

FALMOUTH TOWN COUNCIL

Minutes of a Meeting of the Planning & Licensing Committee held on Monday 19th February 2024 in the Atherton Suite, The Old Post Office, Falmouth at 6.00 pm.

Present: Councillors S D Eva (Chair), D Clegg, GF Evans MBE, A Jewell CC, J Robinson, B Ross and J Spargo

In Attendance: A M Williams (Town Clerk)
E Middleditch (Administration Officer)

Also in attendance: Councillor D Saunby.

P6152 APOLOGIES

An apology for absence was received and approved from Councillor Rowe (work).

P6153 INTERESTS

The Town Clerk granted special dispensation for the Town Councils planning application PA23/09233 as it is in the public interest for the Council to be able to consider and comment to the planning authority regarding the application. Councillor Jewell declared a non-disclosable interest in PA24/00275 as he is a neighbouring land owner. The Chair noted that Councillor Robinson did not vote in respect of Appendix 1 consideration.

P6154 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 29th January 2024 be approved as a correct record of the proceedings and signed by the Chair.

P6155 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 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 Jewell, seconded by Councillor Evans and

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

P6156 **APPEALS**

PA23/04965- Application for change of use of incidental residential studio to self contained residential accommodation, The Old Shop, Waterloo Road, Falmouth. Members duly noted the appeal.

P6157 **PLANNING NEWS FOR LOCAL COUNCILS AND AGENTS WINTER 2024**

Members duly noted Cornwall Councils Winter 2024 Newsletter.

P6158 **HIGHWAYS/TRAFFIC MANAGEMENT/ROAD SAFETY**

Street names for Land at Bickland Hill

Members duly noted and would respond individually regarding the street naming request for new streets at Bickland Hill: Dearden Road, Spencer Road and Bickland Water Farm street names were proposed by Persimmon Homes for Land at Bickland Hill.

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

Members duly noted road closure on Hulls Lane, Falmouth from 22nd to 23rd February 2024 (19:00 to 07:00 hours) for Kier on behalf of South West Water to carry out works.

Members duly noted road closure on Pendarves Road and Penwerris Lane, Falmouth from 11th March 2024 to 15th March 2024 (07:30 to 17:00 hours) for Cormac Solutions Ltd to carry out works.

Members duly noted road closure on Trelawney Road, Falmouth from 18th March 2024 to 25th March 2024 (24 hours) for Wales & West Utilities to carry out works.

Members duly noted road closure on Stratton Place and Dunstanville Terrace, Falmouth from 22nd March 2024 (09:00 to 17:00 hours) for Kier on behalf of South West Water to carry out works.

Members duly noted road closure on Quay Street, Falmouth from 3rd to 4th April 2024 (21:00 to 07:00 hours) for Sunbelt Rentals to carry out works.

Members duly noted road closure on Market Street, Webber Street and Killigrew Street, Falmouth from 4th to 5th April 2024 (21:00 to 06:00 hours) for Sunbelt Rentals to carry out works.

Members duly note road closure on Marlborough Avenue, Falmouth from 15th April to 19th August 2024 (24 hours) for Wales and West Utilities to carry out works. (Please note these works will be carried out in phases).

Members duly noted the road closure on Webber Street, Falmouth from 26th February 2024 to 28th February 2024 (19:00 to 07:00) hours) for Kelly Communications to carry out works.

P6159 **DECISION LIST**

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

P6160 **LICENSING**

None.

P6161 **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 6.40pm.

Signed: Dated:

19TH FEBRUARY 2024
APPENDIX I

- 1. Boslowick** **PA23/08984** **Mr and Mrs Waller**
(Case Officer: Helen Trebilcock. Helen.Trebilcock@cornwall.gov.uk)
Single storey extension to existing bungalow to provide additional living space. New Carport with dedicated space for EV charging.
Location: Linden Lea, Swanpool, Falmouth

Recommend approval.
- 2. Penwerris** **PA23/10118** **Mr Leo Forster**
(Case Officer: Helen Trebilcock. helen.trebilcock@cornwall.gov.uk)
Listed Building Consent for the internal alteration of the existing toilet accommodation to provide improved toilet and shower facilities.
Location: Royal Cornwall Yacht Club Dunstanville Terrace Falmouth

Recommend approval.
- 3. Penwerris** **PA24/00028** **Miss Helen Shine**
(Case Officer Matthew Lean. Matthew.lean@cornwall.gov.uk)
Construction of a garden room
Location: 2 Harbour Terrace. Falmouth, TR11 2AN

