

FALMOUTH TOWN COUNCIL

Minutes of a Meeting of the Planning & Licensing Committee held on Monday 19th December 2022 in the Atherton Suite, The Old Post Office, Falmouth at 6.00 pm.

Present: Cllrs A Rowe (Chair), D Clegg, S D Eva, J Robinson and J M Spargo

Also in attendance: Cllrs Edwards (from point mentioned) and Saunby CC

In Attendance:	V Rogers	(Administration Officer)
	M Bennett	(Information Services Assistant)
	K Gough	(Finance Assistant)
	Cllr L Magowan CC	(Cornwall Council)
	L Griffiths, Objector	(PA22/08198 – Harrogate House)
	S Fudge	(The Kings Head, Falmouth)

P5967 APOLOGIES

An apology was received and approved from Councillor Jewell CC (ill).

P5968 INTERESTS

None.

P5969 MINUTES

It was proposed by Councillor Eva, seconded by Councillor Robinson and

RESOLVED that that the minutes of the Planning and Licensing Committee held on 28th November 2022 be approved as a correct record of the proceedings and signed by the Chair.

P5970 PLANNING APPLICATIONS

Members considered a list of planning applications which had been commented on by the Chair and Vice-Chair, 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 Clegg, 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 Chair 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.

Councillor Edwards now joined the meeting.

P5971 **HIGHWAYS/TRAFFIC MANAGEMENT/ROAD SAFETY**

Road Traffic Regulation Act 1984 514: Temporary Prohibition of Traffic

Members duly noted the temporary road closure on Silverdale Road, Falmouth from 9th to 11th January 2023 (0930 to 1530 hours) for Sunbelt Rentals to carry out works.

Members duly noted the road closure from Emslie Road to Pendennis Road, Falmouth from 9th January 2023 to 28th February 2023 (0730 to 1800 hours) for Whitebox Construction Management to carry out works.

Members duly noted the road closure to rear of 1 to 15 Norfolk Road, Falmouth on 18th January 2023 (0900 to 1600 hours) for Sunbelt Rentals to carry out works.

Members duly noted the road closure on Marlborough Road, Falmouth from 23rd January 2023 to 1st February 2023 (0730 to 1700 hours) for Cormac Solutions to carry out works.

Members duly noted the road closure to rear of 23 to 51 Tresillian Road and 23 to 49 Tresawle Road, access to rear of Tresillian Road from Tresawle Road and road to rear of 51 to 77 Tresawle Road and 53 to 77 Tresillian Road Falmouth from 23rd January 2023 to 17th March 2023 (24 hours) for Wales and West Utilities to carry out works.

Member duly noted the road closure on North Parade, Tehidy Terrace, Stratton Terrace, Stratton Place and Dunstanville Terrace Falmouth from 26th January 2023 to 3rd February 2023 (0730 to 1700 hours) for Cormac Solutions to carry out works.

P5972 **DECISION LIST**

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

P5973 **LICENSING**

Premises License Applications

The Kings Head, 32 Church Street, Falmouth, TR11 3EQ

To consider variation to license for extension to opening hours on a Wednesday only from 1000 to 0230 hours.

It was proposed by Councillor Eva, seconded by Councillor Clegg and

RESOLVED that the Council supports the variation.

Councillor Spargo requested that it be noted that he abstained from this vote.

Dark Pony Coffee Ltd, 6 The Moor, Falmouth, TR11 3QA

To consider grant to license for sale by retail of alcohol on and off the premises. Opening hours Monday to Sunday 0800 to 2300 hours and supply of alcohol Monday to Sunday 0800 to 2230 hours.

It was proposed by Councillor Eva, seconded by Councillor Robinson and

RESOLVED that the Council supports the application.

Street Trading Renewals

Mr Marcellus Hocking (trading as Fonzie's Street Food). Forecourt of Central Garage, Avenue Road, Falmouth, TR11 4AY

To consider street trading renewal for Mr Marcellus Hocking to trade on Forecourt of Central Garage selling street food from food trailer from January to December 2023 Tuesdays to Saturdays from 0700 to 2300 hours. Trailer to stay on site overnight with permission from the owners of the site which is on private land but if a trader is less than 5m from the highway a Street Trading consent is required.

