

FALMOUTH TOWN COUNCIL

Minutes of a Meeting of the Planning & Licensing Committee held on Monday 25th July 2022 in the Atherton Suite, The Old Post Office, Falmouth at 6.00 pm.

Present: Councillors J M Spargo (Vice-Chair Planning – in the Chair), D Clegg (Vice Chair Licensing), S D Eva, G F Evans MBE, A J Jewell CC, J Robinson and Z Young

In Attendance: V Rogers (Administration Officer)
M Ortega (Receptionist and Information Services Assistant)
J Herman & C Brush (PA22/05603 – 99 Trescobeeas Road, Falmouth)
Mr Sheppard (PA22/05978 – 26 Kings Avenue, Falmouth)
D Mitchell (PA22/05901 – 3 Grovehill Crescent, Falmouth)
M Prophet & K Wiltshire (Falmouth Bowling Club)
A & S Farthing (Fal Falafel Ltd)

Councillor Saunby CC also attended(from point mentioned).

P5902 APOLOGIES

An apology for absence was received and approved from Councillor A Rowe (family matter).

P5903 INTERESTS

Councillor Eva declared a non-disclosable interest in PA22/05729 as his daughter works for the architect and left the meeting during the consideration thereof. Councillor Robinson declared a non-disclosable interest in PA22/05901 as she is known to the applicant and she left the meeting during the consideration thereof.

P5904 MINUTES

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

RESOLVED that that the minutes of the Planning and Licensing Committee held on 4th July 2022 be approved as a correct record of the proceedings and signed by the Chair.

P5905 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 Jewell, seconded by Councillor Clegg 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 Clegg, 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 Saunby joined the meeting.

P5906 **WITHDRAWN APPLICATIONS**

PA22/01888 – Falmouth Methodist Church, Killigrew Street, Falmouth. Replacement of lead flashings, installation of photovoltaic panels and repairs to roof reusing existing slates.

Members duly noted the withdrawn application.

P5907 **APPEAL**

PA21/06822 – Land Development off Swanpool Road, Swanpool Road, Falmouth.

The Committee delegated the Administration Officer in consultation with the Vice-Chair (Planning) to submit a written representation on behalf of the Council.

P5908 **HIGHWAYS/TRAFFIC MANAGEMENT/ROAD SAFETY**

Members duly noted the road closure on Old Hill, Falmouth from 26th to 29th July 2022 (1800 to 0600 hours) for Freeflow TM to carry out works.

Members duly noted the road closure on Langton Terrace, Falmouth from 15th to 19th August 2022 (24 hours) for Cormac Solutions to carry out works.

Members duly noted the road closure on Trescobeas Road, Falmouth from 15th to 19th August 2022 (0930 to 100 hours) for Cormac Solutions to carry out works.

Members duly noted the road closure on Gyllyngvase Hill, Falmouth from 22nd to 23rd August 2022 (0800 to 1800 hours) for Kelly Traffic Management to carry out works.

Members duly noted the road closure from Emslie Road to Pendennis Road, Falmouth from 25th August to 16th September 2022 for Whitebox Construction Management to carry out works.

Members duly noted the road closure on Urban Footway F7062, Falmouth from 29th August to 2nd September 2022 (24 hours) for RBS Groundworks Ltd to carry out highway works.

P5909 **DECISION LIST**

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

P5910 **LICENSING APPLICATIONS**

Cornwall Council Premises Licence

Falmouth Bowling Club, Tregenvor Road, Falmouth

Members duly considered the grant to license for on sales of alcohol including live and recorded music for special events and occasional functions such as birthdays and anniversaries. Mondays to Saturdays supply of alcohol 1000 to 2300 and Sundays 1000 to 2230 with opening hours 0900 to 2330 Mondays to Sundays.

The applicants advised that the Bowling Club currently applied for TENS licenses for events. Events were becoming more frequent and having a licence would make things more efficient.

