

FALMOUTH TOWN COUNCIL

Minutes of a Meeting of the Planning Committee held on Monday 20th February 2017 in the Council Chamber, Municipal Buildings, Falmouth at 6.00 pm.

Present: Councillors G G Chappel (Chair), Mrs R D Brock, S D Eva,
Mrs V E Eva, A J Jewell CC and O K Cramp

Councillors Ms CA Atherton CC, M McCarthy, Mrs PA Minson
and D W Saunby CC also attended.

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

P5170 APOLOGIES

Apologies for absence were received and approved from Councillor Gray (family illness) and Councillor Ms Merrett (ill).

P5171 INTERESTS

None.

P5172 MINUTES

It was proposed by Councillor Mrs Brock seconded by Councillor S D Eva and

RESOLVED that the minutes of the meetings of the Committee held on the 9th and 30th January 2017 be approved as correct records of the proceedings and signed by the Chairman.

P5173 PLANNING APPLICATIONS

Members considered a list of planning applications which had been commented on by the Chairman and Vice-Chairman, 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 Mrs Brock 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 and Town Clerk reported in respect of those applications as appropriate.

It was proposed by Councillor S D Eva, seconded by Councillor Jewell and

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

P5174 CORNWALL COMMUNITY INFRASTRUCTURE LEVY PRELIMINARY DRAFT CHARGING SCHEDULE CONSULTATION

Members duly noted the response to the Preliminary Draft Charging Schedule.

P5175 **UNFORESEEN BENEFITS APPLICATION BY DAY LEWIS PLC**

Members duly noted that NHS England refused Unforeseen Benefits Application by Day Lewis PLC, 67 Boslowick Road, Falmouth.

P5176 **CORNWALL COUNCIL PLANNING NEWSLETTER**

Members duly noted Cornwall Councils sixth Planning Newsletter.

P5177 **APPEAL DECISION**

APP/D0840/W16/3163868 - PA16/06362 Falmouth Community School. Variation of Conditions 8.

Members duly noted the Appeal Decision.

P5178 **WITHDRAWN APPLICATIONS**

PA16/11338 – Demolition of derelict garage and erection of detached house at Land Rear of 1 Killigrew Villa, Killigrew Street, Falmouth

PA16/10087 – Construction of a two storey single dwelling at 6 The Causeway, Falmouth

PA16/12127 – Non material amendment for change from wooden to UVPC windows and change from vertical hung slate on first floor to Cedral cladding to the construction of a coachhouse garage and dwelling (PA14/11683) at site rear of 10 Avenue Road, Falmouth

Members duly noted the Withdrawn Applications.

P5179 **PLANNING ENFORCEMENT**

Members duly noted the list of Cornwall Council enforcement cases registered since 23rd January 2017.

P5180 **HIGHWAYS/TRAFFIC MANAGEMENT/ROAD SAFETY**

Road Traffic Regulation Act 1984 S.16(A) (Run Falmouth Half Marathon) Order 2016
Members duly noted Road Closure along Cliff Road and Castle Drive on 12th March 2017 for Falmouth Half Marathon.

P5181 **DECISION NOTICES**

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

P5182 **ANY OTHER BUSINESS THAT THE CHAIRMAN CONSIDERS TO BE OF URGENCY**

None.

There being no further business the Chairman declared the meeting closed at 6.55p.m.

Signed: Dated:

APPENDIX I
20TH FEBRUARY 2017

1. **Arwenack** **PA16/11761** **PegasusLife Ltd, PegasusLife Ltd**
(Case Officer: Sarah Dyke. 01209 614297, sarah.dyke@cornwall.gov.uk)
Proposed flagpoles and hoardings
Madeira Hotel, Cliff Road, Falmouth

No objection.

2. **Boslowick** **PA17/00337** **Mr & Mrs L & V Sleeman**
(Case Officer: Hayley Wray, 01872 224692 hwray@cornwall.gov.uk)
Proposed first floor loft extension with the inclusion with the inclusion of dormer windows on both the north and south elevation.
1 Queen Anne Gardens, Falmouth

No objection subject to obscured glazing in North facing elevation window.

3. **Smithick** **PA17/00973** **Mr S Kilmek**
(Case Officer: Sarah Dyke. 01209 614297, sarah.dyke@cornwall.gov.uk)
Notification of proposed works to a tree in a conservation area. Re-coppicing of Sycamore.
Kings Head Hotel, Church Street, Falmouth

For information only.

4. **Smithick** **PA17/00646** **Ms Evans**
(Case Officer: Hayley Wray, 01872 224692 hwray@cornwall.gov.uk)
Fell Leylandii, it has outgrown its location in the rear of the garden of the property, with no visual amenity from any public vantage point, the garden would be better suited to small shrubs.
5 Chapel Terrace, Vernon Place, Falmouth

For information only.

