



FALMOUTH TOWN COUNCIL

Agenda Planning & Licensing Committee

Date	17/03/2025
Time	18:00 -
Location	Atherton Suite
Chair	S. Eva
Attendees	Clegg (Vice-Chair); G F Evans; Jewell; Robinson; Ross; Spargo and Young.
Explanation	I hereby invite you to attend a meeting of the Planning & Licensing Committee to be held in the Atherton Suite on Monday 17th March 2025 at 6.00pm for the purpose of transacting the following business.

The meeting will observe the requirements of the Council's commitment to the Civility and Respect Pledge. That is to treat councillors, employees, members of the public, representatives of partner organisations and volunteers with civility and respect in their roles. Behaviour breaching that commitment will not be tolerated.

Town Clerk

- 1 Apologies**
To receive and approve apologies for absence.
- 2 Interests**
To receive declarations of interests in respect of items on the agenda. Councillors are reminded to declare any dispensation granted.
- 3 Minutes**
To receive the minutes of the meetings of the Committee held on Monday 24th February 2025. (1-9).
- 4 Planning Applications**
(a) To receive a list of planning applications received from Cornwall Council and dealt with under the delegated procedure agreed in accordance with Minute 6/2474 of the meeting held on 3rd April 2000 (Appendix 1) and amended by minute P3017, together with a supplementary list of applications received since publication of the agenda. (10-12).

(b) To receive and consider a list of planning applications received from Cornwall Council, not dealt with under the above-mentioned procedure (Appendix II), together with a supplementary list of applications received since publication of the agenda. (13-14).

- 5 Appeal**
Town and Country Planning (Appeals) (Written Representations Procedure) (England) Regulations 2009
APP/D0840/W/25/3359695
Construct Nine New Apartments with associated infrastructure, Land South West Of Bridge House Apartments, Melvill Road, Falmouth - Mr Raj Singh.
Cornwall Council Decision: Refused.
- To note the appeal. (15-17).
- 6 Highways / Traffic Management / Road Safety**
Road Traffic Regulation Act 1984 S.14: Temporary Prohibition of Traffic
To note road closure on Hill Head, Penryn on 17th March 2025 to 21st March 2025 (19:00 to 07:00 hours) for South West Water to carry out works.
- To note road closure on Trelawney Road, Falmouth on 17th March 2025 to 28th March 2025 (07:30 to 17:00 hours) for Cormac Solutions Ltd to carry out works.
- To note road closure on Trevaylor Road, Falmouth on 27th March 2025 (24 hours) for South West Water to carry out works.
- To note road closure on Market Strand, Falmouth on 26th April 2025 (12:00 to 13:00 hours) for Falmouth Pride 2025 to take place.
- To note road closures on Killigrew Street, Webber Street, High Street, Market Street, Church Street, Arwenack Street, and Grove Place, Falmouth for Falmouth Town Council Events (Falmouth International Sea Shanty Festival, Sea Sunday, Family Day, Oyster Festival, Christmas Light Switch On Parade, Falmouth's Festival Weekend, and Harmony Choir) dated 13th June to the 24th December 2025 to take place.
- To report any highways matters received since the publication of the agenda.
- 7 Decision List**
To receive and note a list of recent planning decisions made by Cornwall Council. (18-19).
- 8 Licensing**
Above the Bookshop, First Floor, 21 Church Street, Falmouth - Mr and Mrs Ronald and Marion Jones
To consider variation in license for opening hours, reduction of Sale of Alcohol hours and removal of Live and Recorded Music. (20).
- To report any licensing matters received since the publication of the agenda
- 9 Any late received planning applications that the Chair Considers to be of Urgency**
NB: The Local Government (Access to Information) Act 1985 prohibits the consideration of any items which have not appeared on the agenda for the meeting

unless the Chairman is prepared to certify that a proposed item is 'urgent'. If urgent, the special circumstances which make it so, must be spelled out to the meeting and included in the minutes.

Decision Making Legal Advice (for noting)

Members have received training on the Code of Conduct, predetermination and bias and therefore, will be aware of their responsibility to determine planning applications on the basis of the information before them at the meeting. Members are reminded that the decision making role must be approached with an open mind as to the merits of the arguments for and against the application, which they must take into account before making a final decision at the meeting. Members are further advised that they must not predetermine, or be seen to have predetermined, the outcome of an application and that the information they receive at the meeting is therefore the basis on which they should make their decision.

