

FALMOUTH TOWN COUNCIL

Minutes of a Meeting of the Planning & Licensing Committee held on Monday 23rd May 2022 in the Atherton Suite, The Old Post Office, Falmouth at 6.00 pm.

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

In Attendance: E Middleditch (Administration Officer)
M Ortega (Receptionist and Information Service Assistant)
Councillor L Magowan (Cornwall Council)
I Semenenko (Valve Tower, Castle Drive, Falmouth)
B Wood (B W Planning on behalf of Seacott, Pikes Hill, Falmouth)
B Hargrave (23 Killigrew Street - Koala Karlous Ltd)
C & S Murney (trading as 'Waves'- Queen Mary Road, Falmouth)

P5879 **APOLOGIES**

None received.

P5880 **INTERESTS**

Councillor Spargo declared a non-disclosable interest in PA22/04041 as he is an acquaintance of the applicant and he left the meeting during the consideration thereof.

P5881 **MINUTES**

It was proposed by Councillor Jewell seconded by Councillor Clegg and

RESOLVED that that the minutes of the Licensing meeting of the Committee held on 21st February 2022 be approved as a correct record of the proceedings and signed by the Chairman.

P5882 **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 Clegg, seconded by Councillor Robinson 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.

P5883 **HIGHWAYS/TRAFFIC MANAGEMENT/ROAD SAFETY**

New pedestrian build-out - Swanpool

Members duly noted that Cornwall Council has confirmed capital works will be funded this financial year to provide an improvement to the informal crossing at this location. The crossing will remain informal but consist of a new build-out on the pool side of the road (sketch plan shown below in red) to effectively reduce the carriageway crossing distance to one lane only. This will have the knock-on positive effect of lowering traffic speeds in this location. There will be some minor drainage works associated with the scheme to ensure the carriageway can drain surrounding the new build-out connecting to existing systems, therefore will have no net impact to the pool itself. The scheme will be delivered prior to end of this financial year.

20mph Rollout - Phase 1 - Notice of Decisions

Members duly noted the outcome of Cornwall Councils recent consultation for the 20mph Rollout - Phase 1, within the Falmouth Community Network Area, which is summarised in the attached letter. This, along with any plans where revisions have been made to original proposals (also attached), will shortly be sent to all respondents. Works in relation to the proposals will commence from Tuesday 3rd May and will continue over a period of several weeks, with an aim to complete these by early June.

Road Traffic Regulation Act 1984 S14: Temporary Prohibition of Traffic

Members duly noted road closure from Silverdale Road to Swanpool Road via the west side of Swanpool, Falmouth from 20th June 2022 to 15th July 2022 (24 hours weekends included) for Fred Champion Groundworks Ltd to carry out works to their apparatus.

Members duly noted road closure from Maenporth Road and Road from Maenporth Road to District Boundary, Falmouth from 22nd June 2022 to 24th June 2022 (0730 to 1700 hours, weekdays only) for Cormac Solutions Ltd to carry out works to their apparatus.

Members duly noted road closure on Urban Footway F7057, Falmouth from 11th July 2022 to 29th July 2022 (24 hours weekends included) for Cormac Solutions Ltd to carry out works to their apparatus.

Members duly noted road closure on Fishstrand Hill, Falmouth from 13th July 2022 to 15th July 2022 (0730 to 1800 hours) for Openreach to carry out works to their apparatus.

Road Traffic Regulations Act 1984, S16A

Members duly noted event road closure for 'Falmouth Blanket Order 2022' from 3rd June 2022 to 24th December 2022 for various Falmouth Community Events.

Members duly noted road closure on Erisey Terrace and Harbour Terrace, Falmouth from 7th June 2022 to 7th June 2022 (09:30 to 15:30 hours) for Sunbelt Rentals to carry out works.

Members duly noted road closure on North Parade, Tehidy Terrace, Stratton Terrace, Stratton Place, Dunstanville Terrace, Falmouth from 19th May 2022 to 26th May 2022 (24 hours) for Emergency Closure for Western Power Distribution to carry out Cable fault repairs.

P5884 **LICENSING**

Cornwall Council Premises License

Koala Karlous Ltd, 2 Killigrew Street, Falmouth

Members duly considered grant to licence for sale of alcohol Monday to Sunday 0800 hours to 2200 hours.

The applicant advised that he was not planning to transform the premises into a bar and that it would remain a coffee and bakery outlet with the option to serve alcohol to fill a gap in the market. The applicant responded to Councillor questions regarding the sale of alcohol hours.