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

RESOLVED that the Council support the renewal application.

Licensing Act 2003

Cumulative Impact Policies for Newquay, Truro, Penzance and Falmouth

Members duly noted the Cornwall Council Licensing Act Committee decision to recommend to Full Council that the Cumulative Impact Policies (CIPs) in Newquay, Truro, Penzance and Falmouth be adopted. This is scheduled to go to full Council on 17th January 2023.

P5974 **ANY OTHER BUSINESS THAT THE CHAIR CONSIDERS TO BE OF URGENCY**

None.

There being no further business the Chair declared the meeting closed at 6.45pm.

Signed: Dated:

APPENDIX I
19TH DECEMBER 2022

- 1. Boslowick** **PA22/09339** **Mr C Hocking**
(Case Officer: Nigel Brabyn. 01872 224461, nbrabyn@cornwall.gov.uk)
Construction of 2 industrial units.
Treworth House, 5 Empire Way, Tregoniggie Industrial Estate, Falmouth.

Recommend approval.
- 2. Arwenack** **PA22/09750** **Mr David Cox**
(Case Officer: Ellis Crompton-Brown. 01872224453,
Ellis.Crompton-Brown@cornwall.gov.uk)
Householder application for new ballustrading.
Flat 7, Seabank, Gyllyngvase Hill, Falmouth.

Recommend approval.
- 3. Arwenack** **PA22/09845** **Osman**
(Case Officer: Ellis Crompton-Brown. 01872224453,
Ellis.Crompton-Brown@cornwall.gov.uk)
Listed building consent for replacement roof structure and finish, refurbished and
replacement windows and internal alterations.
3 Bank Place, Falmouth.

Recommend approval.
- 4. Arwenack** **PA22/09859** **Mr M Hearn**
(Case Officer: Nigel Brabyn. 01872 224461, nbrabyn@cornwall.gov.uk)
Proposed conversion of outbuilding into self-contained one bed holiday letting unit.
Westcott Hotel, 2 Gyllyngvase Hill, Falmouth.

Recommend approval.
- 5. Arwenack** **PA22/10049** **Ethical Project
Developments Ltd**
(Case Officer: Nigel Brabyn. 01872 224461, nbrabyn@cornwall.gov.uk)
Re-location of previously approved parking area with construction of a steel framed
parking structure, reduction of parking spaces, addition of roof infill link and
addition of balcony.
Arwenack Hotel, 27 Arwenack Street, Falmouth.

Recommend approval.

6. Arwenack **PA22/10079** **Mr Jonathan Osborne**
Certificate of Lawfulness for existing use for the continued use of property as a
7 bedroom HMO with fully compliant HMO Licence.
23 Trelawney Road, Falmouth.

Recommend approval.

7. Arwenack **PA22/10490** **Mrs E Saint-Simmons
& Mr M Simmons**

(Case Officer: James Moseley 01209 614004, jmoseley1@cornwall.gov.uk)

Adding an extension to a semi-detached house, with some external and internal
alterations and refinements.

84 Pengarth Rise, Falmouth.

Recommend approval.

8. Arwenack **PA22/10805** **Jenkins**
(Case Officer: Mark Ball, 01726 223495, Mark.Ball@cornwall.gov.uk)

Works to trees within a conservation area: T1 Pittosporum - Reduce to height. T2 Ash
stems - Reduces to hedge height and allow to become part of the hedge. T3 Myrtle –
Slightly reduce. T4 Bay - Slightly reduce.

Bay Tree, 32 Woodlane, Falmouth.

For information only.

9. Penwerris **PA22/10133** **Mr D Bennetts**
(Case Officer: Nigel Brabyn. 01872 224461, nbrabyn@cornwall.gov.uk)

Re-Submission of Existing Approved Application - Demolition Of Existing Garage
And Construction of Replacement Single Storey Ground Floor Extension. Plus
Dormer Window for New Loft Conversion.