FALMOUTH TOWN COUNCIL

Minutes of a Meeting of the Planning & Licensing Committee held on Monday 24th February 2025 in the Atherton Suite, The Old Post Office, Falmouth at 6.00 pm.

Present: Councillors S D Eva (Chair), D E Clegg (Vice Chair), A J Jewell CC, B M A Ross, J M Spargo and Z Young (from point mentioned).

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

Also Attended: C Pitt (Collaborative Planning - PA24/09830)
A Walker (Lavigne Lonsdale – PA24/09830)
Z Groom (Pebble – Pavement License)

The Chair reminded attendees that the Council had committed to the Civility and Respect Pledge, that is to treat everyone participating in the meeting tonight with civility and respect in their roles. For us respect is treating others with dignity, recognizing boundaries, being non-judgmental and accepting of differences. Behaviour breaching that commitment will not be tolerated. In dealing with the business of the meeting we will adhere to our agenda and the processes set out in our Standing Orders. Please be aware that the meeting is a public one and there may be recordings of your participation.

The Chair amended the agenda order to enable the consideration of both the planning application PA24/09830 (Castle Drive) and the licensing application for 112 Church Street (Pebble) to facilitate attendance.

P6307 APOLOGIES

An apology for absence was received and approved from Councillor J C Robinson (ill).

P6308 INTERESTS AND DISPENSATIONS

It was noted that a granted dispensation was still extant that enabled the Committee to consider the planning application PA24/09830 in regard to Castle Drive as it was in the public interest to do so. The Council was the adjoining landowner and would take on the proposed parkland under planning condition.

P6309 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 3rd February 2025 be approved as a correct record of the proceedings and signed by the Chair.

P6310 PLANNING APPLICATIONS

Members considered a 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 Clegg 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 Spargo, seconded by Councillor Evans and

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

(Councillor Young entered the meeting at 612pm)

P6311 **APPEAL DECISION**

PA24/06322 - Retrospective advertisement consent for 2no. 3mm aluminium composite panels with laminated print to face installed on garden wall - The Fitzroy, Cliff Road, Falmouth - Mr Jack Shields - Refused.

Members duly noted the appeal decision.

PA24/06495 - Demolition of existing house and the construction of a self-build dwelling with associated new vehicular access, parking and landscaping - Boldmere, 13 Spernen Wyn Road, Falmouth - Mr Will Jackson - Refused.

Members duly noted the appeal.

P6312 **HIGHWAYS / TRAFFIC MANGEMENT / ROAD SAFETY**

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

Members duly noted road closure on Market Street, Church Street and Arwenack Steet, Falmouth on 24th February 2025 to 21st March 2025 (24 hours) for Cormac Solutions to carry out works.

Members duly noted road closure on High Street, Webber Street, and Market Street, Falmouth on 5th March 2025 (09:30 to 11:00 hours) for the St Pirans Day Children's Parade.

Members duly noted road closure on High Street and Webber Street, Falmouth on 16th March 2025 (10:00 to 12:30 hours) for the St Nazaire Service of Remembrance.

Members duly noted road closure on Webber Street, Falmouth on 25th March 2025 to 26th March 2025 (19:00 to 05:00 hours) for Kelly Communications to carry out works.

Members duly noted road closure on Trevaylor Road, Falmouth on 27th March 2025 (24 hours) for South West Water to carry out works.

Members duly noted road closure on Penwerris Lane, Falmouth on 22nd April 2025 (09:30 to 15:30 hours) for Sunbelt Rentals to carry out works.

Members duly noted road closure on Penwerris Lane, Falmouth on 24th April 2025 to 25th April 2025 (24 hours) for South West Water to carry out works.

Members duly noted road closure on North Parade, Tehidy Terrace, and Stratton Terrace, Falmouth on 28th April 2025 to 2nd May 2025 (09:30 to 17:00 hours) for South West Water to carry out works.

Members duly noted road closure on Castle Drive and Cliff Road, Falmouth on 11th May 2025 (06:00 to 16:00 hours) for Falmouth Race for Life 2025.

Trelawney Road, Falmouth Tree Replacement Scheme 2025

Members duly noted the details of the highway tree replacement scheme at Trelawney Road, which will commence on 17th March 2025.