5. **Smithick** **PA17/00651** **Mr Paul Solway Cornwall Council**
(Case Officer: Laura Potts. 01872 224342, lpotts@cornwall.gov.uk)
Taking down and rebuilding of defective brick chimney flue to the south west elevation of the school facing Western Terrace.
King Charles Primary School, Western Terrace, Falmouth

No objection.

6. **Penwerris** **PA17/00697** **Mr Andrew Morgan**
(Case Officer: Kirsty Smith. 01209 614291, kirsty.smith2@cornwall.gov.uk)
Eaves chimney renewal and courtyard wall repairs.
Back Cottage, 7 Stratton Place, Falmouth TR11 2ST

No objection subject to the approval of the Conservation Officer.

7. **Penwerris** PA17/00698 **Mr Andrew Morgan**
(Case Officer: Kirsty Smith, 01209 614291, kirsty.smith2@cornwall.gov.uk)
Listed Building Consent application Eaves chimney renewal and courtyard wall repairs.
Back Cottage, 7 Stratton Place, Falmouth TR11 2ST

No objection subject to the approval of the Conservation Officer.

8. **Smithick** PA17/00810 **Miss Katja Schumacher BT**
(Case Officer: Hayley Wray, 01872 224692 hwray@cornwall.gov.uk)
Tree works to trees within a conservation area.
Telephone Exchange, Park Hill, Falmouth

For information only.

9. **Smithick** PA17/00927 **Mr J Statham**
(Case Officer: Hayley Wray, 01872 224692 hwray@cornwall.gov.uk)
Second storey extension above an existing ground floor extension, rooflights to existing rear main roof.
The Rear of 84 Killigrew Street, Falmouth.

No objection.

10. **Arwenack** PA17/01083 **Steve Crofts & Rosie Vanderppol**
(Case Officer: Nigel Brabyn, 01872 224461, nbrabyn@cornwall.gov.uk)
Variation of Condition 2 in relation to decision notice PA15/11110 dated 18/01/2016:
Amended plans for single storey dwelling into two storey dwelling. Condition Removal The design proposals have been revised to suit the applicants specific requirements for a family home, reduce construction costs and improve the internal layout. We would like the drawings of the proposals that are listed on the decision notice to be replaced with drawings of the revised design proposals. Details of the specific drawing reference numbers are listed on the design statement.
8 Tredynas Road, Falmouth

No objection.

11. **Penwerris** PA17/01107 **Ms Fiona Carpenter**
(Case Officer: Hayley Wray, 01872 224692 hwray@cornwall.gov.uk)
Tree works to trees within a conservation area.
18 Penwerris Terrace, Falmouth

No objection.

12. **Trescobeas** PA17/01155 **Mrs Pamela Webber**
(Case Officer: Hayley Wray, 01872 224692 hwray@cornwall.gov.uk)
Removal of Sycamore tree and replace with a smaller tree.
184 Longfield, Falmouth

Refuse as the tree is in good condition and has significant amenity value.

13. Arwenack PA17/01269 Mr & Mrs Hayes
(Case Officer: Hayley Wray, 01872 224692 hwrap@cornwall.gov.uk)
Demolish existing single storey timber frame structure at side of house and replace with single storey annexe.
65 Melvill Road, Falmouth

No objection subject to ancillary domestic use only to 65 Melvill Road.

14. Arwenack PA17/01279 Ms L Trathan & M Hutchison
(Case Officer: Hayley Wray, 01872 224692 hwrap@cornwall.gov.uk)
West side extension.
Milton House, 33 Melvill Road, Falmouth

No objection.

15. Penwerris PA17/00330 Mr Hugh McLoughlin
(Case Officer: Hayley Wray, 01872 224692 hwrap@cornwall.gov.uk)
Application for completion and retention of conversion of integral garage into living accommodation.
4 Park Drive, Falmouth

No objection.

16. Boslowick PA17/01082 Mr Frank Bason
(Case Officer: Hayley Wray, 01872 224692 hwrap@cornwall.gov.uk)
Kitchen extension.
6 Mount Pleasant, Golden Bank, Falmouth

No objection.

APPENDIX II

1. **Mabe, Perranarworthal PA16/11983 Ocean Reach (Penryn) Ltd & St Gluvias**
(Case Officer: Peter Bainbridge, 01209 614070 peter.bainbridge@cornwall.gov.uk)
Outline application for proposed development of a student village, new highways access, landscaping and associated infrastructure.
Land to East of A39 Between A39 and Railway Line North of Penryn

Refuse due to flood risks, loss of view from the highway, the agricultural land is high grade and should be kept for food production as directed by the emerging Cornwall Local Plan and the application is not necessary and need should be reviewed after the Tremough campus extension development for 1100 beds had been provided.