Recommend approval.
- 4. Arwenack** **PA24/00318** **Mr Matthew Brown Falmouth Exeter Plus**
(Case Officer: Chloe Britten. chloe.britten@cornwall.gov.uk)
Works to Tree within a Conservation Area (TCA) - 1 Robinia to be felled
Location: 25 Woodlane Falmouth Cornwall TR11 4RH

Recommend approval.
- 5. Arwenack** **PA24/00414** **Mr Matthew Scott**
(Case Officer: Matthew Lean. Matthew.Lean@cornwall.gov.uk)
Works to Tree(s) within a Conservation Area (TCA) - T1 - Mimosa - Reduce canopy to prevent tree damaging property.
Location: 12 Spemen Wyn Road, Falmouth, TR11 4EH

For Information Only

6. **Arwenack** **PA24/00438** **Agent - RTP Surveyors On behalf of applicant**
Case Officer: Ellis Crompton-Brown. Ellis.Crompton-Brown@cornwall.gov.uk
Replacement of 4no. existing timber sash windows with white PCVu sash windows
along the North-West and North-East elevation.
Location: Harbour Lights, Arwenack Street, Falmouth
- Recommend approval.
7. **Penwerris** **PA24/00458** **Mr and Mrs Shea**
(Case Officer: Helen Trebilcock. helen.trebilcock@cornwall.gov.uk)
Prevent flooding of basement flat and Installation of toilet in lean to shed.
Location: 3 Stratton Place Falmouth Cornwall TR11 2ST
- Recommend approval.
8. **Penwerris** **PA24/00459** **Mr and Mrs Shea**
(Case Officer: Helen Trebilcock. helen.trebilcock@cornwall.gov.uk)
Listed Building Consent. Prevent flooding of basement flat and Installation of toilet in lean to shed
Location: 3 Stratton Place Falmouth Cornwall TR11 2ST
- Recommend approval.
9. **Arwenack** **PA24/00467** **Kerry Lee**
(Case Officer: Helen Trebilcock. helen.trebilcock@cornwall.gov.uk)
Removal of garage and conservatory and construction of a single-storey side and rear extension.
Addition of a porch to front, some changes to windows and internal alterations.
Location: 9 Grovehill Drive, Falmouth, TR11 3HS
- Recommend approval.
10. **Penwerris** **PA24/00476** **Ms Elly Fairs**
(Case Officer: Mark Webb. Mark.Webb@cornwall.gov.uk).
Demolition of garage and replacement with a new studio and bicycle store.
Location: 11 Albany Place, Falmouth, TR11 3BZ
- Recommend approval.
11. **Penwerris** **PA24/00560** **Jarrett-Kerr**
(Case Officer: Matthew Lean. Matthew.lean@cornwall.gov.uk)
Works to trees in a Conservation Area for Bay (T1) – reduce as shown in accompanying photo.
Apple (T2) – reduce as show in accompanying photo.
Location Tehidy, Penwerris Lane, Falmouth, TR11 2TR

For information only

- 12. Penwerris** **PA24/00572** **Wilkes**
(Case officer: Mark Webb. Mark.Webb@cornwall.gov.uk)
Works to trees in conservation area, works namely T1 – Oleria reduced by 30%.
Location: 7 North Parade, Falmouth, TR11 2TE

For information only

- 13. Arwenack** **PA24/00576** **Mr Andrew Brooks**
(Case Officer: Ellis Crompton-Brown. Ellis.Crompton-Brown@cornwall.gov.uk)
Rear single storey ground floor extension.
29 Trelawney Road, Falmouth

Recommend approval.

- 14. Arwenack** **PA24/00622** **Mrs Abigail Mark**
(Case Officer: Chloe Britten. Chloe.britten@cornwall.gov.uk)
Works to a tree in a Conservation Area for Holly (T1) – remove. Permission recently granted reduce this tree, however due to position, removal would be a better option. Tree is very close to an adjacent wall so will be unable to mature without causing structural damage. Overhead wires also mean regular pruning will be necessary to prevent interference with cables.
Location: 3 Florence Terrace, Falmouth, TR11 3RR

For information only

- 15 . Penwerris** **PA24/00820** **Mr S Penna Falmouth Town Council**
(Case Officer: Matthew Lean. Matthew.Lean@cornwall.gov.uk)
Works to trees in a Conservation area (TCA) A1 - coppice sycamore trees on steep rock cutting/embankment.
Location: The Old Post Office, The Moor, Falmouth, TR11 3QA

