

FALMOUTH TOWN COUNCIL

Minutes of a Meeting of the Planning & Licensing Committee held on Monday 18th December 2023 in the Atherton Suite, The Old Post Office, Falmouth at 6.00 pm.

Present: Councillors S D Eva (Chair), D Clegg, A Jewell CC and J Robinson

In Attendance: E Middleditch (Administration Officer)
V Rogers (Administration Officer)

Also in attendance: Councillor L Magowan CC.

P6124 **APOLOGIES**

Councillors Rowe (family commitment) and Spargo (ill).

P6125 **INTERESTS**

None.

P6126 **MINUTES**

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

RESOLVED that that the minutes of the Planning and Licensing Committee held on 27th November 2023 be approved as a correct record of the proceedings and signed by the Chair.

P6127 **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 Eva, 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 Eva, seconded by Councillor Robinson and

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

P6128 **WITHDRAWN APPLICATIONS**

PA22/03054 - Conversion from a closed public house into restaurant and single residential dwelling above, Mono, 4 Killigrew Street, Falmouth.

PA22/03055 - Listed building consent for conversion from a closed public house into restaurant and single residential dwelling above, Mono, 4 Killigrew Street, Falmouth.

PA23/05693 - Conversion of existing dwelling into two separate dwellings with dormer loft conversion, 17 Vernon Place, Falmouth.

Members duly noted the withdrawn applications.

P6129 **UPDATED PROTOCOL FOR LOCAL COUNCILS**

Members duly noted that Cornwall Council has made some minor amendments to the **Protocol for Local Councils**. The protocol, also known as the 5-Day Protocol for Local Councils, sets out how local councils are involved in the planning application process. The amendments are for clarification only and do not fundamentally change the approach.

The changes are:

- **Amended ‘Informal Site Visits’ box: Previously this read:** “If appropriate, the case officer will arrange an informal site visit to try to resolve the issues.” Now it reads: “If considered appropriate by the case officer, an informal site visit could be arranged.”
- **Amended the first paragraph of the ‘Criteria’ box: Previously this said:** “The application cannot go to planning committee if at least one of the following is met.” Now it says: “In all cases the Head of Service (or his/her nominated officer) will determine whether the application goes to Planning Committee however, the application cannot go if it meets at least one of the following criteria.”
- **Additional note added:** “There is a separate protocol for Divisional Members.”

P6130 **HIGHWAYS/TRAFFIC MANAGEMENT/ROAD SAFETY**

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

Members duly noted road closure on North Parade, Tehidy Terrace and Stratton Terrace, Falmouth on the 18th January 2024 to 19th January 2024 (09:30 to 16:00 hours) for Kier on behalf of South West Water to carry out essential works.

Members duly noted road closure on Silverdale Road to Swanpool Road via the West Side of Swanpool, Falmouth on the 22nd January 2024 to 26th January 2024 (09:00 to 17:00 hours) for Kier on behalf of South West Water to carry out essential works.

P6131 **DECISION LIST**

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

P6132 **ANY LATE RECEIVED PLANNING APPLICATIONS THAT THE CHAIR CONSIDERS TO BE OF URGENCY**

None.

There being no further business the Chair declared the meeting closed at 6.30pm.

Signed: Dated:

APPENDIX LIST I
18th DECEMBER 2023

- 1. Penwerris** **PA23/08395** **Ms Sarah Bailey**
(Case Officer: Helen Trebilcock. helen.trebilcock@cornwall.gov.uk)
Installation of 2 windows and a door into rear alley/access lane from the existing garage. To add x 2 windows and an access door into the ope/alley from the garage. The garage is accessible from a public footpath via an access lane and is not in regular use because of difficulty of access. I would like to insulate the room, increasing the overall U-rating of the building envelope and making it a more useful space as a laundry/bike workshop/bike storage/boot room/hobby room whilst retaining its status as a garage (so as not to lose that asset). The garage door would be kept, but the existing up-and-over door would be replaced with more attractive side-hinged barn doors for greater security and ease of use. Off-road parking has been created some years ago at the front of the house, with access from the maintained road, which is a much more sensible place to park on the property (photos included)
Grace Lodge, Berkeley Cottages, Falmouth.

