

FALMOUTH TOWN COUNCIL

Minutes of a Meeting of the Planning Committee held on Monday 31st January 2022 in the Atherton Suite, The Old Post Office, Falmouth at 5.30 pm.

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

In Attendance: E J Middleditch (Administration Officer)
V Rogers (Administration Officer)
J Mills (Architect for White Wings, Harbour Terrace, Falmouth)

P5849 APOLOGIES

None.

P5850 INTERESTS AND DISPENSATIONS

Councillor Clegg declared a non-disclosable interest in PA21/12742 as she is an acquaintance of the applicant and she left the meeting during the consideration thereof.

PA21/12774 is under the management of the Town Council and Members were granted dispensation to consider the plans as it was in the community interest to do so.

P5851 MINUTES

It was proposed by Councillor Jewell seconded by Councillor Clegg and

RESOLVED that that the minutes of the meetings of the Committee held on 20th December 2021 and 10th January 2022 be approved as correct records of the proceedings and signed by the Chairman.

P5852 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 Jewell, 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 an amended 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.

Councillor Kirkham joined the meeting at 548pm during consideration of appendix II.

P5853 **HIGHWAYS / TRAFFIC MANAGEMENT / ROAD SAFETY**

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

Members duly noted road closure on Castle Drive, Falmouth from 9th February 2022 to 10th February 2022 (09:30 to 15:30 hours) for Openreach to carry out works.

Members duly noted road closure on Gyllyngvase Hill, Falmouth from 7th February 2022 to 25th February 2022 (24 hours) for Western Power Distribution to carry out works.

Members duly noted road closure on Trevaylor Road, Falmouth from 16th February 2022 to 19th February 2022 (19:00 to 06:00 hours) for Cormac to carry out works.

Members duly noted road closure on road From Emslie Road To Pendennis Road, Falmouth from 21st February 2022 to 11th March 2022 (24 hours) for Wales & West Utilities Ltd to carry out works.

Members duly noted road closure on Lanner Hill to Treluswell from 14th March to 26th March 2022 (19:00 to 06:00 hours, weekdays only) for Cormac Solutions Ltd to carry out works.

Members duly noted road closure on Trevaylor Road, Falmouth from 16th to 19th February 2022 (1900 to 0600 hours) for Cormac Solutions to carry out works.

P5854 **DECISION NOTICES**

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

P5855 **ANY OTHER BUSINESS THAT THE CHAIRMAN CONSIDERS TO BE OF URGENCY**

None.

There being no further business the Chairman declared the meeting closed at 6.35p.m.

Signed: Dated:

APPENDIX I
31st JANUARY 2022

1. **Arwenack PA21/12071 Mr Antony Wakeford And Lorraine Bedfo**
(Case Officer: Matthew Heynes, Matthew.Heynes@cornwall.gov.uk)
Garage and workshop to rear / side of property.
47 Melvill Road Falmouth.

Recommend approval.

2. **Penwerris PA21/12193 Mr A Corbishley**
(Case Officer: Matthew Heynes, Matthew.Heynes@cornwall.gov.uk)
Removal of window to rear elevation and insertion of new door.
Ground Floor Flat 127 Killigrew Street Falmouth.

Recommend approval.

3. **Arwenack PA21/12212 Ms C Woods**
(Case Officer: Ellis Crompton-Brown. 01872224453,
Ellis.Crompton-Brown@cornwall.gov.uk)
Proposed garage conversion to bedroom.
The Ivy 17 Lansdowne Road Falmouth.

Recommend approval.

4. **Arwenack PA22/00226 Mrs Richards**
(Case Officer: Laura Potts, 01872 224342 lpotts@cornwall.gov.uk)
Works to trees in a conservation area (CA), works include removing a line of Elm trees.
Richmond House De Pass Road Falmouth.

Recommend approval however the Elms currently look in good health and are certainly not very exposed as suggested, in fact they are well protected on all sides and do not look at all likely to fail, however as these Elms are likely to succumb to Dutch Elm disease the Council have no problem with them being removed/replaced but the suggestion that a single standard Ash for replacing these 6 trees is not sufficient compensation, also Ash are now under threat from "Ash Dieback" disease so the replacement would quite likely not survive to anywhere near maturity. It is noted that the closely planted group of 6 Elms are tall and spindly as they are struggling for light as the group should have been thinned but the garden shading issues are mainly from the height of the main house and the wall they are planted against. The Council recommends replanting with x3 standard Birch over the same span as the existing trees as an option Yellow, Paper and grey Birch have reasonable salt tolerance and would add to the amenity and interest to the garden.

5. **Arwenack** **PA22/00240** **Mr Lee Armatage**
(Case Officer: Laura Potts, 01872 224342 lpotts@cornwall.gov.uk)

Works to trees subject to a Tree Preservation Order (TPO), works include: T15 (Holm Oak) - Crown raise lower south west quadrant, over driveway, from to 4m height and crown raise lower northern crown to 3m height; and G4 (4 Sycamores and 1 Elm) – Crown raise southern crown to 5m height over road.
Penpol 11 Silverdale Road Falmouth.

Recommend approval as the works are pragmatic and wont impact negatively on the trees.

6. **Arwenack** **PA22/00393** **O' neill**
(Case Officer: Mark Ball, 01726 223495 mark.ball@cornwall.gov.uk)

Tree works to trees within a conservation area namely: T1 - Ash tree - Pollard as the tree is in poor condition with dead wood throughout the whole crown. Cambium damage at the base with possible fungal infection.
Woodlane Social Club 9 Woodlane Falmouth.