For information only

APPENDIX II
19TH FEBRUARY 2024

- 1. Penwerris** **PA23/04728** **Mr Jason Mackerness**
(Case Officer: Helen Trebilcock. helen.trebilcock@cornwall.gov.uk)
Replacement roof with raised ridge level and dormer window to front (West) elevation.
Change of roof to kitchen at rear, replacement windows, thermal upgrades and a new porch.
Location: 51 North Parade, Falmouth, TR11 2TE

Recommend approval.
- 2. Trescobeas** **PA23/08160** **C/o Agent**
(Case Officer: Mark Webb. Mark.Webb@cornwall.gov.uk)
Detailed planning application for the erection of 133 residential dwellings (including affordable housing) with associated access, estate roads, car parking, infrastructure and open space without compliance of condition 2 in relation to decision notice PA19/10381 dated 10/12/2021.
Location: Pen Bethan, Land adjacent to Hillhead Road. Falmouth

Recommend approval.
- 3. Penwerris** **PA23/09233** **Mrs Donna Westlake**
(Case Officer: Ellis Crompton-Brown. Ellis.Crompton-Brown@cornwall.gov.uk)
Listed Building Consent to install new signage for Falmouth Art Gallery and Falmouth Library on the exterior of the Municipal Buildings.
Municipal Building Offices, The Moor, Falmouth

Recommend approval.
- 4. Boslowick** **PA23/09989** **Mrs Karen Griffiths**
(Case Officer Helen Trebilcock. Helen.Trebilcock@cornwall.gov.uk)
'Proposed detached double garage and self contained annexe' with removal of condition 2 of decision PA13/05853 dated 09.09.2013
Location: 1 Duncannon Drive, Falmouth, TR11 4AQ

Recommend refusal as the removal of Condition 2 would result in the creation of a separate unit and a holiday let would not be appropriate for the area and would be undesirable in accordance with the aims and intentions of paragraph 17 of the National Planning Policy Framework 2012.
- 5. Arwenack** **PA24/00219** **Mr Yaseen Laher ParkingEye Ltd**
(Case Officer Mark Webb. Mark.Webb@cornwall.gov.uk)
Car Park Management of The Falmouth Hotel
Location: Falmouth Hotel, 1 Cliff Road, Falmouth

Recommend refusal as the signage, ANPR poles and cameras are not in keeping with the Grade II listed building which is in the conservation area.

**6. Arwenack PA24/00220 Mr Yaseen Laher ParkingEye Ltd
(Case Officer Mark Webb. Mark.Webb@cornwall.gov.uk)**

Car Park Management Signage - 10 signs mounted on lighting columns, signage poles or on the wall of the buildings signage is of 2 sizes, 800mm x 600mm and 600mm x 600mm, all facing internally into the car park to advise of the car parks stay allocation as per the British Parking Association (BPA).

Location: Falmouth Hotel, 1 Cliff Road, Falmouth

Recommend refusal as the signage, ANPR poles and cameras are not in keeping with the Grade II listed building which is in the conservation area.

7. Penwerris PA24/00343 Mr B Davis

(Case Officer: Helen Trebilcock. helen.trebilcock@cornwall.gov.uk)

Variation of Condition 2 (approved plans) of PA21/09933 dated 15.11.2021 (Proposal for the construction of a two storey extension with ground floor garage)

Location: 7 Pennance Field, Goldenbank Falmouth Cornwall

Recommend refusal due to lack of privacy and lack of information.

**8. Trescobeas And Budock PA24/00852 Mr Richard And Mrs Louise Collett
(Case Officer: Helen Trebilcock. helen.trebilcock@cornwall.gov.uk)**

Application for Permission in Principal for the construction of one dwelling (minimum of 1; maximum of 1)

Location: Land Rear Of Chy Avallen, 69 Trescobeas Road, Falmouth, TR11 4LL

Recommend refusal due to overdevelopment, poor access and potential loss of trees.

**9. Trescobeas and Budock PA24/00969 Mrs Diane Brown
(Case Officer: Chloe Britten. Chloe.britten@cornwall.gov.uk)**

Loft conversion including the provision of a dormer window and rooflights, alterations to windows and doors and a new front decking area.

23 Venton Road, Falmouth.

Recommend approval.

**10. Boslowick PA24/00275 Turners Britannia Parks Ltd
(Case Officer: Ellis Crompton-Brown. Ellis.Crompton-Brown@cornwall.gov.uk)**

Replacement of 1no. approved park home with 1no. residential dwelling with associated works.

Land at Twinbrook Park, Goldenbank, Falmouth

Recommend refusal due to over development, un-neighbourly, out of character and not in-keeping with the site, the site is in the AONB and is protected from development under NDP Policy FOS 1 and potential damage to the roots of established Oak Trees.

