

FALMOUTH TOWN COUNCIL

Minutes of a Meeting of the Planning & Licensing Committee held on Monday 3rd April 2023 in the Atherton Suite, The Old Post Office, Falmouth at 6.00 pm.

Present: Councillors A Rowe (Chair), D Clegg, S D Eva, G F Evans MBE, A Jewell CC and J Robinson

Also in attendance: Councillor D Saunby CC

In Attendance: V Rogers (Administration Officer)
M Bennett (Information Services Assistant)
S Clay MBE, MSN, (Objectors PA22/03768)
E Clay & Y Medworth
M Tomkins & R Whitten (Architects – PA23/01444)
M Hutchinson (Representative for 16 Arwenack Street)

P6013 APOLOGIES

Apologies were received and approved from Councillors Spargo (hospital appointment) and Ross (personal matter).

P6014 INTERESTS

Councillor Clegg declared a non-disclosable interest in PA23/01918 as she was a neighbour and left the room during the discussion. Councillor Jewell declared a disclosable interest in PA23/01918 as he was the owner of the property and left the room during the discussion.

P6015 MINUTES

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

RESOLVED that that the minutes of the Planning and Licensing Committee held on 13th March 2023 be approved as a correct record of the proceedings and signed by the Chair.

P6016 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.

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

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

P6017 **HIGHWAYS/TRAFFIC MANAGEMENT/ROAD SAFETY**

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

Members duly noted the road closure on Stratton Place and Dunstanville Terrace, Falmouth from 5th to 6th April 2023 (24 hours) for South West Water to carry out works.

Members duly noted the road closure on Stracey Road, Falmouth on 20th April 2023 (0930 to 1600 hours) for Sunbelt Rentals to carry out works.

Members duly noted the road closure on Kergilliack Road, Falmouth from 17th April 2023 to 29th April 2023 (0730 to 1800 hours) for Paul Lambert at EBC Partnerships to carry out works.

Members duly noted the road closure on Marlborough Road, Falmouth from 17th April 2023 to 21st April 2023 (0730 to 1700 hours) for Cormac Solutions Ltd to carry out works.

P6018 **DECISION LIST**

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

P6019 **LICENSING**

Premises License Applications

The Chintz Bar, Old Brewery Yard, High Street, Falmouth

To consider variation to license for use of the garden terrace above the bar for customers during the hours of 12 pm to 7pm daily.

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

RESOLVED that the Council supports the variation to licence application.

16 Arwenack Street, Falmouth

To consider grant to license for sale by retail of alcohol Monday to Saturday 0830 hours to 2000 hours (opening hours 0830 hours to 2030 hours) with supper club on the last Friday of the month until 2230 hours.

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

RESOLVED that the Council supports the application to grant the licence for sale by retail of alcohol.

Councillor Clegg advised the Committee that the premises licence for a variation for Lemon Twist had been refused by Cornwall Council.

P6020 **ANY OTHER BUSINESS THAT THE CHAIR CONSIDERS TO BE OF URGENCY**

None.

There being no further business the Chair declared the meeting closed at 7.05pm.

Signed: Dated:

APPENDIX I
3RD APRIL 2023

1. **Boslowick** **PA23/00917** **French**
(Case Officer: Mark Ball, 01726 223495, Mark.Ball@cornwall.gov.uk)
F Johns and son residential development (phase 6) Queen Anne Gardens Falmouth (plots 35 to 60) without compliance of conditions 3, 6, 7, 8, 9 and 13 in relation to decision notice C1/8100668H dated 12/02/1986 Condition Number(s): 3, 6, 7, 8, 9 and 13 Conditions(s) Removal: Cond 3 relates to landscaping and given the considerable lapse of time since the works began it would seem appropriate to take account of the change to the surrounding landscape. Cond 6 relates to restrictions over the positioning of hedges and fences. Given we are amending the siting and sizes of some of the dwellings in line with the space standards, building regulations and the nearby protected trees we need to vary blue cross hatched area identified in this condition. Cond 7 relates to the garages and we need to amend the position of some of the garages. Cond 8 relates to the approved plans which we propose to amend Cond 9 relates to protected areas from development whilst we accept this, due to some rearranging of plots this area will need to be redrawn. Cond 13 relates to an open space area which we believe is the public realm footpaths identified on the plans (not the PROW) and we know that over time the desired footpath routes across our site have evolved along a different desire line and we have reflected this in our plans.
Land South Of 40 Queen Anne Gardens, Queen Anne Gardens, Falmouth.

Recommend approval.

2. **Boslowick** **PA23/01319** **Mr Terence Wilkes**
(Case Officer: Mark Ball, 01726 223495, Mark.Ball@cornwall.gov.uk)
Works to trees subject to a Tree Preservation Order (TPO), works include remove 1 Oak tree in G5, trunk very small leaning to Longfield.
Rear Of 14 And 16 Longfield, Falmouth.

