

FALMOUTH TOWN COUNCIL

Minutes of a Meeting of the Planning & Licensing Committee held on Monday 26th September 2022 in the Atherton Suite, The Old Post Office, Falmouth at 6.00 pm.

Present: S D Eva (in the Chair), G F Evans MBE, A J Jewell CC, and Z Young

In Attendance: E Middleditch (Administration Officer)
M Bennett (Information Services Assistant)
D O'Neill (PA22/07920 – 14 Trelawney Avenue, Falmouth)
K Trevelyan (Tidal Coffee)

P5932 APOLOGIES

Apologies for absence were received and approved from Councillors A Rowe (family matter), D Clegg (Labour conference), J Robinson (Labour conference) and J M Spargo (funeral),

P5933 INTERESTS

None.

P5934 MINUTES

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

RESOLVED that that the minutes of the Planning and Licensing Committee held on 5th September 2022 be approved as a correct record of the proceedings and signed by the Chair.

P5935 PLANNING APPLICATIONS

Members considered an amended 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.

The Town Clerk had granted a general dispensation for Councillors to consider Falmouth Town Council application PA22/07164 as it was considered in the public interest to do so.

It was proposed by Councillor Evans, seconded by Councillor Jewell 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 Chair reported in respect of those applications as appropriate.

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

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

P5936 HIGHWAYS/TRAFFIC MANAGEMENT/ROAD SAFETY

St Marys School, Falmouth – ETRO (Experimental Traffic Order)

Members duly noted that Cormac Solutions Ltd, on behalf of Cornwall Council, is inviting comments on a proposal to create a School Street on the north-eastern spur of Mongleath Road, adjacent to St Mary's School. This will involve the implementation of a pedestrian and cycle zone on the length of road during terms times, between the hours of 8am to 9am and 3pm to 4pm, Monday to Friday, excluding bank holidays and will come into force on 19th September 2022.

Road Traffic Regulation Act 1984 S14: Temporary Prohibition of Traffic

Members duly noted road closure on Brook Street, Falmouth from 6th to 7th October 2022 (1900 to 0700 hours) for Ross Strick, Cormac Solutions to carry out works.

Members duly noted road closure on Footpath 18,44 and 45, Falmouth from 10th to 12th October 2022 (0730 to 1700 hours) for Robert Caddy, Cormac Solutions to carry out works.

Members duly noted road closure on Symons Hill, Falmouth from 10th to 21st October 2022 (24 hours) for Western Power Distribution to carry out works.

P5937 **DECISION LIST**

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

LICENSING

Cornwall Council Licensing Consultations

Statement of Principles under Gambling Act 2005

Members duly considered revised Statement of Principles under Gambling Act 2005 policy. For ease of reference, the changes in the draft policy are shown in shaded italic text. Comments to be emailed to licensing@cornwall.gov.uk by 31st October 2022.

It was agreed to delegate the Vice Chair of Licensing to respond to the consultation on behalf of the Committee.

Proposed Cumulative Impact Assessment Statement

Members duly considered proposal to re-adopt Cumulative Impact Policies in respect of Newquay, Truro, Penzance and Falmouth. A cumulative impact assessment has been carried out and the assessment indicates the need for the Cumulative Impact Policies to be reinstated.

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

RESOLVED to fully support the proposal to re-instate the Cumulative Impact Policies in respect of Falmouth.

Street Trading Grant Application for Tidal Coffee

Members duly considered grant to street trading application for Tidal Coffee to continue trading at Queen Mary Road, Falmouth under new ownership from grant of consent to December 2023 Mondays to Sundays 0800 hours to 2100 hours selling coffee, tea, bakery items and snacks.

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

RESOLVED to support the grant application for Tidal Coffee to continue trading under new ownership.

P5938 **ANY OTHER BUSINESS THAT THE CHAIR CONSIDERS TO BE OF URGENCY**

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

Signed: Dated:

APPENDIX I
26th SEPTEMBER 2022

1. **Arwenack** **PA22/06395** **Ms Michelle Carter-Foster**
(Case Officer: **Ellis Crompton-Brown. 01872224453,**
Ellis.Crompton-Brown@cornwall.gov.uk)

Create a new gap in the 1.2 metre high wall (along the public highway) to allow Cormac access to re-start the Grounds Maintenance regime.
Land At Smithick Hill, Smithick Hill, Falmouth.

Recommend Approval.

2. **Penwerris** **PA22/07164** **Mrs Donna Westlake**
(Case Officer: **Matthew Heynes, Matthew.Heynes@cornwall.gov.uk**)

Listed building consent for new signage for Falmouth Art Gallery and Falmouth Library on the exterior of the Municipal Buildings.
Municipal Building, Offices The Moor, Falmouth.

Recommend Approval.

3. **Boslowick** **PA22/07671** **Mr Ron Bull**
(Case Officer: **James Moseley 01209 614004, jmoseley1@cornwall.gov.uk**)

Annexe in the garden.
6 Roscarrack Close, Falmouth.