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

RESOLVED that the Council support the application subject that the grant to license for sale of alcohol be amended to the hours of 1030 hours to 2200 hours to minimise public nuisance and to protect children from harm as the Council does not believe it is appropriate for children walking to school in the mornings to have to walk past people drinking at tables on the side walk as this is contrary to Licensing Objectives ‘the protection of children from harm and the prevention of public nuisance.

Street Trading Applications

Mr Henry Osman trading as ‘Falmouth Smokehouse’ – Site 2 – Pendennis Point

Members duly considered street trading grant application to trade Saturdays and Sundays from 1000 to 2100 hours until September selling hot and cold foods based around smoked goods.

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

RESOLVED that the Council refuse the street trading grant as the site is already over occupied by traders and the carpark is very busy and an additional trader would create further travel to the destination which will prevent the public from being able to enjoy the amenity space that the headland has to offer.

Mr Chris Murney trading as ‘Waves’ – Queen Mary Road, Falmouth

Members duly considered street trading grant application to trade Mondays to Sundays 0800 to 2200 hours up to 31st December 2022 selling vegetarian and vegan food and drink.

The applicant advised that the existing trader on the site was in agreement to collaborate and that he was currently trading on Cliff Road and was looking to expand the business in a new location. The applicant responded to Councillor questions regarding the generator and preferred location to trade on Queen Mary Road.

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

RESOLVED that the Council support the street trading grant subject that the Licensing Officer works with Highways to establish the best location to trade on Queen Mary Road as the Council request that the site be located at the start of the road closer to the junction where the road is wider and away from residential properties.

P5885 **ANY OTHER BUSINESS THAT THE CHAIRMAN CONSIDERS TO BE OF URGENCY**

Members considered the Vice Chair role and agreed that a shared role for Planning and Licensing would better serve the Committee.

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

RESOLVED that the Committee seek approval from the Council that Councillor Spargo act as Vice Chair for Planning matters and Councillor Clegg as Vice Chair for Licensing matters.

There being no further business the Chairman declared the meeting closed at 7.15pm.

Signed: Dated:

6. **Boslowick** PA22/03857 **Mr & Mrs Head**
(Case Officer: James Moseley, James.Moseley@cornwall.gov.uk)
Proposed side extension.
5 Chi An Dowr Falmouth.
- Recommend approval.
7. **Trescobeas And Budock** PA22/03894 **Mr Johnson & Mrs Davies**
(Case Officer: Mark Ball, 01726 223495 mark.ball@cornwall.gov.uk)
Demolition of garage and construction of single storey extension.
5 Conway Road Falmouth.
- Recommend approval.
8. **Arwenack** PA22/04054 **camille bonneau**
(Case Officer: Nigel Brabyn, 01872 224461 nbrabyn@cornwall.gov.uk)
Bathroom and kitchen alterations including rear side extension in the context of
previously approved repairs and alterations.
4 Florence Terrace Falmouth.
- Recommend approval.
9. **Arwenack** PA22/04055 **camille bonneau**
(Case Officer: Nigel Brabyn, 01872 224461 nbrabyn@cornwall.gov.uk)
Listed Building Consent for Bathroom and kitchen alterations including rear side
extension in the context of previously approved repairs and alterations.
4 Florence Terrace Falmouth.
- Recommend approval.
10. **Arwenack** PA22/04347 **Mr Timothy Bunhill**
(Case Officer: Matthew Haynes, Matthew.Heynes@cornwall.gov.uk)
Demolition of unlisted building in a conservation area namely removal of garden wall
which runs alongside part of the driveway and removal of T1 within a Conservation Area
Highbury House Florence Terrace Falmouth.
- Recommend approval.
11. **Arwenack** PA22/04376 **James & Rebecca Walton**
(Case Officer: Ellis Crompton-Brown. 01872224453,
Ellis.Crompton-Brown@cornwall.gov.uk)
Refurbishment and remodelling of house, including first floor extensions within new
roof (No additional footprint).
7 St Anthony Way Falmouth.
- Recommend approval.

