



FALMOUTH TOWN COUNCIL

Agenda Planning & Licensing Committee

Date 21/07/2025
Time 18:00 - 19:30
Location Atherton Suite
Chair Alan Jewell
Attendees S Carmichael (Vice Chair), D. Clegg, D. Evans, A. Munden, J. Stowell and J Walkden

Explanation I hereby invite you to attend a meeting of the Planning & Licensing Committee to be held in the Atherton Suite on Monday 21st July 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.

Mark Williams

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 30th June 2025. (1-8).

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. (9-12).

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).

5

Planning Consultation

Government Planning Consultations

To consider consultations issued by the Government on changes to planning to be introduced before reforms to the plan-making system. These include:

- Reform of planning committees
- Speeding up build out of new homes
- Biodiversity net gain

Attached is Cornwall Councils **briefing note on the proposals and how they will affect planning in Cornwall**. The links to the consultation documents are included in Appendix 1 of the briefing note. (attached and in the link). (14-22).

6

Highways / Traffic Management / Road Safety

Pen Bethan, Falmouth - S278 TRO Consultation

Cormac, on behalf of Cornwall Council, is inviting comments on a proposal to introduce new 20mph and 30mph speed limits in Falmouth. The proposed speed limits is part of a S278 Agreement with Cornwall Council and a developer. Highway improvement works have been agreed, associated with the Pen Bethan development on land off Hillhead Road, Falmouth where a new housing estate has been constructed. The opportunity is also being taken to implement 20mph speed limits on other recently constructed residential estates in the area and to introduce a 30mph speed limit on Hill Head, Hillhead Road. Comments on the proposals are to be received no later than 1st August 2025. (23-27).

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

To note road closure on road from Silverdale Road to Swanpool Road via The West Side of Swanpool, Swanpool, Falmouth between 21st and 23rd July 2025 (24 hours) for Kier on behalf of South West Water to carry out works.

To note road closure on Tregenvor Road and Penmere Hill, Falmouth between 24th July and 8th August 2025 (24 hours) for Wales & West Utilities to carry out works.

To note road closure on Market Street, Falmouth between 28th July and 30th July 2025 (19:00 to 07:00 hours) for Nick Bent at AHCS Falmouth Limited to carry out works.

To note road closure on Beacon Street and Killigrew Street, Falmouth on 8th August 2025 (17:00 to 20:00 hours) for the Pink Wig Parade to take place.

To note road closure on Pendennis Road, Gyllyngvase Terrace, Gyllyngvase Hill, Emslie Road, Cliff Road, Gyllyngvase Road, Fenwick Road, Castle Drive, De Pass Road, and Stracey Road, Falmouth on the 13th August 2024 (15:00 to 19:30 hours) for the Red Arrows Aerobatic Display to take place.

To note road closure on Penwerris Lane, Falmouth between 18th and 19th August 2025 (08:30 to 15:30 hours) for Sunbelt Rentals to carry out works.

To note road closure on Grovehill Drive, Falmouth on the 7th September 2025 between 12:00 and 16:00 hours for Big Lunch Falmouth 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. (28-29).

8 Licensing

Street Trading Policy Review:

To consider the attached policy document that has been revised to include various minor amendments and provides clarification to practices and procedures with any changes shown in shaded italic text. (30-50).

Comments to be received by no later than 15th August 2025.

The changes to the policy include the following:

- Clarification regarding Pedlars.
- Update as a result of new legislation for Pavement Licences under the Business and Planning Act 2020.
- Clarification/update to the wording for some of the Policy Exemptions.
- Single use plastics update as a result of new legislation.
- Clarification regarding disposal of business waste.
- Reference to the Council's Healthier Weight Strategy.
- New requirement for applicants to provide DBS basic disclosure as part of application.
- Clarification on when applications are referred to the Street Trading Sub-Committee for determination.
- Clarification regarding the imposition of additional conditions.
- Clarification regarding payment of application fees.
- Condition added that evidence of commercial waste collection must be provided.
- Condition added relating to street cleaning.
- Condition added requiring notification of change of name, address or contact details.
- Condition added requiring notification of convictions etc.

Premises License Applications

The Beach House, Swanpool Road, Falmouth

To consider variation to license for reconfiguration of internal area, addition of awning attached to the main building to include bar serverly and external bar in the lower terrace. The external bar will close no later than 2300 hours and will be supervised at all times. (51-56)

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 30th June 2025 in the Atherton Suite, The Old Post Office, Falmouth at 6 pm.