Recommend Approval.

4. **Arwenack** **PA22/07740** **Mr. & Mrs. C. & A. Bruce**
(Case Officer: **Mark Ball, 01726 223495, Mark.Ball@cornwall.gov.uk**)

Proposed single-storey extension, external cladding and internal alterations.
Sunway, Albany Road, Falmouth.

Recommend Approval.

5. **Boslowick** **PA22/07756** **Vistry Homes**
(Case Officer: **Ellis Crompton-Brown. 01872224453,**
Ellis.Crompton-Brown@cornwall.gov.uk)

Works to trees subject to a Tree Preservation Order (TPO) –
to fell an ash tree.

Land Off Swanpool Road (R/O Plot 24, 13 Shore View), Swanpool Road, Falmouth.

Recommend Approval.

6. **Penwerris** **PA22/07856** **Mr Tony Kirby**
(Case Officer: Nigel Brabyn. 01872 224461, nbrabyn@cornwall.gov.uk)
Works to trees in a Conservation Area (CA) including: Removal of 2 Cordyline trees and 1 Chusan Palm tree.
4 Penwerris Court, Penwerris Lane, Falmouth.
- Recommend Approval.
7. **Arwenack** **PA22/07865** **Mr Anthony James**
(Case Officer: Ellis Crompton-Brown. 01872224453, Ellis.Crompton-Brown@cornwall.gov.uk)
Works to Pine tree within conservation area.
Carrick Leisure Ltd, Ships And Castles, Castle Drive, Falmouth.
- Recommend Approval.
8. **Boslowick** **PA22/07880** **Mr Peter French**
(Case Officer: Mark Ball, 01726 223495, Mark.Ball@cornwall.gov.uk)
Works to trees subject to a Tree Preservation Order for Holm Oak (T1), crown raise to 5m to the lower Eastern crown over neighbouring shed as now touching roof of shed, Beech (T2), crown raise to 5m to the lower Eastern and Northern crown over neighbouring shed as now touching roof of shed.
3 Penmere Drive, Falmouth.
- Recommend Approval.
9. **Arwenack** **PA22/07939** **Mr Ian Davies**
(Case Officer: Mark Ball, 01726 223495, Mark.Ball@cornwall.gov.uk)
Householder application for: proposed new single-story rear extension to a Grade II Listed building, replacing an existing poorly constructed 1960's rear extension; proposed replacement garage and associated landscaping.
4 Woodlane, Falmouth.
- Recommend Approval.
10. **Arwenack** **PA22/07966** **Mr Ian Davies**
(Case Officer: Mark Ball, 01726 223495, Mark.Ball@cornwall.gov.uk)
Listed Building Consent for proposed new single-story rear extension to a Grade II Listed building, replacing an existing poorly constructed 1960's rear extension.
Proposed replacement garage. Associated landscaping.
4 Woodlane, Falmouth.
- Recommend Approval.

- 11. Penwerris** **PA22/07980** **Mr and Mrs Rawlinson**
(Case Officer: Ellis Crompton-Brown. 01872224453, Ellis.Crompton-Brown@cornwall.gov.uk)
Provision of an external platform lift and new pedestrian access.
38 Tresillian Road, Falmouth.
- Recommend Approval.
- 12. Penwerris** **PA22/08076** **Mr R Kirby**
(Case Officer: James Moseley 01209 614004, jmoseley1@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 without compliance with condition 2 in relation to PA22/03630 dated 29/06/2022.
47 Old Hill Crescent, Falmouth.
- Recommend Approval.
- 13. Arwenack** **PA22/08088** **Mr Glenfield**
(Case Officer: Mark Ball, 01726 223495, Mark.Ball@cornwall.gov.uk)
Works to trees in a conservation area (CA) works include cut back Holm Oak.
76A Melvill Road, Falmouth.
- Recommend Approval.
- 14. Trescobeas and Budock** **PA22/08203** **Mr & Mrs Gavin Brett**
Proposed Extension and Alterations to 8 Tredyson Place.
8 Tredyson Place, Falmouth.
- Recommend Approval.
- 15. Arwenack** **PA22/08318** **Jill Robinson**
(Case Officer: Matthew Heynes, Matthew.Heynes@cornwall.gov.uk)
Works to trees in a conservation area (CA), works include cut back Tree A Dracaena (Cornish) Palm and Tree B Dracaena (Cornish) Palm. Fell Tree C Ash.
11 Clare Terrace, Falmouth.
- For Information Only.
- 16. Penwerris** **PA22/08418** **Mr Gilmour**
(Case Officer: James Moseley 01209 614004, jmoseley1@cornwall.gov.uk)
To fell 1 x Bay tree and 1x Palm tree situated within a conservation area.
64 Kimberley Park Road, Falmouth.
- For Information Only.