P6313 **DECISION LIST**

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

P6314 **LICENSING**

Premises Licence Application

Grapes Inn, 64 Church Street, Falmouth - The Craft Union Pub Company Ltd

Members duly considered variation to license for opening/closing hours and replacement of Condition to Licence. To vary the terminal hour for all licensable activities (sale of alcohol, live music, recorded music, indoor sporting events, exhibition of films, late night refreshment and anything of a similar description) on Thursdays to Saturdays to 02:00, and to vary the terminal hour for opening hours on Thursdays to Saturdays to 02:30. To replace the conditions at Annex 2 of the licence with the attached new conditions further to liaison with the licensing police.

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

RESOLVED to recommend refusal as against existing policy which would have a cumulative impact on the Cumulative Impact Zone.

Pavement Licence

Pebble, 112 Church Street, Falmouth

Members duly considered pavement licence for the consumption of food and non alcoholic drinks Monday to Sunday 1000 hours to 1800 hours from 1st March 2025 to 1st March 2026 for three matching tables & chairs and black and gold rope barriers.

The applicant advised that the outside table and chairs offering would assist with promotion of internal coffee and cake shop which was supporting retail sales in a challenging environment. Produce was sourced locally supporting small businesses

and Pebbles was encouraging the whole shopping experience with catering, seating and dog treats and water bowls.

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

RESOLVED to recommend approval of the pavement license.

P6315 **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 6.37pm.

Signed: Dated:

APPENDIX I
24TH FEBRUARY 2025

- 1. Trescobeas** **Mr Kevin Maclean**
PA25/00023
(Case Officer: Helen Trebilcock – Helen.Trebilcock@cornwall.gov.uk)
Reserved Matters application for access, appearance, landscaping, layout and scale following outline consent PA21/10795 dated 04.01.22
106 Dracaena Avenue, Falmouth.

Recommend Approval.
- 2. Boslowick** **Mr Robert Kitchen**
PA25/00587
(Case Officer: Mark Webb – Mark.Webb@cornwall.gov.uk)
Works to trees covered by a Tree Preservation Order (TPO) – T1 – Oak – Removal of two small branches.
Gwelantyr, Swanpool, Falmouth.

Recommend approval as there are larger trees to the North forcing it to grow towards the South, the minor pruning works requested will reduce the weight in the direction of growth which is a sensible measure to prevent it from failing.
- 3. Arwenack** **Mr R Edwards**
PA25/00598
(Case Officer: Chloe Britten – Chloe.Britten@cornwall.gov.uk)
Proposed eaves rooflight to residential duplex apartment.
14 Maritime House, Discovery Quay, Falmouth.

Recommend Approval.
- 4. Arwenack** **Mr Martin Oates**
PA24/00642
(Case Officer: Mark Webb – Mark.Webb@cornwall.gov.uk)
Change of use of first floor into a self-contained flat.
First Floor, 35 Market Street, Falmouth.

Recommend Approval.
- 5. Arwenack** **Mrs Donald**
PA25/00716
(Case Officer: Max Shepherd)
Works to trees in a conservation area (CA), works include T1- Copper beech - Reduce the lateral spread of crown by approx 2.5m on Northern side of crown. Minor sympathetic pruning will reduce the risk of contact with the roof once in leaf and allow a little more light at the front of the property. T2 - Holm Oak - re Pollard at the points outlined in the attached picture then reduce upper crown away from house. To allow more light in and reduce the risk of damage to the property.
Avalon, Fenwick Road, Falmouth.

For Your Information

APPENDIX II

- 1. Arwenack** **Diane Hurst**
PA24/09086
(Case Officer: Helen Trebilcock – Helen.Trebilcock@cornwall.gov.uk)
Listed Building Consent: The proposed works include the demolition and reconstruction of the front facade of the building on account of structural deterioration.
Quay House, 36 Arwenack Street, Falmouth.

Recommend Approval.

- 2. Arwenack** **Castle Drive Development Ltd.**
PA24/09830
(Case Officer: James Moseley - jmoseley1@cornwall.gov.uk)
Redevelopment of site to provide 6 dwellings, a new town park and associated works.
Oil Depot, Castle Drive, Falmouth.

Recommend approval as the changes from the original approved application are minimal and positive in terms of energy efficiency, biodiversity and sustainability and it was noted that the park land still to be gifted to the Town Council.