For information only.

7. **Arwenack** **PA22/00555** **Falmouth Property Investments Ltd**
(Case Officer: Mark Ball, 01726 223495 mark.ball@cornwall.gov.uk)

Non-material amendment in relation to decision notice PA16/10836 dated 13.12.2017 for the amendment of external materials to improve the fire protection level of the building.
Land At Fish Strand Hill Fish Strand Hill Falmouth.

Recommend approval.

APPENDIX II

1. **Penwerris** **PA21/11994** **Mr And Mrs Needham**
(Case Officer: Mark Ball, 01726 223495 mark.ball@cornwall.gov.uk)
Demolition of existing dwelling and erection of replacement dwelling.
White Wings Harbour Terrace Falmouth.

Recommend approval. The Council recognised that an improved consultation process had taken place and as a result the re-design was more in keeping with the area.

2. **Arwenack** **PA21/09647** **Mr & Mrs Martin & Karen Perrett**
(Case Officer: Matthew Heynes, Matthew.Heynes@cornwall.gov.uk)
Proposed Dormer extensions to existing dormer bungalow and associated internal Alterations.
21 Tredova Crescent Falmouth.

Recommend approval.

3. **Penwerris** **PA21/12663** **Mr & Mrs Bolton**
(Case Officer: Mark Ball, 01726 223495 mark.ball@cornwall.gov.uk)
Proposed extension to the existing first floor structure.
12 North Parade Falmouth.

Recommend refusal due to poor design that is out of character with the area and is contrary to Neighbourhood Development Plan Design Policies DG2 and DG4 and the design ignores the guidance on good design in the Cornwall Design Guide.

4. **Arwenack** **PA21/12714** **Mr Paul Harvey**
(Case Officer: Laura Potts, 01872 224342 lpotts@cornwall.gov.uk)
Revised dwelling design removing indoor swimming pool and conservatory with variation of conditions 2, 3 and 4 in respect of decision PA19/03220 dated 27.06.19.
Stansville Opposite 11 Boscawen Road Falmouth.

Recommend approval.

5. **Boslowick** **PA21/12742** **Mr Nigel Edwards**
(Case Officer: Nigel Brabyn, 01872 224461 nbrabyn@cornwall.gov.uk)
Conversion of garage to annexe for family member.
51 Shelburne Road Falmouth.

Recommend approval subject that the annexe is ancillary domestic use only to 51 Shelburne Road. The Council noted that the quality of the plans are poor and provide insufficient detail.

6. **Penwerris** **PA21/12752** **Mr Nick Sylvester**
(Case Officer: Nigel Brabyn, 01872 224461 nbrabyn@cornwall.gov.uk)
Proposed alterations to create two self-contained flats and associated first floor terrace above Jagos Bar.
4 Webber Hill Falmouth.

Recommend approval subject that the materials are in keeping with the Conservation Area.

7. **Penwerris** **PA21/12774** **Falmouth Town Council**
(Case Officer: Laura Potts, 01872 224342 lpotts@cornwall.gov.uk)
Revitalisation of the lodge in Kimberley Park as a new community cafe and radio station with studios and training facilities.
Park Lodge Kimberley Park Road Falmouth.

Recommend approval as will make good use of the building and provide a community asset.

8. **Arwenack** **PA21/12780** **Ms H L Williams**
(Case Officer: Matthew Heynes, Matthew.Heynes@cornwall.gov.uk)
Proposed demolition of rear single and two storey extension and construction of a new two storey extension with roof terrace. Installation of a gazebo in garden.
9 Chapel Terrace Vernon Place Falmouth.

Recommend refusal due to poor design which will have a negative impact on the Listed Building and direct overlooking to the apartments in Bowles House and loss of light to the lower ground floor apartments of Bowles House.

9. **Boslowick** **PA21/12815** **Mr & Mrs Bray**
(Case Officer: Ellis Crompton-Brown. 01872224453,
Ellis.Crompton-Brown@cornwall.gov.uk)
Proposed extension over garage and single storey extension to the rear with balcony over.
23 Turnaware Road Falmouth.

Recommend refusal due to overlooking and the balcony is out of keeping. The Council noted it was minded to support the extension with the removal of the balcony.

- 10. Trescobeas And Budock PA22/00120 Mr John Brady**
(Case Officer: Laura Potts, 01872 224342 lpotts@cornwall.gov.uk)

Works to trees subject to a Tree Preservation Order (TPO), works include reducing crown of Beech tree.
25 Conway Road Falmouth.

Recommend refusal as a fine Beech with significant amenity value that is on the perimeter of natural woodland and the proposed works would need to be regularly repeated to give benefit to no. 25 and as such this fine specimen with great shape would never be allowed to flourish.

- 11. Arwenack PA22/00312 Mr & Mrs Cooper**
(Case Officer: Ellis Crompton-Brown. 01872224453, Ellis.Crompton-Brown@cornwall.gov.uk)

Alterations and extension to dwelling.
The Cottage Vernon Place Falmouth.

Recommend deferral to the next meeting to clarify the roofline plans.

- 12. Arwenack PA22/00443 Ms Nina Jones**
(Case Officer: Nigel Brabyn, 01872 224461 nbrabyn@cornwall.gov.uk)

Renovation and conversion of stone store building into a 1 bedroom dwelling.
Stone Building On The South Junction Of Florence Terrace And Trelawney Road.

Recommend approval.