2. **Penwerris PA17/00252 Mr John Baxter**
(Case Officer: Laura Potts, 01872 224342, lpotts@cornwall.gov.uk)
Proposed redevelopment of 93 North Parade by the erection of 3 self-contained apartments (submission of revised plans to comply with dismissal notice dated 16/11/2016 on application PA16/02616 and CP strategic policies to 2030 – adopted 21/11/2016; in accordance with plans EC100.01-05/06.15 revision 2)
River View, 93 North Parade, Falmouth

Refuse as this is overdevelopment, of an unacceptably bulky design not in keeping with the street scene, causing significant loss of light and overlooking for the neighbouring property at 95 North Parade. The development is extremely unneighbourly and would set an undesirable precedent. Further access onto Dracaena Avenue was not desirable and vehicles may be forced to reverse into the carriageway.

3. **Smithick PA17/00534 S Kilmek & R Pearman Sky Blue Properties Ltd**
(Case Officer: Jacquie Byatt, 01872 224471, jbyatt@cornwall.gov.uk)
Refurbishment of ground floor public house. Upper floors change of use to 2 No. apartments each with 5 unrelated residents per HMO.
Kings Head Hotel, Church Street, Falmouth

No objection as good use of the iconic building which needs to be brought back to life and a good location for HMOs subject to the approval of the Conservation Officer.

4. **Smithick PA17/00535 S Kilmek & R Pearman Sky Blue Properties Ltd**
(Case Officer: Jacquie Byatt, 01872 224471, jbyatt@cornwall.gov.uk)
Listed building consent for refurbishment of ground floor public house. Upper floors change of use to 2 No. apartments each with 5 unrelated residents per HMO.
Kings Head Hotel, Church Street, Falmouth

No objection as good use of the iconic building which needs to be brought back to life and a good location for HMOs subject to the approval of the Conservation Officer.

5. **Trescobeas** **PA17/00551** **Mr Mark Fernihough**
(Case Officer: Nigel Brabyn. 01872 224461, nbrabyn@cornwall.gov.uk)
Variation of condition 2 (approved plans condition) in respect of decision PA14/04494
(demolition of an existing building and erection of student accommodation) to accommodate
material change to external areas of site.
Pendennis House, 1 Trescobeas Road, Falmouth

Refuse as this is over development, unneighbourly and loss of amenity space.

6. **Smithick** **PA17/01165** **Mr & Mrs Neil Pearson**
(Case Officer: Laura Potts. 01872 224342, lpotts@cornwall.gov.uk)
Replacement dwelling.
5 Tresahar Road, Falmouth

No objection.

TOWN AND COUNTRY PLANNING ACT 1971
FOR SUBMISSION TO THE COUNCIL ON 20TH FEBRUARY 2017

Mr M Fernihough	Non-material amendment to decision PA14/04494 (Demolition of an existing building and erection of student accommodation) for provision of additional parking to rear of site. 1 Pendennis House, Trescobeas Road, Falmouth PA16/11884	Refused*
Ms Jane Brooks	Erection of a dwellinghouse. Land at Penwerris Farm, Dracaena View, Falmouth PA16/10397	Refused*
Mr & Mrs D Lord	Erection of two pairs of two storey semi-detached houses with rooms within the roofspace. Land to Rear of 3 Tresahar Road, Falmouth PA16/09074	Approved
Mr Alex Reilley	Formation of residential maisonette within existing building, including change of use, removal of existing modern suspended ceiling at ground floor level and installation of new double entrance doors, kitchen, staircase, stud partitions and shower rooms. Amendments to existing gates to form bin and bike store. Palacio Lounge (The Former Town Hall, The Moor, Falmouth PA16/09321	Approved
Mr Alex Reilley	Listed building consent for formation of residential maisonette within existing building, including change of use, removal of existing modern suspended ceiling at ground floor level and installation of new double entrance doors, kitchen, staircase, stud partitions and shower rooms. Amendments to existing gates to form bin and bike store. Palacio Lounge (The Former Town Hall, The Moor, Falmouth PA16/09322	Approved
Ms Anne Holmes	Proposed single dwelling on Land off Penmere Hill Land Off Penmere Hill, Penmere Hill, Falmouth PA16/09443	Approved
Richard Cooper	Listed Building Consent: Partial internal refurbishment of existing restaurant. The Stable, Old Custom House, Arwenack Street, Falmouth PA16/10098	Approved