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

RESOLVED that the Council support the application.

Cornwall Street Trading Application

Street Trading Grant for Fal Falafel Ltd to trade on the Moor Piazza, Falmouth

Members duly considered the street trading grant from Miss Alice Farthing trading as Fal Falafel Ltd on the Moor Piazza, Falmouth from grant to 31st December 2022 Mondays to Sundays (7 days per week) from 1000 to 2300 hours. To include the removal of the standard street trading condition 'Any stall / vehicle used for the purposes of street trading shall not remain on site outside the hours stated on the consent' as the kiosk to continue to be stored on the Moor as agreed by Falmouth Town Council when the pitch was created for Fal Falafel in 2014.

The applicants advised that they were taking over the existing business and that there would be no changes to the running of Fal Falafel.

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

RESOLVED that the Council support the application.

Licensing Act 2003 Cumulative Impact Policies

The Committee delegated the Administration Officer in consultation with the Vice-Chair (Licensing) to submit the consultation response on behalf of the Council following consultation with the Committee and Cornwall Councillors. The Vice-Chair Licensing to copy all members to that response.

P5911 **ANY OTHER BUSINESS THAT THE CHAIR CONSIDERS TO BE OF URGENCY**

None.

There being no further business the Chair declared the meeting closed at 7.25pm.

Signed: Dated:

APPENDIX I
25th July 2022

1. **Arwenack** **PA22/02134** **Steve Fenton Homequest Ltd.**
(Case Officer: Mark Ball, 01726 223495 mark.ball@cornwall.gov.uk)

Works to trees in a tree preservation order (TPO) - felling of a Mimosa.

Melvill Court Sea View Road Falmouth.

Recommend approval as this Mimosa is in its final stages of life, with 50% of the canopy already dead. The trees are short-lived and felling it before it falls is prudent.

2. **Penwerris** **PA22/05722** **Mr. Christopher Kellett**
(Case Officer: Matthew Heynes, Matthew.Heynes@cornwall.gov.uk)

Listed Building Consent to acoustically insulate plain plastered party wall.

13 Dunstanville Terrace Falmouth.

Recommend approval.

3. **Arwenack** **PA22/05844** **Mr. Malcolm Godwin**
Kernow Learning

(Case Officer: Ellis Crompton-Brown. 01872224453,
Ellis.Crompton-Brown@cornwall.gov.uk)

Retention of two timber gazebos.

King Charles Primary School Western Terrace Falmouth.

Recommend approval.

4. **Penwerris** **PA22/05879** **Kristy Castleton**
(Case Officer: Matthew Heynes, Matthew.Heynes@cornwall.gov.uk)

Works to a tree in a conservation area. Works include the removal of one Elm.

2 North Parade Falmouth.

Recommend approval.

5. **Boslowick** **PA22/05880** **Teresa Trenoweth**
(Case Officer: Matthew Heynes, Matthew.Heynes@cornwall.gov.uk)

Remove 2 large low limbs from a Eucalyptus growing near to the property boundary (T1). Remove 3-4 young Sycamores (G1).

Unit 1 Falmouth Business Park Bickland Water Road Falmouth.

Recommend approval as this pruning work is required for clearance purposes and is not detrimental to the tree.

6. **Boslowick** **PA22/05953** **Mr. and Mrs. Allen**
(Case Officer: Mark Ball, 01726 223495 mark.ball@cornwall.gov.uk)

Proposed side extension.

45 Queen Anne Gardens, Falmouth.

Recommend approval.