This small oak on the boundary of 3 Church way within the area TPO C1/59 Mongleath Falmouth Cornwall Tree Preservation Order, as the area TPO dates from 17/12/1965 this tree would not have been present so is not covered under C1/59 area TPO. There is no individual TPO on this tree, it is not a very good specimen and its removal will allow the neighbouring trees room to better develop.
No PP required.

Recommend approval.

3. **Arwenack** **PA23/01450** **Mr Lucien Trathen**
(Case Officer: Nigel Brabyn. 01872 224461, nbrabyn@cornwall.gov.uk)
Replacement dwelling (appearance to match previously approved scheme PA02/1699/01/B)
35 Melvill Road, Falmouth.

Recommend approval.

4. **Arwenack** **PA23/01473** **Mr Lee Moorhouse**
(Case Officer: Mark Webb: Mark.Webb@cornwall.gov.uk)
Advertisement Consent for proposed fascia and projecting sign to existing retail unit being fitted out by new retailer.
15 - 15A Market Street, Falmouth.
- Recommend approval.
5. **Penwerris** **PA23/01596** **Mr and Mrs K Walsh**
(Case Officer: Ellis Crompton-Brown. 01872224453,
Ellis.Crompton-Brown@cornwall.gov.uk)
Proposed side extension and the installation two rooflights.
7 Penrose Road, Falmouth.
- Recommend approval.
6. **Trescobeas and Budock** **PA23/01740** **Motor Fuel Group**
(Case Officer: James Moseley 01209 614004, jmoseley1@cornwall.gov.uk)
A single storey side shop extension.
60 Dracaena Avenue, Falmouth.
- Recommend approval.
7. **Boslowick** **PA23/01885** **Ms Manda Clarke**
(Case Officer: Mark Webb: Mark.Webb@cornwall.gov.uk)
Larger replacement window to the front elevation. Replacement rear conservatory with a better insulated structure. Other replacement windows to the rear and side elevations.
19 East Rise, Falmouth.
- Recommend approval.
8. **Arwenack** **PA23/01856** **Webber**
(Case Officer: James Moseley 01209 614004, jmoseley1@cornwall.gov.uk)
Works to trees within a conservation area (CA) namely: G1 (3x Holm Oak)
Pollard all 3 trees to initial pollard points at 50% of the trees current height.
Prune all branches back to primary stems to create knuckling effect with select scaffold stems.
3 Chapel Terrace, Vernon Place, Falmouth.
- For information only.
9. **Arwenack** **PA23/02026** **Dr James Hickey**
(Case Officer: Ellis Crompton-Brown. 01872224453,
Ellis.Crompton-Brown@cornwall.gov.uk)
Works to trees under a tree preservation order (TPO) namely: Large Leyland Cypress – Remove.
29 Pengarth Road, Falmouth.
- Recommend approval although it is noted planning permission is not required to carry out the works as the tree is around 35 years old.

- 10. Arwenack PA23/02064 Ms Kay Lambkin**
(Case Officer: Ellis Crompton-Brown. 01872224453,
Ellis.Crompton-Brown@cornwall.gov.uk)

Works to a tree subject to a Tree Preservation Order, and in a Conservation Area, for Holm Oak (T1) - pollard tree which has been wounded by storm damage following a recent limb failure. The tree is now weakened and out of shape with a lot of its crown weight over the neighbouring property. Pollarding will ensure tree is safe and can be retained to regenerate and reform a good shape crown.
12 De Pass Gardens, Falmouth.

Recommend approval as the oak is severely damaged from previous stem failures leaving it in an unbalanced precarious condition and the proposal to pollard the tree will allow it to regenerate over time.

- 11. Penwerris PA23/02097 Roger Hyde**
(Case Officer: Mark Ball, 01726 223495, Mark.Ball@cornwall.gov.uk)

Works to trees in a Conservation area (TCA) Dracaena Palm 4m high to be removed and replaced with a small tree more appropriate to the garden.
Royal Cornwall Yacht Club, Dunstanville Terrace, Falmouth.

For information only.

- 12. Arwenack PA23/02119 Richards**
(Case Officer: Mark Webb: Mark.Webb@cornwall.gov.uk)

Works to trees in a Conservation Area (CA) namely: Tilia Cordata - remove 2 limbs close to and overhanging house then reduce crown.
Wyn Cottage, 20 Spennen Wyn Road, Falmouth.

For information only.

APPENDIX II

1. **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 refusal as the proposed development is detrimental to the area, would cause loss of light impacting on the neighbouring property No 7 Trelawney Avenue, is overdevelopment not in keeping with Article 4 and is overbearing.

2. **Penwerris** **PA22/11306** **Dan Hatt**
(Case Officer: Mark Ball, 01726 223495, Mark.Ball@cornwall.gov.uk)
Listed Building Consent: Change of use of the former Methodist Church to a composite use including commercial spaces on the ground floor, apartments at first floor and retaining the second floor space for a community and private function space.
Falmouth Methodist Church, Killigrew Street, Falmouth.