Recommend Approval

- 2. Arwenack** **PA23/09184** **Miles Carden**
(Case Officer: Mark Ball, 01726 223495, Mark.Ball@cornwall.gov.uk)
Provision of a electricity supply unit serving the pontoons at Falmouth Haven Marina and associated works including the trenching of electricity cables into the tarmac surface of North Quay.
North Quay, Quay Street, Falmouth.

Recommend Approval

- 3. Arwenack** **PA23/09185** **Miles Carden**
(Case Officer: Mark Ball, 01726 223495, Mark.Ball@cornwall.gov.uk)
Listed building consent for provision of a electricity supply unit serving the pontoons at Falmouth Haven Marinaand associated works including the trenching of electricity cables into the tarmac surface of North Quay.
North Quay, Quay Street, Falmouth

Recommend Approval

- 4. Boslowick** **PA23/09257** **Mrs P Tindle**
(Case Officer: Mark Webb: Mark.Webb@cornwall.gov.uk)
Proposed change of use of former physiotherapy clinic to self-contained annexe.
Kestrel, Swanpool, Falmouth.

Recommend Approval

5. Penwerris **PA23/09270** **Mr Simon Banks**
(Case Officer: Mark Webb: Mark.Webb@cornwall.gov.uk)

Listed building consent Lowering of chimney stack to below eaves height to south west elevation. Changing chimney pots. Installation of mechanical heating ventilation and recovery system with ducting and cowls/grilles to all rooms. Change of bird protection. Internal refurbishment works.
The Vicarage, 12 Stratton Terrace, Falmouth.

Recommend Approval

6. Penwerris **PA23/09288** **Mr Simon Banks**
(Case Officer: Mark Webb: Mark.Webb@cornwall.gov.uk)

Lowering of chimney stack to below eaves height to south west elevation. Changing chimney pots. Installation of mechanical heating ventilation and recovery system with ducting and cowls/grilles to all rooms. Change of bird protection. Internal refurbishment works.
The Vicarage, 12 Stratton Terrace, Falmouth.

Recommend Approval

7. Trescobeas and Budock **PA23/09376** **Mr Sean O’Hea**
(Case Officer: Matthew Lean: Matthew.Lean@cornwall.gov.uk)

Works to trees subject to a Tree Preservation Order (TPO), works include Proposed crown reduction reducing the spread and height of the tree.
9 Fairfield Road, Falmouth.

Recommend approval. The Turkey Oak is protected by TPO C1/CK381, it is a huge tree in relation to the garden of 9 Fairfield Road and impacts several of the neighbouring properties. The proposed works are to reduce and rebalance the tree so that it alleviates the loss of light to several properties and ensures its continuation to provide habitat and amenity into the future.

8. Arwenack **PA23/09443** **Mrs Sarah Smith**
(Case Officer: Chloe Britten. chloe.britten@cornwall.gov.uk)

Works to trees in a conservation area (CA): Bay Tree - Crown reduction. Current height 8 - 9m reduce to 4 - 5m. Sycamore - Crown lift. Crown thinning and removal of large branches overhanging road and pavements.
15 Norfolk Road, Falmouth.

Recommend Approval

9. Trescobeas and Budock **PA23/09460** **Mccabe**
(Case Officer: Matthew Lean: Matthew.Lean@cornwall.gov.uk)
Works to trees subject to a TPO: T1 (Spruce) and G1 (3x Fan Palms) - Fell trees due to having outgrown their space.
New Tregenver, Venton Road, Falmouth

Recommend approval although the Council notes that Planning Permission is not applicable to these palms and Spruce as the Mongleath area TPO applies to trees that were present when the order was made in 1965 and these trees do not fall into that category.

10. Arwenack **PA23/09469** **Mrs Gail Jones**
(Case Officer: Chloe Britten. chloe.britten@cornwall.gov.uk)
Works to a tree in a Conservation Area for Cornus Capitata (T1) - reduce into a more compact shape. A few branches are touching telephone lines and some look vulnerable to breaking in the wind. Remove ivy from tree also.
1 Gyllyngvase Hill, Falmouth

Recommend Approval

11. Arwenack **PA23/09546** **Mr Stefan Kilmek**
(Case Officer: Matthew Lean: Matthew.Lean@cornwall.gov.uk)
Works to trees in a conservation area (CA), works include large sycamore - pollard by 12 metres.
Land West Of King Charles Church, Church Street, Falmouth.