11. Arwenack

PA24/01126

Miss Sophie Stephens

(Case Officer: James Moseley 01209 614004, jmoselev1@cornwall.gov.uk)

Application for Non-Material Amendment to PA21/04472 for Mixed use development comprising retail and residential uses, namely 1) Amendment to the floor plans of the waterfront units.

44 - 46 Market Street, Falmouth

Recommend deferral due to lack of information.

TOWN AND COUNTRY PLANNING ACT 1971
FOR SUBMISSION TO THE COUNCIL ON 19th FEBRUARY 2024

Mr Aaron Puffett	Proposal for 36 residential dwellings to be developed, of which 13 will be affordable with associated infrastructure and public open space. Land Off Hillhead Road To South Of Kergilliack Road, Falmouth. PA22/09186	Approved*
Mrs Laura Potts CAD Planning	Conversion of laundry room to one additional student bedroom, conversion of store to laundry room, and new bin enclosure Hydrogen Fish Strand Hill Falmouth TR11 3BD PA23/05666	Approved *
Mr and Mrs C Price	Proposed change of use of outbuilding to incidental annexe to main dwelling. Merriecroft, Fenwick Road, Falmouth. PA23/09480	Approved*
Mr & Mrs N & S Rudlin & Parry-Rudlin	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. PA23/05550	Refused
Mr R Carey	Proposed rear extension and loft conversion. 82 Trevethan Road, Falmouth. PA23/06376	Approved
Mr And Mrs C Webber	Proposed Rear Extension 1 Fairfield Road Falmouth Cornwall TR11 2DN PA23/06546	Approved
Mr. and Mrs. Shugart	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. PA23/07249	Approved

Mr Dan Robb	The renewal of a defective, dilapidated two flue brick end chimney stack to the rear elevation roof. 18 Wodehouse Terrace, Falmouth. PA23/07940	Approved
Mr Dan Robb	Listed Building Consent for the renewal of a defective, dilapidated two flue brick end chimney stack to the rear elevation roof. 18 Wodehouse Terrace, Falmouth. PA23/07941	Approved
Mr. & Mrs. L. & C. Armitage	Proposed alterations to fenestration and internal alterations. Penpol, 11 Silverdale Road, Falmouth. PA23/08910	Approved
Mrs P Tindle	Proposed change of use of former physiotherapy clinic to self-contained annexe Kestrel, Swanpool, Falmouth. PA23/09257	Approved
Mr James Gentile	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. PA23/09344	Approved
Mrs Louise Bartlett	Installation of height restriction barrier to visitor car park. Pendennis Castle Castle Drive Falmouth. PA23/09654	Approved
Mrs Celia Downie	Single storey rear extension, loft conversion with internal alterations. Belvedere, 10 St Anthony Way, Falmouth. PA23/09680	
Mr P Martin	Works to trees subject to a Tree Preservation Order (TPO), works include Poplar - Remove secondary branch extended SW at 4.5m above ground level. See photo Fig 1. T2 Beech - Crown lift to 4m above ground level removing epicormics and branches not exceeding 50mm diameter. Remove	Approved

	secondary branch descending at 5m extended SW. Gwelantyr, Swanpool, Falmouth, TR11 5BA PA23/10189	
Mr Bishop	Extension of rear balcony 14A Stracey Road, Falmouth, TR11 4DW PA23/09788	Approved
Mr Z Cohen	Remove Conservatory Roof and Replace Light Grey Fibreglas Roof 21 Glasney Road, Falmouth, TR11 2QA PA23/10393	Approved
Neil and Kath Coyte and Pentecost	Renovation and minor external alterations to an existing three storey mid terrace property 35 Marlborough Road, Falmouth, TR11 3LN PA23/09837	Approved
Miss M Holmes	Proposed rear extension 26 Wodehouse Terrace, Falmouth, TR11 3EN PA23/07521	Approved
Mrs. J. Wheeler	Works to a tree in a Conservation Area for Mimosa (T1) - reduce by 60% overall in order to control size and shape and maintain as a manageable shrub. Tarrywood Lodge, 46B Melvill Road, Falmouth, TR11 4DQ PA24/00075	Decided not to make a TPO (TCA apps)
Tull	Works to Tree covered by a Tree Preservation Order (TPO) - Lime tree - Minor Crown lift and remove epicormic growth up to main branch structure. Pipers Patch, Woodlane Drive, Falmouth, TR11 4QX PA24/00050	Approved