- 3. Arwenack** **Mrs Bridget Turner**
PA25/00025
(Case Officer: Mark Webb – Mark.Webb@cornwall.gov.uk)
Change of use from existing office space to two residential dwellings. The Former School Of Art, Arwenack Avenue, Falmouth.

Recommend approval as the type of letting is considered acceptable and furthermore the preservation of the brass plaque, original timber floorboards and the central staircase with no external changes were met with approval.

- 4. Penwerris** **Ms J Philpott**
PA25/00674
(Case Officer: Mark Webb – Mark.Webb@cornwall.gov.uk)
Proposed construction of pitched roof dormers to front and rear elevation without compliance with condition 2 of decision notice PA24/01607 dated 20/05/2024.
1 Basset Place, Falmouth.

Recommend Approval.

- 5. Penwerris** **Mr Jack Orders**
PA25/00767
(Case Officer: Abbie Franklin – Abbie.Franklin@cornwall.gov.uk)
Custom build/self build: Conversion of the existing garage into a self-contained annexe.
6 Park Crescent, Falmouth.

Recommend Approval.

TOWN AND COUNTRY PLANNING ACT 1971

FOR SUBMISSION TO THE COUNCIL ON 24th FEBRUARY 2025

Mr Finn Jones	Demolition of an existing bungalow and redevelopment into a two-storey family home. 51 Trelawney Road, Falmouth. PA24/08209	Approved *
French	Variation of Conditions 3, 6, 7, 8, 9 and 13 of Application No. C1/8100668H dated 12th February 1986 (F Johns and Son residential development (Phase 6) Queen Anne Gardens Falmouth (Plots 35 to 60) OS reference: SW7832 7932 sites: 020647) Land South Of 40 Queen Anne Gardens, Queen Anne Gardens, Falmouth. PA23/00917	Approved
Mr Edwin John Wilburn	Proposed facelift of Seabank Flats which includes rendering the existing external walls and essential repairs, maintenance and replacements. Seabank, Gyllyngvase Hill, Falmouth. PA24/01916	Approved
Mr Andrew Housman	Prior Approval for the change of use of a hotel to a dwellinghouse. Lerryn Hotel De Pass Road Falmouth PA24/08303	Planning Permission required
Kevin Lavery	Replacement of the rotten, first floor projecting bay window. 1 Florence Place. Falmouth. PA24/09112	Approved
Mr and Mrs A Jordan	The proposed subdivision of the top floors of the dwelling to form 2 apartments, the change of use of the annexe to a self-contained apartment, the demolition of two ground floor buildings and various extensions and alterations to the existing buildings. 33 Woodlane, Falmouth. PA24/09156	Approved
Ms Natasha Harvey	Application for a Lawful Development Certificate to confirm material start to permission PA24/06125 dated 8th October 2024 to confirm use class C3 of site. Land South Of Stansville Boscawen Road, Falmouth PA24/09327	Granted
Lux Blu	Proposed Lawful Development Certificate to confirm permitted use of 9 apartments as unrestricted C3 use. Anchorage Apartments, Gyllyngvase Road, Falmouth. PA24/09341	Granted (CAADs, PIPs and LUs only)

Mr and Mrs Naylor	Single storey rear kitchen extension, subtle layout alterations and a landscaped carport. Kerensa, 7 Fenwick Road, Falmouth. PA24/09407	Approved
Mr and Mrs Richardson	Notification for Prior Approval for a larger home extension namely a proposed single storey, flat roof extension. 32 Mongleath Avenue, Falmouth. PA24/09517	Planning Application required
Mr D Smithies	Replacement shopfront and altered access, partial conversion and extension to create 7no. Use Class C3 dwellings with associated external alterations and retained ground floor commercial unit with basement storage. 29 - 30 Market Street Falmouth PA24/06377	Approved
Mr & Mrs Tabor	Application for a Lawful Development Certificate for Proposed hip to gable extension. 59 North Parade, Falmouth. PA24/09700	Granted (CAADs, PIPs and LUs only)
Miss Lindsay Marns	Works to trees in a conservation area (CA) - Fell 2 magnolias and large evergreen and re-plant/replace appropriately.. 8 Stracey Road, Falmouth. PA25/00032	Decided not to make a TPO
Mr Martin Rowe	Works to trees in a conservation area (CA), works include prune 4 trees: T1 - an Oak in the middle of the rear lawn T2 - a Holm Oak in the SW corner of the rear garden T3 - a Laurel growing adjacent to and intermingled with the crown of T2 T4 - a Leylandii growing closely adjacent to T2 and T3 11 Boscawen Road Falmouth PA25/00092	Decided not to make a TPO
Mr Michael Ahrens	Certificate of lawfulness for proposed replacement roof structure, roof covering and installation of roof lights. The Coach House, Woodlane Drive, Falmouth. PA25/00467	Granted (CAADs, PIPs and LUs only)
Luke Gilchrist	Electricity Act 1989: The Overhead Lines (Exemption) (England and Wales) Regulations 2009. Street Record, Penwerris Lane, Falmouth. PA25/00875	Closed - advice given

