

FALMOUTH TOWN COUNCIL

Minutes of a Meeting of the Planning & Licensing Committee held on Wednesday 21st May 2025 in the Atherton Suite, The Old Post Office, Falmouth at 6.00 pm.

Present: Councillors A J Jewell (Chair), S R Carmichael (Vice-chair), D Clegg CC, D V Evans BEM, A D Munden and J A Walkden

Councillor A L Rowe CC also attended.

In Attendance: A M Williams (Town Clerk)
V Rogers (Administration Officer)
H Attree (Administration Assistant)

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.

P6341 **APOLOGIES**

None.

It was noted that the Council would be requested to appoint two further Councillors to serve the Committee to ensure a full complement.

P6342 **INTERESTS AND DISPENSATIONS**

None.

P6343 **MINUTES**

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

RESOLVED that that the minutes of the Planning and Licensing Committee held on 28th April 2025 be approved as a correct record of the proceedings and signed by the Chair.

P6344 **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 Clegg, seconded by Councillor Carmichael 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 Walkden, seconded by Councillor Carmichael and

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

P6345 **HIGHWAYS/TRAFFIC MANAGEMENT/ROAD SAFETY**

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

Members duly noted road closure on Vernon Place, Falmouth from 19th May 2025 to 24th May 2025 (07:30 to 18:00 hours) for National Grid to carry out works.

Members duly noted road closure on Mongleath Road, Falmouth from 27th May 2025 to 29th May 2025 (24 hours) for South West Water to carry out works.

Members duly noted road closure on Stratton Place and Dunstanville Terrace, Falmouth from 30th June 2025 to 1st July (24 hours) to allow South West Water to carry out works.

Members duly noted road closure on Arwenack Street and Bank Place, Falmouth from 1st July 2025 to 2nd July 2025 (21:00 to 06:00 hours) for Sunbelt Rentals to carry out works.

P6346 **DECISION LIST**

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

P6347 **LICENSING**

None.

P6348 **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 6.35pm.

Signed: Dated:

APPENDIX I

21ST MAY 2025

- 1. Arwenack** **PA25/02287** **Mr L Duckworth**
(Case Officer: Helen Trebilcock – Helen.Trebilcock@cornwall.gov.uk)
Alterations and extension to dwelling
24 Wellington Terrace, Falmouth.

Recommend Approval.
- 2. Penwerris** **PA25/02950** **Mrs S Davis**
(Case Office: Abbie Franklin – Abbie.Franklin@cornwall.gov.uk)
Works to Tree(s) within a Conservation Area (TCA) T1, Fig. Reduce height by 2 metres from 6 metres to 4 metres. Reduce width by 3 metres all round from 11 metres to 5 metres.
4 Stratton Place, Falmouth.

For Information Only.
- 3. Arwenack** **PA25/02773** **Mr K Hooper and Mr S Litser**
(Case Officer: Mark Webb – Mark.Webb@cornwall.gov.uk)
Listed Building Consent for a proposed replacement roof, re-build chimney, replacement windows and internal works
11 Florence Place, Falmouth.

Recommend Approval.
- 4. Penwerris** **PA25/02481** **Thai E San Restaurant Pamphai Hill**
(Case Officer: Helen Trebilcock – Helen.Trebilcock@cornwall.gov.uk)
Change of use from Sui Generis (Bar) to E(b) licensed restaurant and bar, reinstating previously installed extraction fan (and intake fan) above kitchen on flat roof
Thai E San Restaurant, 5 Berkeley Vale, Falmouth.

Recommend Approval.
- 5. Trescobeas** **PA25/02997** **Mrs Jenifer Hall**
(Case Officer: Chloe Britten – Chloe.Britten@cornwall.gov.uk)
New larger replacement front porch and replacement windows and rear replacement roof.
14 Kelley Road, Falmouth.

Recommend Approval.

6. **Penwerris** **PA25/03089** **Mr M Fitzgerald**
(Case Officer: Abbie Franklin – Abbie.Franklin@cornwall.gov.uk)
Proposed new window openings and internal alterations
14 Janes Court, Packet Quays, Falmouth.

Recommend Approval.

7. **Arwenack** **PA25/03271** **Mrs Megan Lloyd-Laney**
(Case Officer: Helen Trebilcock – Helen.Trebilcock@cornwall.gov.uk)
Works to a tree in a Conservation Area for Holly Tree - remove. Tree abuts a listed stone wall running the length of our garden. Tree also showing signs of leaf loss. It is intended to plant a replacement Quince Tree.
4 Bar Terrace, Falmouth.