7. **Penwerris** **PA22/05994** **Rob Clayton**
(Case Officer: **Matthew Heynes**, Matthew.Heynes@cornwall.gov.uk)
Two-storey side extension and single-storey rear extension.
14 Trevethan Rise Falmouth.
- Recommend approval.
8. **Penwerris** **PA22/06035** **Jarec Investments Ltd**
(Case Officer: **Mark Ball**, 01726 223495 mark.ball@cornwall.gov.uk)
Listed building consent for proposed refurbishment of roof covering and lead flashings.
Falmouth Methodist Church, Killigrew Street.
- Recommend approval.
9. **Penwerris** **PA22/06115** **Mrs M Erlam**
(Case Officer: **Ellis Crompton-Brown**, 01872224453, Ellis.Crompton-Brown@cornwall.gov.uk)
Proposed change of use of 66 Kimberley Park Road from a hotel to a dwelling together with a self-contained granny flat and the provision of a new vehicular access (68 to remain as a hotel).
Broadmead Hotel 66-68 Kimberley Park Road.
- Recommend approval.
10. **Penwerris** **PA22/06161** **Mrs Sue Davis**
(Case Officer: **Nigel Brabyn**, 01872 224461, nbrabyn@cornwall.gov.uk)
Works to trees in a conservation area (CA), works include remove Prunus.
4 Stratton Place Falmouth.
- Recommend approval.
11. **Penwerris** **PA22/06223** **Mrs Nicky Wilkes**
(Case Officer: **Ellis Crompton-Brown**, 01872224453, Ellis.Crompton-Brown@cornwall.gov.uk)
Works to trees in a Conservation Area, namely, T1 - Eucalyptus - Reduce by 40%.
7 North Parade Falmouth.
- Recommend approval.
12. **Boslowick** **PA22/06251** **Mr T Humphreys**
(Case Officer: **James Moseley** 01209 614004, jmoseley1@cornwall.gov.uk)
Construction of single storey pitched roof extension.
43 Bosmeor Road Falmouth.
- Recommend approval.

- 13. Arwenack** **PA22/06337** **Ms. Dixon**
(Case Officer: Matthew Heynes, Matthew.Heynes@cornwall.gov.uk)
Proposed construction of replacement roof with side and rear dormers.
17 Waterloo Road Falmouth.

Recommend approval.

- 14. Penwerris** **PA22/06348** **Ms. G Martinez**
(Case Officer: Matthew Heynes, Matthew.Heynes@cornwall.gov.uk)
Lower ground floor studio, rear extension and internal alterations.
38 Pendarves Road Falmouth.

Recommend approval.

- 15. Boslowick** **PA22/06470** **Mr Peter French**
(Case Officer: Nigel Brabyn. 01872 224461, nbrabyn@cornwall.gov.uk)
Listed Building Consent for like for like repair of existing killas stone wall of
walled garden within the curtilage of The Penmere Manor Hotel
(Historic England ref. 1269988).
Land At Former Penmere Manor Hotel Mongleath Road Falmouth.

Recommend approval.

APPENDIX II

1. **Trescobeas and Budock** PA22/05603 **Mr. James Herman**
(Case Officer: **Ellis Crompton-Brown. 01872224453,**
Ellis.Crompton-Brown@cornwall.gov.uk)
Demolition of existing garage and outbuilding and construction of a replacement garage with first floor extension over, loft conversion and replacement of the existing conservatory.
99 Trescobeas Road Falmouth.

Recommend approval.

2. **Trescobeas and Budock** PA22/05978 **Sheppard and Crichton**
(Case Officer: **Matthew Heynes,** Matthew.Heynes@cornwall.gov.uk)
Alterations to existing side extension.
26 Kings Avenue, Falmouth.

Recommend approval.

3. **Penwerris** PA22/02445 **Mr. Roland Adamson**
(Case Officer: **Nigel Brabyn. 01872 224461,** nbrabyn@cornwall.gov.uk)
To provide a 3rd bedroom for No.93 North Parade at Level 10 (lower ground floor level relative to Dracaena Avenue)
River View 93 North Parade.