Bruce Pike	Works to Tree within a Conservation Area (TCA) - T1 - Large canary palm - Remove all foliage. First Floor Flat 36 - 37 Church Street Falmouth PA25/00286	Decided not to make a TPO
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APPLICATION FOR CONSIDERATION

AT MEETING

17TH MARCH 2025

APPENDIX I

17th MARCH 2025

- 1. Arwenack** **Mr David White**
PA25/00179
(Case Officer: Chloe Britten – Chloe.Britten@cornwall.gov.uk)
Change of use to mixed-use, including retained commercial use and new residential use.
60 Church Street, Falmouth.

Recommend Approval.
- 2. Arwenack** **Mr Chris Judd**
PA25/01041
(Case Officer: Abbie Franklin – Abbie.Franklin@cornwall.gov.uk)
Advertisement consent for proposed fascia sign.
Costa Coffee, 35 Market Street, Falmouth.

Recommend Approval.
- 3. Penwerris** **Mr & Mrs Mills**
PA25/01137
(Case Officer: Chloe Britten – Chloe.Britten@cornwall.gov.uk)
Sub Division of dwelling into two to include loft conversion and rear extension.
Treworthal, Meadowbank Road, Falmouth.

Recommend Approval.
- 4. Arwenack** **Rosie Dunford & Chris Legassick**
PA25/01153
(Case Officer: Abbie Franklin – Abbie.Franklin@cornwall.gov.uk)
Alterations & rear extension to dwelling.
33 Glasney Road, Falmouth.

Recommend Approval.
- 5. Penwerris** **Mr Dan**
PA25/01332
Stembridge
(Case Officer: Mark Webb – Mark.Webb@cornwall.gov.uk)
Carport with integrated solar panels.
Cressy House, 10 Park Terrace, Falmouth.

Recommend Approval.
- 6. Arwenack** **Mrs Jones**
PA25/01431
(Case Officer: Mark Ball – Mark.Ball@cornwall.gov.uk)
Conversion of Redundant Store Rooms to Form One Apartment.
Rosemullion, 57 Melvill Road, Falmouth.

Recommend Approval.

7. **Penwerris** [PA25/01467](#) **J Ward**
(Case Officer: James Moseley – jmoseley1@cornwall.gov.uk)

Listed building consent for the rearrangement of the kitchen and downstairs accessible toilet.

3 Tehidy Terrace, Falmouth.

Recommend Approval.

8. **Arwenack** [PA25/01569](#) **Mr Ben Brown**
(Case Officer: Abbie Franklin – Abbie.Franklin@cornwall.gov.uk)

Change of use from four self-contained flats to a single dwelling with self-contained annexe.

16A Tredynas Road, Falmouth.

Recommend Approval.

9. **Boslowick** [PA25/01718](#) **Mr Matthew Rose**
(Case Officer: Mark Ball – Mark.Ball@cornwall.gov.uk)

Works to Tree(s) subject to a preservation order (TPO) Complete removal of infected/rotten Horse Chestnut Tree at rear of property.

8 Prislw Close, Falmouth.

Recommend approval as the tree is in an advanced stage of decline and should be removed for safety reasons.

10. **Arwenack** [PA25/01798](#) **Mr Tim Bunhill**
(Case Officer: Mark Webb – Mark.Webb@cornwall.gov.uk)

First floor rear extension to enclose an existing terrace. Additional roof windows to the street elevation. Larger windows to the side elevations.