For Information Only

8. **Trescobeas** **PA25/03304** **Mr James Herman**
(Case Officer: Mark Webb – Mark.Webb@cornwall.gov.uk)
Non material amendment in relation to Decision Notice PA22/05603 dated 14/11/22 - We would like to keep the roof ridge line as one, from drawing 005B instead of 005C on the main planning application. So we will not have a step in the roof.
99 Trescobeas Road, Falmouth.

Recommend Approval.

APPENDIX II

- 1. Penwerris** **PA25/01371** **Gardner**
(Case Officer: Chloe Britten – Chloe.Britten@cornwall.gov.uk)

New 3 bedroom dwelling
Land To Rear Of 2 Park Crescent, Falmouth.

Recommend refusal due to overdevelopment and poor design. The site is in the Conservation Area, and NDP policies DG3 applies as the proposal fails to, 'reflect the Locally Distinctive Features identified in the Character Area' (Policy DG3.1). Nor is the design 'informed' by its surroundings or site", and the potential impact on neighbouring buildings is not considered (Policies DG3.2; DG7.1). DG4 'Design and local distinctiveness outside the historic core' and DG7 'Design in the Conservation Area' also apply. The exceptionally poor design fails to meet these policies. The proposal is sub-standard for a three double bedroomed house.

- 2. Arwenack** **PA25/02591** **Mr Alastair Burgwin**
(Case Officer: Mark Ball – Mark.Ball@cornwall.gov.uk)

Purpose built student housing with a mixture of studio rooms/cluster rooms and town house rooms, associated amenities spaces and staff office without compliance of condition 5 of decision notice PA16/10836 - (Appeal Decision APP/D0840/W/17/3177902) dated 13/12/2017
Hydrogen, Fish Strand Hill, Falmouth.

Recommend refusal the additional vehicular movements would be unsustainable and disruptive, the additional use and more frequent changeovers of occupants will create noise and disturbance issues to residents and have a detrimental effect on the town centre, which is being pedestrianised between the hours of 11:00 and 16:00 and the level of development will cause disturbance for the local residents and businesses. The decision to approve the original planning application was made on the basis of this condition which goes to the heart of the approval.

- 3. Boslowick** **PA25/02640** **Mrs Laura Talbot**
(Case Officer: Abbie Franklin – Abbie.Franklin@cornwall.gov.uk)

Works to 1x mature Oak tree (T1) subject to a Tree Preservation Order (TPO): To carry out pruning works by the removal of 1 larger low branch, reduction of the crown spread and raising of the crown.
18 Meadowside Road, Falmouth.

Recommend approval.

- 4. Arwenack** **PA25/03197** **Mr and Mrs Loveridge**
(Case Officer: James Moseley - James.Moseley@cornwall.gov.uk)
Amendments to PA22/06966 with addition to approved side extension to form garden storage, attached single storey glazed sun room and extension to existing balcony.
35 Tredova Crescent, Falmouth.

Recommend approval.

- 5. Trescobeas** **PA25/03380** **Katy Senior**
(Case Officer: Mark Webb – Mark.Webb@cornwall.gov.uk)
Non material amendment in relation to Decision Notice PA24/01687 dated 05/07/24 - Alteration to the size and location of the ASHP and bin store enclosures. Alteration to the hip details on the roof. We intend to replace this detail with a leaded hip detail. Confirmation of Facade area to be re-pointed. M and E Roof Cows Indicated on main elevations.
Chi Aberfala, Tregenver Road, Falmouth.

Recommend approval.

TOWN AND COUNTRY PLANNING ACT 1971
FOR SUBMISSION TO THE COUNCIL ON 21st MAY 2025

| Applicant | Works, Location, and App. Number | Decision |
|-------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|
| Mr P Ingram | Use of land for a temporary car park for a period of five years. 8-10 Webber Street, Falmouth. PA24/08926 | Approved* |
| Ms Z Dodd | Proposed loft conversion with front and rear dormers, internal alterations and rear extension. 12 Melvill Crescent, Falmouth. PA25/01802 | Approved* |
| Mr & Mrs Malcolm Weir | This proposal is for a new, 'custom built' dwelling house to replace the existing dwelling house. The proposed design will provide a contemporary, energy efficient, new-build 4-bedroom property to replace the existing 3 bedroom single level house. Trewint, 22 Pennance Road. PA25/01071 | Approved* |
| Robert Tongue | Pre-application advice to demolish modern block work wall, form new stone surrounded parking area and steps, minor internal repairs and alterations. Northfield Cottage, Hulls Lane, Falmouth PA25/00274/PREAPP | Closed – Advice Given |
| Mr David White | Change of use to mixed-use, including retained commercial use and new residential use. 60 Church Street, Falmouth. PA25/00179 | Approved |
| Mr & Mrs Boissier Wyles | 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. PA25/00752 | Withdrawn |
| Mr & Mrs Boissier Wyles | 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. PA25/00753 | Withdrawn |
| Mr J Stone | Proposed 1 st floor extension and cladding to external elevations. 2 Crossways, Falmouth. PA25/01136 | Approved |
| Mr & Mrs Mills | Subdivision of existing dwelling to form two dwellings and associated works, including erection of rear extension and installation of dormer windows. | Approved |