Mr & Mrs Southall	Rear first floor extension and completion and retention of roof windows. Rose Cottage, Minnie Place, Falmouth PA16/10256	Approved
Mr Steve Thomas	Non-material amendment following grant of planning permission PA16/00991 (proposed alterations and extensions to dwelling) to allow change of fenestration to north elevation kitchen window from three-pane to two-pane. 39 Castle Drive, Falmouth PA16/10480	Approved
Mr A Lester	Proposed partial replacement roof to add additional height to incorporate internal platform lift and to create artist studio on 1 st floor, extend balcony and provide new glazed balustrading. Pinehill, 8 Madeira Walk, Falmouth PA16/10533	Approved
Mr Andrew Morgan	Listed Building Consent for works to install new gas supply to cottage. Back Cottage, 7 Stratton Place, Falmouth PA16/10692	Approved
Mrs Ann Gillies	Changes to internal partitions. Replacement sash windows to rear of property and changes to rooflights. 3A Cambridge Place, Falmouth PA16/10825	Approved
Ms Ann Gillies	Listed Building Consent for changes to internal partitions and replacement sash windows to rear of property and changes to rooflights. 3A Cambridge Place, Falmouth PA16/10826	Approved
Mr Roger Storey	Retention and completion of a ground and first floor extension and roof alteration works (Amendment to PA15/09888). Poltesco, Tehidy Terrace, Falmouth PA16/10828	Approved
Mr & Mrs E Carter	Proposed loft conversion including dormer windows and rooflight. 25 Wodehouse Terrace, Falmouth PA16/10998	Approved

Castlematter Ltd	Rebuilding of existing storage unit in new location on same site. Bar Road Car Park, Tinnars Walk, Port Pendennis, Falmouth PA16/11022	zApproved
Mr Paul Philpott	Retrospective application for creation of parking area in rear garden, retaining walls and fence panels, paving slabs to existing garden and patio area (storage underneath) and erection of wooden stairs to parking area. 38 Pendarves Road, Falmouth PA16/11238	Approved
Mr T Dugdale	Proposed extension – Resubmission of PA14/00937 (Proposed first floor extension). Findon, 18 Pennance Road, Falmouth PA16/11245	Approved
Mr M Dewar	Conversion of three domestic garages to a two bedroom self contained flat with parking for one car. Penwerris Farm, Dracaena View, Falmouth PA16/11350	Approved
Mr Nigel Sillis	Construction of 1 st floor extension to provide additional owners bedroom and construction of conservatory/lounge for guests. Chelsea House Hotel, 2 Emslie Road, Falmouth PA16/11364	Approved
Mr Stavros Stavrou	Proposed formation of flat and repositioning of floor joists to provide managers accommodation. 6 Market Strand, Falmouth PA16/11368	Approved
Mr Stavros Stavrou	Listed Building Consent for proposed formation of flat and repositioning of floor joists to provide managers accommodation. 6 Market Strand, Falmouth PA16/11369	Approved
Mr & Mrs Harry Scott	Variation of condition 4 in respect of Decision Notice PA15/11926 (dated 21/12/2015). Design has been altered to maintain the structural integrity of the original building. Ambulance Station, Quarry Hill, Falmouth PA16/11392	Approved
Mr Steve Drennan	Ground floor extension to kitchen. 31 The Beacon, Falmouth PA16/11523	Approved

Mr Gerald Wood	Rear single storey extension, internal alterations to existing dwelling and associated works. 7 Prislow Close, Falmouth PA16/11594	Approved
Richard Hammersley	Non material amendment to application PA16/03893 (We are proposing a 2-storey extension to the rear of our property. The extension would provide a new kitchen/dining space downstairs, and two new bedrooms upstairs, the roof of which will match pitch and materials of existing property). 6 Kings Avenue, Falmouth PA16/11628	Approved
Mr Jeremy Wallis	The relocation of an approved access road within the school grounds. Previous planning consent ref: PA16/00703. Falmouth Community School, Trescobeas Road, Falmouth PA16/11655	Approved
Mr & Mrs T Bennetts	Non material amendment to application PA16/07971 (Extension and alterations including conversion of garage). 15 Fairfield Road, Falmouth PA16/11720	Approved
Mr Mark Bettison	Change of use of dwelling to house in multiple occupation. 45 Dracaena Avenue, Falmouth PA16/12048	Approved
Mr G Morris	First floor extension above the existing original single storey extension at rear of house with the inclusion of a Juliet balcony on the southeast elevation. 20 Clifton Terrace, Falmouth PA16/12058	Approved
Mr M Philips	Felling of tree in driveway. 43 Pengarth Rise, Falmouth PA16/12165	Refused
Mr D Quinn	Raising of canopy and branch reduction of Cherry Tree. 20 Pengarth Rise, Falmouth PA17/00120	Approved
Mr & Mrs L & V Sleeman	Proposed first floor loft extension with the inclusion of dormer windows on both the north and south elevation. 1 Queen Anne Gardens, Falmouth PA17/00337	Approved
Mr & Mrs Oliver Lane	Non-material amendment following grant of planning permission PA16/11092 20 Tregenver Villas, Falmouth PA17/00503	Approved