Highbury Mews, Florence Terrace, Falmouth.

Recommend Approval.

APPENDIX II

- 1. Arwenack** **PA25/00532** **Kerensa Support Limited**
(Case Officer: **Mark Webb – Mark.Webb@cornwall.gov.uk**)
Construction of 2nd storey extension to create covered entryway and associated works.
Tresillian House, 3 Stracey Road, Falmouth.
- 2. Boslowick** **PA25/00752** **Mr & Mrs Boissier Wyles**
(Case Officer: **Chloe Britten – Chloe.Britten@cornwall.gov.uk**)
Replacement of two existing outbuildings with two storey coach house/store/workshop, proposed veranda addition to house with extended patio, replacement of existing tennis court with swimming pool, games court and ancillary garden areas, with associated landscaping.
Penrose Farmhouse, Maenporth, Falmouth.
- 3. Boslowick** **PA25/00753** **Mr & Mrs Boissier Wyles**
(Case Officer: **Chloe Britten – Chloe.Britten@cornwall.gov.uk**)
Listed Building consent for the replacement of two existing outbuildings with two storey coach house/store/workshop, proposed veranda addition to house with extended patio, replacement of existing tennis court with swimming pool, games court and ancillary garden areas, with associated landscaping.
Penrose Farmhouse, Maenporth, Falmouth.
- 4. Penwerris** **PA25/01227** **Mr M Ginns**
(Case Officer: **Helen Trebilcock – Helen.Trebilcock@cornwall.gov.uk**)
Proposed 2-storey dwelling with basement storage. Formation of amenity terrace over the rear extension of no.93 North Parade (pitched roof has approval for removal, PA24/03316).
River View, 93 North Parade, Falmouth.
- 5. Boslowick** **PA25/01329** **OPO Development (Cornwall) Ltd**
(Case Officer: **James Moseley – jmoseley1@cornwall.gov.uk**)
Conversion of former public house (including managers accommodation) into four residential dwellings and the construction of six dwellings within former carpark and beer garden.
Boslowick Inn, Prislow Lane, Falmouth.
- 6. Arwenack** **PA25/01343** **Miss Ross**
(Case Officer: **Abbie Franklin – Abbie.Franklin@cornwall.gov.uk**)
Ground floor extension, replacement windows & new external cladding.
7 Railway Cottages, Falmouth.

- 7. Trescobeas** **PA25/01050** **Mrs A Holmes**
(Case Officer: Chloe Britten – Chloe.Britten@cornwall.gov.uk)
Proposed Driveway and Drop Kerb.
Gwel Hyns Horn, 22 Penmere Hill, Falmouth.
- 8. Arwenack** **PA25/01802** **Miss Z Dodd**
(Case Officer: Mark Webb – Mark.Webb@cornwall.gov.uk)
Proposed loft conversion with front and rear dormers, internal alterations and rear extension.
12 Melvill Crescent, Falmouth.



Falmouth Town Council
Town Clerk
Falmouth Town Council
Municipal Buildings
The Moor
Falmouth
TR11 2RT

Your ref:
My ref: PA22/10666
Date: 4 March 2025

Dear Sir/Madam,

Town and Country Planning (Appeals) (Written Representations Procedure) (England) Regulations 2009

I am writing to let you know that an appeal has been made to the Ministry of Housing, Communities and Local Government in respect of the following planning application:

MHCLG ref:	APP/D0840/W/25/3359695
Cornwall Council ref:	PA22/10666
Appeal start date:	26 February 2025
Proposal:	Construct Nine New Apartments with associated infrastructure
Location:	Land South West Of Bridge House Apartments, Melvill Road, Falmouth, Cornwall, TR11 4GJ
Appellant:	Mr Raj Singh
Cornwall Council decision:	REFUSED

The appeal is to be decided on the basis of an exchange of written statements by the parties and a site visit by an Inspector.

You may view the documents relating to this case online at <http://planning.cornwall.gov.uk/online-applications> or at the Council offices during normal working hours.

We have forwarded all the representations made to us on the application to the Planning Inspectorate and the appellant (unless they are expressly confidential). These will be considered by the Inspector when determining the appeal.

If you wish to make further comments, or modify/withdraw your previous representation, you can do so online using the Planning Inspectorate website at: <https://acp.planninginspectorate.gov.uk>.