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| | Treworthal, Meadowbank Road, Falmouth. PA25/01137 | |
| Mr Dan Stembridge | Carport with integrated solar panels. Cressy House, 10 Park Terrace, Falmouth. PA25/01332 | Approved |
| Mrs Jones | Conversion of redundant store rooms to form one apartment. Rosemullion, 57 Melvill Road, Falmouth. PA25/01431 | Approved |
| Miles Carden | Replacement of pair of panelled and glazed doors and the glass in the round arched fanlight on the front Arwenanck Street elevation with a single door and clear glass fanlight; and replacement of basement door on the rear elevation on a like for like basis. Falmouth Harbour Commissioners, 44 Arwenack Street, Falmouth. PA25/01464 | Approved |
| Miles Carden | Listed building consent for replacement of pair of panelled and glazed doors and the glass in the round arched fanlight on the front Arwenanck Street elevation with a single door and clear glass fanlight; and replacement of basement door on the rear elevation on a like for like basis. Falmouth Harbour Commissioners, 44 Arwenack Street, Falmouth. PA25/01465 | Approved |
| J Ward | Listed building consent for the rearrangement of the kitchen and downstairs accessible toilet. 3 Tehidy Terrace, Falmouth. PA25/01467 | Approved |
| Mr Ben Brown | Change of use from four self-contained flats to a single dwelling with self-contained annexe. 16A Tredynas Road, Falmouth. PA25/01569 | Approved |
| Mr Adrian Farmer | Prior approval for proposal to turn the first and second floors into a 1 bedroom maisonette flat with access from the ground floor. The existing shop with its shop frontage will be retained. No alterations to the elevations are required. 47 Killigrew Street, Falmouth. PA25/01592 | Prior approval not required |
| Mr Tim Bunhill | First floor extension to enclose an existing terrace. Additional roof windows to the street elevation. Larger windows to the side elevations. Highbury Mews, Florence Terrace, Falmouth. PA25/01798 | Approved |
| Mr Andy Medlin | Submission of details to discharge Condition 4 in respect of Decision Notice PA24/08325 dated 25/02/25. Municipal Building, The Moor, Falmouth. PA25/01988 | Discharged |

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| Mr and Miss Sam, Eilidh Sessions, Bruce | Minor interior alterations and single-storey rear extension 16 Kimberley Park Road, Falmouth. PA25/02012 | Approved |
| Mr Forbes & Mrs Carmichael | Proposed loft conversion with rear and side dormer windows. 25 Penmere Hill, Falmouth. PA25/02137 | Approved |
| Mrs Robin Amanda Creswell | Demolition of side extension and construction of new extension. 25 Old Hill Crescent, Falmouth. PA25/02202 | Approved |
| Mr Phillip Reeve | External alterations to previously approved application for a single story side extension and two story rear extension (PA24/03037). 6 Boscawen Road, Falmouth. PA25/02233 | Approved |
| Dan Hatfield | Submission of details to discharge conditions 3 and 4 in relation to Decision notice PA22/11306 dated 13.11.2024. Falmouth Methodist Church, Killigrew Street, Falmouth. PA25/02648 | Discharged |
| Mr Alec Jordan | Works to trees in a Conservation Area for Yew (T1) - trim sides and top by 200mm, with hedge trimmers. Magnolia (T2) - prune to shape, no more than 500mm reduction. Max. cut diameter 50mm using secateurs and handsaw. Hawthorn (T3) - remove. Tree occupies a very crowded area of the garden. Myrtle (T4) - pollard to 1000mm from ground level. Robinia (T5) - prune to shape, no more than 1000mm reduction of upper branches. 33 Woodlane, Falmouth. PA25/02680 | Decided not to make a TPO (TCA apps) |