For information only.

12. Arwenack **PA23/09620** **Mrs L Midgley**
(Case Officer: Helen Trebilcock. helen.trebilcock@cornwall.gov.uk)
Listed Building Consent for the addition of photovoltaic panels to rear elevation roof.
4 Florence Place, Falmouth.

Recommend Approval

13. Arwenack **PA23/09680** **Mrs Celia Downie**
(Case Officer: Ellis Crompton-Brown. 01872224453, Ellis.Crompton-Brown@cornwall.gov.uk)
Single storey rear extension, loft conversion with internal alterations.
Belvedere, 10 St Anthony Way, Falmouth.

Recommend Approval

14. Boslowick **PA23/09695** **Stephen Jones**
(Case Officer: Helen Trebilcock. helen.trebilcock@cornwall.gov.uk)
Advertisement consent for replacement signage to reflect new branding.
Cooperative Food, Mongleath Road, Falmouth.

Recommend Approval

15. Arwenack **PA23/09710** **Mr Patrick Gribbin**
(Case Officer: Mark Webb: Mark.Webb@cornwall.gov.uk)
Listed Building consent for the installation of Public Access Defibrillator to North
East Elevation.
Chain Locker, Quay Street, Falmouth.

Recommend Approval

16. Penwerris **PA23/09837** **Neil and Kath Coyte and Pentecost**
(Case Officer: Helen Trebilcock. helen.trebilcock@cornwall.gov.uk)
Renovation and minor external alterations to an existing three storey mid terrace
property.
35 Marlborough Road, Falmouth.

Recommend Approval

APPENDIX LIST II

- 1. Arwenack** **PA23/05550** **Mr & Mrs N & S Rudlin & Parry-Rudlin**
(Case Officer: Mark Ball, 01726 223495, Mark.Ball@cornwall.gov.uk)
Conversion of ground floor gym to 4no letting rooms and construction of 6no letting rooms within proposed first and second floor extension.
Merchants Manor, Western Terrace, Falmouth.

Recommend deferral until the Case Officer is able to assess the application against relevant planning policies. Without the assessment the Council felt unable to comment.
- 2. Penwerris** **PA23/06376** **Mr R Carey**
(Case Officer: Mark Webb: Mark.Webb@cornwall.gov.uk)
Proposed rear extension and loft conversion.
82 Trevethan Road, Falmouth.

Recommend approval.
- 3. Arwenack** **PA23/07249** **Mr and Mrs Shugart**
(Case Officer: Ellis Crompton-Brown. 01872224453, Ellis.Crompton-Brown@cornwall.gov.uk)
New front entrance with external staircase, single storey side extension, first floor rear extension with link balcony and internal alterations.
9 St Anthony Way, Falmouth.

Recommend approval.
- 4. Arwenack** **PA23/09344** **Mr James Gentile**
(Case Officer: Mark Webb: Mark.Webb@cornwall.gov.uk)
Replacement of projecting first floor dining room and deck structure with a larger dining room and deck and an additional ground floor bedroom extension beneath.
Roof alterations, addition of cladding and changes to interior layout.
27 Pendennis Rise, Falmouth.

Recommend approval.
- 5. Arwenack** **PA23/09480** **Mr and Mrs C Price**
(Case Officer: Mark Webb: Mark.Webb@cornwall.gov.uk)
Proposed change of use of outbuilding to incidental annexe to main dwelling.
Merriecroft, Fenwick Road, Falmouth.

Recommend refusal as the proposal is in conflict with NDP Policies DG3 and DG7 and it does not add to the character of the Conservation Area.

6. Arwenack **PA23/09769** **Mr Harry James-Mills**
(Case Officer: Marc Depeche: Marc.Delpeche@cornwall.gov.uk)
Certificate of lawfulness for existing use of garage as a bedroom.
40 Gyllyng Street, Falmouth.

Recommend approval as there is no evidence to dispute the information.

7. Arwenack **PA23/09788** **Mr Bishop**
(Case Officer: Mark Webb: Mark.Webb@cornwall.gov.uk)
Extension of rear balcony.
14A Stracey Road, Falmouth.

Recommend approval.