Recommend refusal. The proposal is to double the footprint of the existing 'front' part of the development closest to Dracaena Avenue and to increase the height by two storeys which was included in the refused proposal (by Cornwall Council and at appeal) in 2017 (application PA17/09763). The massing facing Dracaena Avenue is even larger in this proposal than in the earlier refused proposal and consequently the garden and the Dracaena Avenue elevation of number 95 next door will be unacceptably overlooked and the proposals would be overbearing.

4. **Arwenack** PA22/05729 **Mr. And Mrs. A Fletcher**
(Case Officer: **Mark Ball, 01726 223495** mark.ball@cornwall.gov.uk)
Application for Construction of Two Traditional Dwellings and Associated Works.
Land To Rear Of 16-17 Church Street Falmouth.

Recommend refusal. Whilst members acknowledged that the current scheme is an improvement compared to the previous withdrawn scheme in terms of its reduced massing, lower ridge height compared to adjacent properties, and it relates far better to the Conservation Area architectural values in terms of design. Members support the Conservation Officer views that there should be amendments to the palette of materials used and the building should have a half-hipped roof at either end as this would not only reflect the adjacent roof of No. 15 (and the building behind this site), but also visually reduce the height impact of the development.

5. **Arwenack** **PA22/05901** **Deborah Mitchell**
(Case Officer: Ellis Crompton-Brown. 01872224453,
Ellis.Crompton-Brown@cornwall.gov.uk)
Subdivision of existing dwelling to provide an additional separate two bed dwelling.
3 Grovehill Crescent Falmouth.

Recommend refusal. The proposed two flats are under national minimum space standards. One is a two bed 3 person flat of approx 65 sq.m. and should be 73 sq.m. minimum (11% below minimum). The second is a 2 bed 4 person flat of about 72 sq.m and should be 81 sq.m. (11% below minimum).

6. **Arwenack** **PA22/05912** **Miss Verity Stokes**
(Case Officer: Matthew Heynes, Matthew.Heynes@cornwall.gov.uk)
Single storey extension to the rear of the property.
10 Albert Cottages Falmouth.

Recommend refusal. The building is Grade II Listed, is in the Conservation Area and in Character Area 5 'The Terraced Suburbs and a listed building application should be submitted. The plans and elevations submitted are inadequate in providing the detail of the design and the application should be withdrawn and resubmitted with properly drawn plans and elevations, preferably by an architect with conservation experience.

7. **Arwenack** **PA22/06123** **Ms R Harman Lifestory group**
(Case Officer: Mark Ball, 01726 223495, mark.ball@cornwall.gov.uk)
Demolition of existing hotel and the erection of new accommodation to provide a later living development for older people comprising 34 residential apartments with integrated communal facilities, car parking and landscape works with variation of condition 2 of decision PA15/10456 dated 12.05.2016.
The Fitzroy Cliff Road Falmouth.

Recommend refusal as the proposal of the inclusion of a timber fence changes the character of the Conservation Area.

8. **Boslowick** **PA22/06461** **Mr. B Davis**
(Case Officer: Nigel Brabyn. 01872 224461, nbrabyn@cornwall.gov.uk)
Non-material amendment (NMA2) in relation to decision PA21/09933 dated 15.11.2021 for a first floor balcony and external walls to be finished with a smooth painted white render.
7 Pennance Field, Goldenbank, Falmouth.

Recommend refusal as the external changes are not in keeping with the area where properties are predominantly timber clad. Changes to the balcony are acceptable.

9. Mawnan **PA21/07293** **Mrs Charlotte McEwan**
(Case Officer: Nigel Brabyn. 01872 224461, nbrabyn@cornwall.gov.uk)

Proposed Demolition of Existing Boatyard Buildings and Construction
of single dwelling.

The Old Boatyard Maenporth, Falmouth.

Recommend refusal as the design pays no attention whatsoever to its setting, or local distinctiveness and fails on most of the criteria in DG2 of the NDP and should conform with DG2.1, 2.2 and 2.3. It is felt that there is still a flood risk. The proposal is not in keeping with the AONB and is contrary to the emerging Mawnan Parish NDP.