APPENDIX II
26th SEPTEMBER 2022

1. **Arwenack** **PA22/06423** **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' with variation of condition 2 of decision PA22/00443 dated 26/04/2022.
Stone Building of South Junction of Florence Terrace And Trelawney Road.

Recommend approval as it is well designed and brings an historically interesting building back into use subject that the building retains its unique curved corner character and the correct external stone is used.

2. **Boslowick** **PA22/06575** **Mr John Frost**
(Case Officer: Matthew Heynes, Matthew.Heynes@cornwall.gov.uk)
Extension to provide kitchen, dining area and lounge and interior alteration to re-configure room layout.
139 Longfield, Falmouth.

Recommend approval.

3. **Penwerris** **PA22/07717** **Mr And Mrs D Bennetts**
(Case Officer: Nigel Brabyn. 01872 224461, nbrabyn@cornwall.gov.uk)
Demolition of existing Garage and construction of replacement single storey ground floor extension with first floor additional bathroom extension.
Plus, construct 2 no dormer windows for new loft conversion.
19 Park Rise, Falmouth.

Recommend approval.

4. **Boslowick** **PA22/07855** **Mr Josh Leonard**
(Case Officer: Mark Ball, 01726 223495, Mark.Ball@cornwall.gov.uk)
Siting of a shepherd's hut for holiday let.
Sunny Bank, 25 East Rise, Falmouth.

Recommend refusal as it is not appropriate to introduce a new unit of holiday accommodation into this residential area which would set a precedent and impact upon neighbour amenity, highway and parking issues.

5. **Arwenack** **PA22/07920** **Mr Dominic O'Neill**
(Case Officer: Mark Ball, 01726 223495, Mark.Ball@cornwall.gov.uk)
Demolition of existing garage and replacement with bungalow extension.
14 Trelawney Avenue, Falmouth.

Recommend approval subject to obscured glazing on the new windows facing the neighbouring house due to issues of overlooking so close to the boundary.

6. Boslowick

PA22/08128

Mr And Mrs Prime

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

Proposed first floor extension, replacement roof to conservatory and installation of drop kerb to provide additional parking.

20 Bosmeor Road, Falmouth.

Recommend approval subject that the finish is in render and not cladding, the ridge height is dropped and retention of the garden wall with permeable surface for the parking area.

TOWN AND COUNTRY PLANNING ACT 1971
FOR SUBMISSION TO THE COUNCIL ON 26th SEPTEMBER 2022

Mr And Mrs A Fletcher	Construction of two traditional dwellings and associated works. Land To Rear Of 16-17 Church Street, Falmouth. PA22/05729	Approved*
JD Wetherspoon PLC	Application for Non-Material Amendment to application reference PA20/01473 for creation of a roof terrace. The Packet Station, 4 The Moor, Falmouth. PA22/07555.	Not acceptable as an Amendment*
Mr Ivan Semenenko	Construction of extension to existing artist's studio. Valve Tower, Castle Drive, Falmouth. PA21/10143	Approved*
McDonalds Restaurants Ltd	Minor alterations to elevations to include two extensions totalling 14 sqm with aluminum cladding, the relocation of the entrance door with sections of new shopfront to match existing and a new access door to be installed with associated works to the site. McDonald's Restaurant, Dracaena Avenue. PA21/12240	Approved*
Mr And Mrs Robert And Joanne Broad	Redesign of rear elevation of remodeled terraced house to include relocated window and door openings together with external balconies. 15 Vernon Place, Falmouth. PA22/02571	Approved
Mr Anthony Reilly	1. Remove external Natwest signage / manifestation / marketing. 2. Remove external ATM and make good to opening to match existing finishes. 3. Cover up letterbox and night safe. 29-30 Market Street, Falmouth. PA22/05490	Approved
Mr Peter Turner	Proposed roof extension to rear of property. 14 De Pass Gardens, Falmouth. PA22/05716	Approved

Mr Christopher Kellett	Listed Building Consent to acoustically insulate plain plastered party wall. 13 Dunstanville Terrace, Falmouth. PA22/05722	Approved
Mr Mark English	Internal alterations to provide open-living space, improving accessibility. A 1m extension to the South-East elevation to provide larger bedroom space. 3x3 m extension to SW elevation for ensuite and conservatory and a new parking area. 3 Beacon Crescent, Falmouth, Cornwall. PA22/05952	Approved
Rob Clayton	Two-storey side extension and single-storey rear extension. 14 Trevethan Rise, Falmouth. PA22/05994	Approved
Mrs M Erlam	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) PA22/06115	Approved
Ms Dixon	Proposed construction of replacement roof with side and rear dormers. 17 Waterloo Road, Falmouth. PA22/06337	Approved
Mrs Carla Hammond	Change the roof material to previously approved extension (Amendment of PA22/02065) Tredidon, 70 Boslowick Road, Falmouth. PA22/06863	Approved