TOWN AND COUNTRY PLANNING ACT 1971
FOR SUBMISSION TO THE COUNCIL ON 18th DECEMBER 2023

Mr Mark Roberts	Non material amendment in relation to decision notice PA16/07769 dated 14.11.16. 123 Killigrew Street, Falmouth. PA23/08771	Refused*
Mr Peter Churchill	Non-material amendment in relation to decision notice PA17/11714 dated 06/07/2018 for alteration to the roof design and foundation layout for the Woodland Lodges. St Michaels Resort, 7 Stracey Road, Falmouth. PA23/00879	Approved
Breithorn Developments Ltd	Demolition and replacement of former retail store with a hotel. 4 Berkeley Vale (Former Argos Store), Falmouth. PA23/01444	Approved
Mr Andrew Rowley	Small extension to side and rear of ground floor to create an additional surgery taking the practice from a four to a five surgery practice. 29 Kimberley Park Road, Falmouth. PA23/03722	Approved
Mr M Harris	Erection of bungalow (Amended roof pitch to approval PA22/04780) Land At Penwerris Farm, Dracaena View, Falmouth. PA23/04010	Approved
Mr Josh Leonard	Siting of shepherds hut for use as holiday accommodation Sunny Bank, 25 East Rise, Falmouth. PA23/04063	Refused
Miss Christina Everington	Retention of raised decking (Mezzanine) at the back of the house (above our parking space) Tregavone Cottage, Lister Hill, Falmouth. PA23/05661	Approved
Mr & Miss Davidson & Brett	Proposed Extensions and alterations. 22 Duncannon Drive, Falmouth. PA23/07037	Approved

Mr Anthony Garner-Patel	Proposed re-pointing and re-capping of rear garden walls, new retaining garden wall. 5 Tehidy Terrace, Falmouth. PA23/07225	Approved
Mr Anthony Garner-Patel	Listed building application for proposed re-pointing and re-capping of rear garden walls, new retaining garden wall. 5 Tehidy Terrace, Falmouth. PA23/07226	Approved
Mr Paul Day	Conservation repairs and re-slating of existing garden walls and alterations and replacement of existing doors and windows to rear of property (part retrospective). 4 Tehidy Terrace, Falmouth PA23/07366	Approved
Mr Paul Day	Listed building consent for conservation repairs and re-slating of existing garden walls and alterations and replacement of existing doors and windows to rear of property (part retrospective). 4 Tehidy Terrace Falmouth Cornwall PA23/07367	Approved
Dr Ben Longdon	Single storey rear extension. 60 Melvill Road, Falmouth. PA23/07609	Approved
Mr A Booth	Construction of ground floor garden room & associated works. 12 St Anthony Way, Falmouth. PA23/07792	Approved
Mr And Mrs Slade	Proposed rear extension. 14 Marlborough Road, Falmouth. PA23/07798	Approved
Mr T Anik	Retention of UPVC windows, over fascia strip lighting and retention of non-illuminated plaque sign. Kebab On The Corner, 8 Market Strand, Falmouth. PA23/07938	Refused

Mr Bernard Vella	Single storey extension in rear garden, side infill extension, minor alterations including internal works and driveway. 5 Tregothnan Road, Falmouth. PA23/08006	Approved
Mrs Yvonne Day	Works to an Oak tree subject to a Tree Preservation Order (TPO): 1) Crown lift of 6 metres and removal of epicormic growth from the trunk. 2) Crown thinning by 10%. 3) Crown reduction and spread to 10 metres. 2 Boscundle Avenue, Falmouth. PA23/08329	Approved
Mr & Mrs Julian & Nicola Lempriere	New Front Porch, New render and external insulation, new rear and side windows. New Deck/Terrace. Widened vehicular access, new surface to driveway. 20 Western Terrace, Falmouth. PA23/08392	Approved
Mr Burnie	Construction of a garage at the rear of a terraced property. 2 Belmont Road, Falmouth. PA23/08417	Approved
A & A James & Simeoli	Two-storey side extension. 9 Tregullow Road, Falmouth. PA23/08189	Approved
Mr & Mrs Jewell	Non-material amendment to decision PA210/11178 dated 19.02.2021 for a reduction in the size of the bi-fold doors to the south and east elevations and the removal of two windows in the north elevation. Greenacres, Maenporth Road, Falmouth. PA23/09345	Approved