If you do not have access to the internet, you can send your comments to: The Planning Inspectorate, Heather Langridge, Room 3P, Temple Quay House, 2 The Square, Bristol, BS1 6PN.

All representations must be received by 2 April 2025. Any representations submitted after the deadline will not usually be considered and will be returned. The Planning Inspectorate does not acknowledge representations. All representations must quote the MHCLG appeal reference.

Please ensure that you only provide information, including personal information belonging to you, that you are happy will be made available to others in this way. If you supply information belonging to a third party, please ensure that you have the permission to do so. More detailed information about data protection and privacy matters is available on the Planning Inspectorate Web Site.

You can get a copy of The Planning Inspectorate's booklet, "Guide to taking part in planning appeals" free of charge from this office or from GOV.UK at <https://www.gov.uk/government/collections/taking-part-in-a-planning-listed-building-or-enforcement-appeal>

The Council's reasons for refusing permission for this development are as follows:

- 1 The proposed development would result in the loss of an important natural green space that is identified in the Falmouth Neighbourhood Development Plan as having a high value and would diminish a large gap that is important to the setting of the settlement and would therefore conflict with the strategy for housing growth set out within the Development Plan. The proposed development would be contrary to Policies 1, 2, 3 and 21 of the Cornwall Local Plan Strategic Policies 2010-2030, Policy 1 of the Cornwall Site Allocations Development Plan Document - November 2019, Policy C1 of the Climate Emergency Development Plan Document - February 2023, Policy FOS 1 of the Falmouth Neighbourhood Development Plan 2021-2030, and advice in paragraphs 8, 128 and 135 of the National Planning Policy Framework December 2023.
- 2 The proposed development would by reason of its design and appearance result in harm to the character and appearance of this part of the Falmouth Conservation Area, which it would fail to preserve or enhance. It is not considered that the relatively modest public benefits of the scheme would outweigh this harm. The proposed development would be contrary to Policies 1, 2, 12 and 24 of the Cornwall Local Plan Strategic Policies 2010-2030, Policy C1 of the Climate Emergency Development Plan Document - February 2023, Policies DG 1, DG 2, DG 3, DG 6 and DG 7 of the Falmouth Neighbourhood Development Plan 2021-2030, advice in Section 4 of the Cornwall Design Guide 2021, and advice in paragraphs 8, 135, 195, 201, 203, 205, 206, 208 and 212 of the National Planning Policy Framework December 2023.
- 3 In the absence of a mechanism to adequately secure the provision of financial contributions towards education infrastructure and off-site public open space provision, for which there is evidence of an identified need, and a financial contribution to mitigate the recreational impacts of the development upon the Fal and Helford Special Area of Conservation, the proposal is considered to be contrary to Policies 1, 13, 22, 23 and 28 of the Cornwall Local Plan Strategic Policies 2010-2030, the European Sites Mitigation Supplementary Planning Document - July 2021, and paragraphs 8, 96, 97, 99, 102, 180 and 186 of the National Planning Policy Framework December 2023.

Should you require any further information in connection with this appeal, please contact me.

Yours faithfully,

Tazmin Burr

Development Technical Officer (Appeals)