19 Park Rise, Falmouth.

Recommend approval.

10. Arwenack **PA22/10813** **Richard and
Katherine Hussey**

(Case Officer: Mark Ball, 01726 223495, Mark.Ball@cornwall.gov.uk)

Extension and modifications to existing dwelling.

3 Tresahar Road, Falmouth.

Recommend approval.

- 16. Arwenack** **PA22/10582** **Mr Chris Bally**
(Case Officer: Ellis Crompton-Brown. 01872224453,
Ellis.Crompton-Brown@cornwall.gov.uk)
Works to trees within conservation area - Fell 6 no. Ash trees, with Ash Dieback in areas adjacent to car park, road and footpath.
Land North of Pendennis Castle, Castle Drive, Falmouth.

For information only.

- 17. Boslowick** **PA22/10583** **Mr C Young**
(Case Officer: Ellis Crompton-Brown. 01872224453,
Ellis.Crompton-Brown@cornwall.gov.uk)
Application of tree works in a Tree Preservation Order: Felling of a White Poplar.
Lakeside, Swanpool, Falmouth.

Recommend approval as the Poplar is in a precarious condition as it is being supported by its neighbours and it is growing out of the wall which is now structurally compromised.

- 18. Boslowick** **PA22/10783** **Dr Colin Anstis**
(Case Officer: Ellis Crompton-Brown. 01872224453,
Ellis.Crompton-Brown@cornwall.gov.uk)
Non-material amendment in relation to decision notice PA22/03105 dated 15/07/2022 for glass roof to porch and windows to porch which are shown on elevations but not on plan.
66 Swans Reach, Falmouth.

Recommend approval.

APPENDX II

- 1. Arwenack** **PA22/08198** **Mr Austin Waldron**
(Case Officer: Mark Ball, 01726 223495, Mark.Ball@cornwall.gov.uk)
Demolition of Harrogate House and construction of an apartment building comprising 12 units.
Harrogate House, Queen Mary Road, Falmouth.

Recommend refusal, although the revised proposal is significantly less dominant than the previous withdrawn, the application fails to fully meet NDP Policy DG3 as there is little public benefit to be gained from demolition of the existing building in order to provide another apartment block and NDP Policy DG11 in part, where views in and out of the Conservation Area would be compromised. The loss of Harrogate House would result in harm to the character and appearance of this sensitive part of the Conservation Area. It represents the last of the original villas on this road and makes a positive contribution to the character of the Conservation Area and the setting for Queen Mary Gardens. The plot is currently spacious and the proposal would result in overdevelopment of the site in terms of density and scale and would not be in keeping with the character and appearance of this part of the Conservation Area and the relevant policies of the Cornwall Local Plan (Policies 2, 12 and 24), the Falmouth NDP (Policies DG 2, DG 3 DG 6 and DG 7) and the advise contained within the NPPF would apply. There would be a detrimental impact on the living conditions of neighbours, with overlooking issues, and a negative impact on highways including parking issues and loss of public view.

- 2. Trescobeas and Budock** **PA22/09210** **Mr Samuel Harding**
(Case Officer: Nigel Brabyn. 01872 224461, nbrabyn@cornwall.gov.uk)
Reserved Matters application for 2 dwellings (details following outline consent PA20/11098 dated 16/03/2021)
Laburnum Hall, Laburnum Drive (east), Falmouth.

Recommend refusal due to poor design and overdevelopment.

- 3. Arwenack** **PA22/09827** **Mr Douglas Conn**
(Case Officer: Mark Ball, 01726 223495, Mark.Ball@cornwall.gov.uk)
Proposed conversion of first, second and third floors above existing shop to 4no residential flats, including formation of new entrance hallway and new access from street level to the flats.
36 Market Street, Falmouth.

Recommend support on condition that the flats are used for residential purposes and not as student accommodation.