12. Boslowick **PA22/04462** **Mrs C Taylor**

(Case Officer: Ellis Crompton-Brown. 01872224453,

Ellis.Crompton-Brown@cornwall.gov.uk)

Works to a tree in a tree preservation order, works are to G28 (Beech trees – Fagus Sylvatica) for: formative pruning to remove squirrel damaged branches overhanging property boundary of 55 Queen Anne Gardens on east and south side of group; crown reduce as per photos (Fig 1-4) with indicative crown reduction indicated by red outline; crown reduction to remove 2-2.5m of lateral growth on east and south side of group overhanging Queen Anne Gardens; and branches to be pruned back to suitable internodal growth or tertiary branch junctions.
55 Queen Anne Gardens Falmouth.

Recommend approval as light pruning works.

13. Arwenack **PA22/02309** **Ms Verity Stokes**

(Case Officer: Matthew Haynes, Matthew.Heynes@cornwall.gov.uk)

Single storey extension to the rear of the property.
10 Albert Cottages Falmouth.

Recommend approval.

14. Penwerris **PA22/03630** **Mr R Kirby**

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

Proposed first floor roof extension to provide kitchen/dining area and sub-division of ground floor and first floor to form two flats.
47 Old Hill Crescent Falmouth.

Recommend approval.

15. Arwenack **PA22/03768** **Mr & Mrs Burley**

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

Replacement roof to create first floor accommodation with rear balcony, infill extension to carport, internal alterations and front porch.
9 Trelawney Avenue Falmouth.

Recommend approval.

APPENDIX II

1. **Arwenack** **PA21/10143** **Mr Ivan Semenenko**
(Case Officer: Nigel Brabyn, 01872 224461 nbrabyn@cornwall.gov.uk)
A newly constructed single storey detached small scale building for the purpose of new artist studio.
Valve Tower Castle Drive Falmouth.

The Council were unable to make a decision as the plans do not match the description.

2. **Penwerris** **PA22/00713** **Mr Gary Lane**
(Case Officer: Ellis Crompton-Brown. 01872224453, Ellis.Crompton-Brown@cornwall.gov.uk)
Roof ridge height extended to accommodate proposed loft conversion with two dormer windows to front elevation.
2 Kimberley Park Road Falmouth.

Recommend refusal due to poor design, the ridge height is out of keeping with adjacent properties in terms of height and the proposal would be out of character with the street scene and the dormer windows and roof light would have an adverse impact on the setting of the Conservation Area.

3. **Arwenack** **PA22/03413** **Mr David Herron**
(Case Officer: James Moseley, James.Moseley@cornwall.gov.uk)
Erection of 3x 1-bedroom flats
Braemar 9 Avenue Road Falmouth.

Recommend refusal as the proposals seek to cram too much on a small site, flat 2 just conforms to the nationally determined space standards, but flats 1 and 3 fall significantly below and fall slightly below the standard for a single person dwelling.

4. **Arwenack** **PA22/03740** **Mr And Mrs L& L Trethan**
(Case Officer: Nigel Brabyn, 01872 224461 nbrabyn@cornwall.gov.uk)
Replacement Dwelling.
St Johns Guesthouse 35 Melvill Road Falmouth.

Recommend refusal as the proposal fails to meet or consider properly Neighbourhood Development Plan Policy BE4 as the loss of Guest House has not been justified and NDP Policies DG3 and DG7 are not met in terms of design as the proposal is out of character with the area and not in keeping with the Conservation Area. The site is in the prime seafront area of Falmouth and on a very prominent corner site and the design fails to pick up on the locally distinctive features of the area.

- 5. Arwenack PA22/04041 Miss H Williams**
(Case Officer: Matthew Haynes, Matthew.Heynes@cornwall.gov.uk)
Demolition of existing kitchen and construction of single storey extension with flat roof and balcony above. Installation of Gazebo in rear garden and various internal alterations.
9 Chapel Terrace Vernon Place Falmouth.

Recommend refusal due to the negative impact on the Conservation Area and the adjacent Grade II listed Bowles House. The proposals fail to comply with Neighbourhood Development Plan Policies DG3 and DG7.

- 6. Arwenack PA22/04336 Mr M Owen**
(Case Officer: Ellis Crompton-Brown. 01872224453,
Ellis.Crompton- Brown@cornwall.gov.uk)
Extension, internal and external alterations to the existing dwelling.
Seacott Pikes Hill Falmouth.

Recommend approval.

- 7. Arwenack PA22/04337 Mr M Owen**
(Case Officer: Ellis Crompton-Brown. 01872224453,
Ellis.Crompton- Brown@cornwall.gov.uk)
Listed building consent for Extension, internal and external alterations to the existing Dwelling.
Seacott Pikes Hill Falmouth.

Recommend approval.