Development Management Service

Tel: 01872 322222

Email: planningappeals@cornwall.gov.uk

TOWN AND COUNTRY PLANNING ACT 1971
FOR SUBMISSION TO THE COUNCIL ON 17th MARCH 2025

Applicant	Works, Location, and App. Number	Decision
Mrs L Butler	Proposed studio over garage. 12 Boscundle Avenue, Falmouth. PA24/04879	Approved*
Mr Richard Milner	Works to a tree subject to a Tree Preservation Order for Hornbeam (T1) - to prune tree, taking out any dead or damaged wood, and reduce as shown in accompanying photograph. 61 Pengarth Rise, Falmouth. PA24/08974	Approved*
Pendennis Leisure CIO	Pre application advice to refurbish the former Ships and Castles leisure centre to create a multipurpose building incorporating swimming and fitness facilities, training centre, heritage interpretation and other community amenities. Pendennis Community Centre, Castle Drive, Falmouth. PA24/00418/PREAPP	Closed – advice given
Trustees of Falmouth Methodist Church	Pre-application advice for the demolition of former Court House building and development of a new church building. Magistrates Court, Park Terrace, Falmouth. PA24/01466/PREAPP	Closed - advice given
The Greenbank Hotel	Proposed expansion and refurbishment of the hotel to include restaurant, bedrooms, disabled access and additional parking provision. Greenbank Hotel, Stratton Place, Falmouth. PA24/02790	Approved
Mr Andy Medlin	Alterations to existing building comprising of thermal and energy related improvements, with associated repairs, to the Listed Building. Municipal Building, The Moor, Falmouth. PA24/08324	Approved
Mr Andy Medlin	Listed Building Consent for alterations to existing building comprising of thermal and energy related improvements, with associated repairs, to the Listed Building. Municipal Building, The Moor, Falmouth. PA24/08325	Approved
Mr and Mrs Cox	Extend porch and reposition garage to include dormer (part retrospective). 1 The Nurseries, Falmouth. PA24/08679	Approved
Mr W Speed & Mrs T Costin	Submission of details to Discharge Condition 3, 7 and 10 (partially) in respect of Decision Notice PA22/02939 dated 02/08/2022. Hooked On The Rocks, Swanpool Road, Falmouth. PA24/09259	S52/S106 and discharge of condition apps
Harry & Helena Scott & Cochran	Single Storey Extension and Alterations. 8 Pendarves Road, Falmouth. PA24/09478	Approved

Mr Richard Liebowitz	Proposed construction of loft conversion with raised ridge height, dormer window additions to front and rear of property, replacement roof and associated works. 13 Erisey Terrace, Falmouth. PA24/09593	Refused
Mrs Amelia White	New proposed front porch. Millefleurs House, Boslowick Road, Falmouth. PA24/09767	Approved
Mr W Choudhry	Construction of ground and first floor extensions and alterations. Shirena, Minnie Place, Falmouth. PA25/00019	Withdrawn
Mrs Bridget Turner	Change of use from existing office space to two residential dwellings. The Former School of Art, Arwenack Avenue, Falmouth. PA25/00025	Approved
Mr & Mrs Evans	Proposed single storey rear extension. 102 Treverbyn Road, Falmouth. PA25/00176	Granted (CAADs, PIPs and Lus only)
Kevin Lavery	Listed building consent for the replacement of the rotten, first floor projecting bay window. 1 Florence Place, Falmouth. PA25/00183	Approved
Mr David Floyd	Works to trees subject to a Tree Preservation Order - T30 Oak - lowest branches lift above phone/power lines, T31 Oak - lowest large branch growing over home roof, remove, cut back to main stem, and T33 - lift crown to levels shown on annotated photo. Twinbrook Park, Goldenbank, Falmouth. PA25/00231	Approved
Mr Chris Bally	Works to trees in a conservation area (CA), works include Fell 4no. Ash trees, with Ash Dieback in areas adjacent to car park, road and footpath. Locations indicated on attached plan. Land North Of Pendennis Castle, Castle Drive, Falmouth. PA25/00511	Decided not to make a TPO
Mrs Donald	Works to trees in a conservation area (CA), works include T1- Copper beech – Reduce the lateral spread of crown by approx. 2.5m on Northern side of crown. Minor sympathetic pruning will reduce the risk of contact with the roof once in leaf and allow a little more light at the front of the property. T2 – Holm Oak – re Pollard at the points outlined in the attached picture then reduce upper crown away from house. To allow more light in and reduce the risk of damage to the property. Avalon, Fenwick Road, Falmouth. PA25/00716	Decided not to make a TPO

Above the Bookshop, First Floor, 21 Church Street, Falmouth.

Mr And Mrs Ronald And Marion Johns

To move Mon- Sat opening from 10:00 to 00:30 to 09:30 – 00:00

To move Sunday opening from 12:00 – 00:00 to 10:00 – 22:00

To reduce New Years Day (Mon-Sat) opening from 00:00 – 00:30 to 00:00 – 00:00

Sale of Alcohol Timings to be reduced:

Mon- Sat – from 10:00 - 00:00 to 10:00-23:30

Sun – from 12:00 - 23:30 to 12:00-21:30

New Year's Day (Mon-Sat) – from 00:00 - 00:00 to 00:00-23:30

Removal of Live Music and Recorded Music and all other Non-Standard/Seasonal Timings from the Premises Licence.

There would be no changes to any of the licensing objectives – it is only a slight movement and reduction to the premises opening and licensing times.