The Council support the change of use in principle however the flats are well below the National Space Standards so it cannot support the application in its current form. If the living accommodation was redesigned to comply with minimum space requirements then the overall scheme could be acceptable.

3. **Penwerris** **PA23/01444** **Breithorn Developments Ltd**
(Case Officer: Ellis Crompton-Brown. 01872224453, Ellis.Crompton-Brown@cornwall.gov.uk)
Demolition and replacement of former retail store with a hotel.
4 Berkeley Vale (Former Argos Store), Falmouth.

Recommend approval as this is a sustainable location and parking will be available in the nearby carpark. The proposed development will provide job opportunities for local residents.

4. **Boslowick** **PA23/01918** **Mr A Jewell**
(Case Officer: Mark Ball, 01726 223495, Mark.Ball@cornwall.gov.uk)
Proposed golf driving range.
Falmouth Pitch And Putt, Swanpool Road, Falmouth.

Recommend approval. The proposed development is within the existing development and will secure the site as a green open space which has been identified in the Neighbourhood Development Plan.

5. **Trescobeas And Budock** **PA23/01674** **Mr And Mrs Smith**
(Case Officer: Nigel Brabyn. 01872 224461, nbrabyn@cornwall.gov.uk)
Construction of detached dwelling with integral garage without compliance of condition 2 in relation to decision notice PA21/01780 dated 09.06.2021.
Chy Lowen, Kelley Road, Falmouth.

Recommend approval.

6. Penwerris PA23/02129 Mr and Mrs Bolton
(Case Officer: Mark Ball, 01726 223495, Mark.Ball@cornwall.gov.uk)
Proposed roof terrace over existing garage.
12 North Parade, Falmouth.

Recommend refusal as this is overdevelopment, poor design, not in keeping with the area and there are overlooking issues.

TOWN AND COUNTRY PLANNING ACT 1971
FOR SUBMISSION TO THE COUNCIL ON 3rd APRIL 2023

Mr W Choudhry	Restoration and enhancement of existing building without the compliance of condition 2 in relation to decision notice PA21/00434 dated 01.04.2022 Chapel Terrace, Falmouth Theatre Company, Vernon Place Falmouth. PA22/08091	Approved*
Mr Steve Smith	A steel framed balcony cantilevered from a third storey flat on a converted chapel. Access to the balcony will be achieved through the widening an existing opening to the proportions of other existing openings found below. 7 Gyllyng Hall, Falmouth. PA23/00057	Refused*
Mark & Fran Bolt	Refurbishment & alterations to Grade II listed building. 19 Wodehouse Terrace, Falmouth. PA22/09745	Approved
Mark And Fran Bolt	Listed building consent for refurbishment and alterations to Grade II listed building. 19 Wodehouse Terrace, Falmouth, Cornwall. PA22/09746	Approved
Mr David Cox	Householder application for new ballustrading. Flat 7, Seabank, Gyllyngvase Hill, Falmouth. PA22/09750	Approved
Mr Grant Jensen	Advertisement Consent: Installation of 1No. Post Mounted Sign. Land Adjacent To Falmouth Court Care Home, Dracaena Avenue, Falmouth. PA22/11242	Approved
Mr Surya Narayan Shrestha	External alterations to existing conservatory and associated works to an existing HMO. 95 Trevethan Road, Falmouth. PA22/10894	Approved

Mr Adrian Irish	Single storey extension to front and rear areas. 14 The Gluyas, Falmouth. PA22/11084	Approved
Mr & Mrs Pearson	Alterations and two storey rear extension. 12 Tresahar Road, Falmouth. PA22/11218	Approved
Miss H Williams	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 without compliance with condition 2 of decision. PA22/04041	Approved
Kristy Castleton	Proposed Alterations to Existing Driveway. Kenwyn, 2 North Parade, Falmouth. PA23/00306	Approved
Mr And Mrs J. Goodwin	Extension and alterations to dwelling. Old Orchard, Woodlane Drive, Falmouth. PA23/00386	Approved
Mr Cross & Ms Skinner	Single storey side extension, garage/store space conversion to workshop/home office and internal alterations and refinements. 7 Highfield Road, Falmouth. PA23/00435	Approved
Mr Klaus Kruse	Extension to an existing house in a conservation area. Wellington House, 1 Wellington Place, Falmouth. PA23/00495	Approved
Mrs Betty Richards	External ramped access & installation of new part-glazed access door. 129 Conway Road, Falmouth. PA23/00631	Approved
Mr And Mrs Bray	Non-material amendment in relation to decision notice PA21/12815 dated 30/09/2022 to replace the Juliet balcony with a window, increase size of proposed first floor window on south elevation, amend ground floor store door and window, alterations.	Approved

	23 Turnaware Road, Falmouth. PA23/00999	
Mrs Joanna Grace Turner	Non-material amendment in relation to decision notice PA19/01060 dated 17.04.19 for minor revision to the roof area of only the East Elevation extension. 92 Boscundle Avenue, Falmouth. PA23/01156	Approved