation Area: G1 - 4 x regularly pollarded limes - re-pollard  
The Athenaeum Club Kimberley Place Falmouth.

*For information only.*

- 15. Arwenack** **PA21/10181** **Mr Christopher Lee**  
(Case Officer: Ellis Crompton-Brown, 01872224453, [Ellis.Crompton-Brown@cornwall.gov.uk](mailto:Ellis.Crompton-Brown@cornwall.gov.uk))  
Works to trees namely: - removal of 8 Beech Trees within G3 - subject to a Tree Preservation Order (TPO).  
Marlborough House Silverdale Road Falmouth.

The Council recognise that these trees have a significant amenity value to assess against any potential risk they present. As it has not been possible to view the trees in entirety due to the dense undergrowth, the Committee cannot recommend approval or refusal and would request that one of Cornwall Council's eminently more qualified specialist tree officers who is trained and affiliated to the "Quantified Tree Risk Assessment" (QTRA) system applies that test in this instance. Could regular monitoring rather than removal be the way forward.

**16. Arwenack**                      **PA21/10240**                      **Mr And Mrs Mark**  
(Case Officer: Nigel Brabyn, 01872 224461 [nbrabyn@cornwall.gov.uk](mailto:nbrabyn@cornwall.gov.uk))  
Construction of conservatory in rear courtyard of a Grade 2 Listed Townhouse  
(modification to design of pre-approved application).  
3 Florence Terrace Falmouth.

Recommend approval.

**17. Arwenack**                      **PA21/10241**                      **Mr And Mrs Mark**  
(Case Officer: Nigel Brabyn, 01872 224461 [nbrabyn@cornwall.gov.uk](mailto:nbrabyn@cornwall.gov.uk))  
Listed Building Consent for construction of conservatory in rear courtyard of a Grade 2  
Listed Townhouse (modification to design of pre-approved application).  
3 Florence Terrace Falmouth.

Recommend approval subject to the agreement of the Conservation Officer.

**18. Penwerris**                      **PA21/10261**                      **Walker**  
(Case Officer: Mark Ball, 01726 223495 [mark.ball@cornwall.gov.uk](mailto:mark.ball@cornwall.gov.uk))  
Works to tree namely: - Lime tree - re pollard - within a Conservation Area  
Andorra Park Hill Falmouth.

*For information only.*

**19. Penwerris**                      **PA21/10265**                      **Moulder**  
(Case Officer: Matthew Heynes, [Matthew.Heynes@cornwall.gov.uk](mailto:Matthew.Heynes@cornwall.gov.uk))  
Application to fell a Cherry tree and a Bay tree situated within a conservation area.  
46 Kimberley Park Road Falmouth.

*For information only.*

**20. Arwenack**                      **PA21/10276**                      **Forgham**  
(Case Officer: Ellis Crompton-Brown. 01872224453,  
[Ellis.Crompton-Brown@cornwall.gov.uk](mailto:Ellis.Crompton-Brown@cornwall.gov.uk))  
All small ornamental trees to be pruned. Holly tree to be retained for amenity value. T1 –  
mixed Bay & Myrtle - reduce to form a manageable shrub. T2 - Pittosporum - same as  
T1. T3 - Pittosporum - Slightly reduce crown and crown lift. T4 - fell dead tree.  
The Other Cottage Woodlane Falmouth.

*For information only.*

**21. Arwenack**

**PA21/10301**

**Mrs Rogers**

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

Formation of an external 3 storey lift to the rear of the property with the associated balcony structures.

Nightingale House King Charles Quay Falmouth.

Recommend approval.

**22. Arwenack**

**PA21/10592**

**Mrs L Radcliffe**

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

Work to a tree in a conservation area - cut back and crown raise T1 Monterey cypress.

12 Spernen Wyn Road Falmouth.

*For information only*

**APPENDIX II**  
**8<sup>th</sup> NOVEMBER 2021**

- 1. Penwerris PA21/07358 Roberts**  
**(Case Officer: Laura Potts, 01872 224342 [lpotts@cornwall.gov.uk](mailto:lpotts@cornwall.gov.uk))**  
Demolition of existing building and erection of 4 dwellings  
Anchorage 28 North Parade Falmouth.

Recommend refusal due to over development, loss of view from the highway and highway concerns due to inadequate access and parking provision.

- 2. Penwerris PA21/08923 Mr Halloran**  
**(Case Officer: Nigel Brabyn, 01872 224461 [nbrabyn@cornwall.gov.uk](mailto:nbrabyn@cornwall.gov.uk))**  
Proposed new dwelling.  
Land To The Rear Of 30 Beacon Road Falmouth.

Recommend refusal due to overdevelopment and highways due to poor access from the back lane. The proposal also falls below the nationally described space standards for a two bedroom, four person, two store dwelling.

- 3. Trescobeas And Budock PA21/08928 Mr & Mrs Lonney**  
**(Case Officer: Laura Potts, 01872 224342 [lpotts@cornwall.gov.uk](mailto:lpotts@cornwall.gov.uk))**  
Home office extension.  
Trescobeas Road Falmouth.

Recommend approval.

- 4. Trescobeas And Budock PA21/09241 Mr & Mrs S & K Weller**  
**(Case Officer: Laura Potts, 01872 224342 [lpotts@cornwall.gov.uk](mailto:lpotts@cornwall.gov.uk))**  
Proposed side extension and loft conversion.  
24 Kings Avenue Falmouth.

Recommend refusal as the two storey side extension is overdevelopment and not in keeping with the street scene. This would be the only property in the street that fills the gap between the applicants property and the neighbours.



- 5. Boslowick**                      **PA21/09322**                      **O P O Development (Cornwall) Ltd**  
**(Case Officer: Laura Potts, 01872 224342 [lpotts@cornwall.gov.uk](mailto:lpotts@cornwall.gov.uk))**  
Outline application with some matters reserved for demolition of existing public house enabling a residential development of up to 10 dwellings  
Boslowick Inn Prislow Lane Falmouth.

Recommend refusal due to poor layout and unviable access which is on a dangerous corner of the highway. The loss of the pub is unacceptable as it's the only public house in the area. Although the building is not listed it is an important heritage asset which should be retained.

- 6. Arwenack**                      **PA21/09894**                      **Kieran Stievy & Lowenna Collins**  
**(Case Officer: Matthew Heynes, [Matthew.Heynes@cornwall.gov.uk](mailto:Matthew.Heynes@cornwall.gov.uk))**  
First floor extension over existing single storey side projection.  
44 Ferndale Road Falmouth.

Recommend approval.

- 7. Penwerris**                      **PA21/09963**                      **Rupert Perman**  
**(Case Officer: Nigel Brabyn, 01872 224461 [nbrabyn@cornwall.gov.uk](mailto:nbrabyn@cornwall.gov.uk))**  
Proposed New Dwelling.  
71 Killigrew Street Falmouth.

Recommend refusal due to overdevelopment and the materials and design do not maintain the special character and appearance of the Conservation Area.

- 8. Penwerris**                      **PA21/10078**                      **Mr Ian Shorthouse**  
**(Case Officer: Mark Ball, 01726 223495 [mark.ball@cornwall.gov.uk](mailto:mark.ball@cornwall.gov.uk))**  
Demolition of one house. Construction of 5 apartments and 2 houses with associated parking and landscaped amenity space with variation of condition 2 in respect of decision PA21/07796 dated 30.09.21  
22 North Parade Falmouth.

The Council agreed to defer consideration of the proposal to the next meeting on 29<sup>th</sup> November to allow the Cornwall Council Divisional Member time to consult with the Case Officer.