11. Arwenack **PA22/10342** **Mr Peter Hooper**
(Case Officer: Mark Ball, 01726 223495, Mark.Ball@cornwall.gov.uk)

Works to a tree subject to a Tree Preservation Order for Monterey Pine (T1) – remove one substantial low limb and one smaller low branch to prevent future possibility of failure in high winds and damage to adjacent neighbour's property. The removal of these two limbs should raise the crown to a similar height as is on the other side of the tree, improving the overall shape.

Chy Lowarth, 9 Tresahar Gardens, Falmouth.

Recommend approval as the requested works will improve the balance and appearance of the pine.

12. Arwenack **PA22/10349** **Mr Andrew Dixon**
(Case Officer: Ellis Crompton-Brown. 01872224453, Ellis.Crompton-Brown@cornwall.gov.uk)

Works to trees within a conservation area: T003, T004, T016 (Holm Oaks) - crown raise to 5.5m. T006 (Lime) - crown raise to 5.5m. T533 (Horse Chestnut) remove branch. Gyllyngdune Manor, Emslie Road, Falmouth.

For information only.

13. Arwenack **PA22/10527** **Mr M Painter**
(Case Officer: James Moseley 01209 614004, jmoseley1@cornwall.gov.uk)

Proposed single storey garage to the rear of the property.
8 Clare Terrace, Falmouth.

Recommend approval.

14. Penwerris **PA22/10569** **Jo**
(Case Officer: Nigel Brabyn. 01872 224461, nbrabyn@cornwall.gov.uk)

Works to trees within a conservation area - felling of T1 (Silver Birch) and T2 (Cornish Palm)

Fairhaven Cottage, Stratton Place, Falmouth.

For information only.

15. Penwerris **PA22/10581** **Mrs L. Adewole**
(Case Officer: Nigel Brabyn. 01872 224461, nbrabyn@cornwall.gov.uk)

Works to trees within a conservation area - T1 Eucalyptus. Fell due to size and maturity.
1A Kimberley Park Road, Falmouth.

For information only.

TOWN AND COUNTRY PLANNING ACT 1971
FOR SUBMISSION TO THE COUNCIL ON 19th DECEMBER 2022

Mr Gary Lane	Replace existing rear flat roof with pitched roof, natural slates to match existing. 2 Kimberley Park Road, Falmouth. PA22/06199	Approved
Ms G. Martinez	Lower ground floor studio, rear extension and internal alterations. 38 Pendarves Road, Falmouth. PA22/06348	Approved
Mr Guy Terry	Advertisement consent for 1 x externally illuminated fascia, 1 x externally illuminated projecting sign and 1 x hanging double-sided digital display screen. 51 Market Street, Falmouth. PA22/08351	Approved
Mr And Mrs Derrick	Proposed single storey extension, garage conversion and additional parking. 108 Longfield, Falmouth. PA22/08592	Approved
Mr & Mrs Martin	Internal alterations and single-storey side extension. 27 Arwenack Avenue, Falmouth. PA22/08679	Approved
Mr & Mrs Chris and Tamara Brush	Construction of holiday unit. Headlands Hotel, 4 Avenue Road, Falmouth. PA22/08777	Approved
Mr M Painter	Proposed 3 No conservation roof lights and replacement glazing to both dormer cheeks. 8 Clare Terrace, Falmouth. PA22/08866	Approved
Pascoe	Works to trees subject to a Tree Preservation Order (TPO), works include Oak tree a reduction of lateral spread as shown in the marked photo. Also remove low branches at fence height on north side. 255 Longfield, Falmouth. PA22/08907	Approved

Prof and Mrs Cropper	Internal and external refinements and alterations to include replacement porch and driveway. Dolphin Place, Penwerris Terrace, Falmouth. PA22/08947	Approved
Mr Mathew Parry	Non-material amendment in relation to decision notice PA22/05448 dated 15/08/2022 for addition of escape window to East (side) elevation. 26A Melvill Road, Falmouth. PA22/09702	Approved
Mrs Carter	Two-storey side extension to include integral garage. 9 Polmennor Road, Falmouth. PA22/09731	Approved