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

In Attendance: R Thomas (Responsible Finance Officer)
H Attree (Administration Assistant)

Also Attended: Edward Osman (PA25/03637)
Jenna Swanson (PA25/04299)
Mr Richard Liebowitz (PA25/04299)
Tom Rubensson (Kona)
Felicia Sheingold (Harry's Taqueria)

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.

P6357 **APOLOGIES**

None received.

P6358 **INTERESTS AND DISPENSATIONS**

None.

P6359 **MINUTES**

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

RESOLVED that that the minutes of the Planning and
Licensing Committee held on 6th June 2025 be
approved as a correct record of the proceedings and
signed by the Chair.

P6360 **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 Evans, 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 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.

P6361 **APPEAL DECISION**

Installation of an Air Source Heat Pump (planning permission is being sought as the noise level of the heat pump does not meet MCS planning standards), 7 Darwin Drive, Falmouth.
Cornwall Council Decision: Refused.

Members duly noted the Appeal decision.

P6362 **HIGHWAYS/TRAFFIC MANAGEMENT/ROAD SAFETY**

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

Members duly noted scheduled road closures on Stratton Place and Dunstanville Terrace, Falmouth between the 30th June 2025 and 1st July 2025 (24 hours) for Kier on behalf of South West Water to carry out works.

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

Members duly noted scheduled road closures on Market Street, Falmouth between the 28th July 2025 and 30th July 2025 (19:00 hours to 07:00 hours) for AHCS Falmouth Limited to carry out work.

Members duly noted scheduled road closure on Hill Head, Penryn between the 6th August 2025 and 7th August 2025 (08:00 to 18:00 hours) for Manhole repair works to be carried out.

P6363

Highway Dedication of Berkeley Mews, Falmouth

Members noted that Cornwall Council have dedicated the area for use as a footway and verge.

P6364 **COMMENCEMENT OF NEW ACCESS RIGHTS BETWEEN PENZANCE, AND ST MAWES, CORNWALL**

King Charles III England Coast Path (KCIIIIECP) - Commencement of new access rights between Penzance and St Mawes

Members noted the approval of proposals to improve access to the coast between Penzance and St Mawes. Cornwall Council has completed the necessary works to make the route accessible to the public and the new access rights on this stretch of coast commenced on 4th June 2025.

P6365 **DECISION LIST**

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

P6366 **LICENSING**
Street Trading Policy Review

Members duly considered the policy document.

It was proposed by Councillor Jewel, seconded by Councillor Carmichael and

RESOLVED that any reply to the document should be deferred to the next meeting to give councillors time to consider their response.

Premise License Application

Kona, Maritime House, Discovery Quay, Falmouth

Members duly considered the granting of the license for sale of alcohol, regulated entertainment, and late night refreshment. Opening hours Friday to Saturday 0800 to 0130, Sunday 0800 to 2300, Monday to Thursday 0800 to 0030. Live music indoors and outdoors 1200 hours to 2300 hours (no later than 2200 hours if outdoors). Recorded music indoors and outdoors hours to be 1200-0100; 1200-2300 and 1200-0000. NYE until 0200 with no recorded music outside after 2200 hours. Late night refreshments indoors only to 2300 hours. NYE 2300 - 0130 hours. Supply of alcohol 0800-0000 hours; 0800-2300 hours and NYE until 0200 hours.

It was proposed by Councillor Carmichael, seconded by Councillor Munden and

RESOLVED to recommend refusal due to the proposed hours of operation and the impact on the Cumulative Impact Zone. Councillors did note that they would be happy to approve if the hours were reduced.

Harry's Taqueria, 22 Killigrew Street, Falmouth

Members duly consider the granting of the license for alcohol and regulated entertainment. Opening hours Monday to Sunday 1000 hours to 0100 hours.

Live music indoors only 1000 hours to 0000 hours. Recorded music indoors only 1000 hours to 0100 hours. Supply of alcohol 1000 hours to 0100 hours.

It was proposed by Councillor Carmichael, seconded by Councillor Evans and

RESOLVED to recommend refusal due to the proposed hours of operation and the impact on the Cumulative Impact Zone. Councillors did note that they would be happy to approve if the hours were reduced.

P6367 **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 7pm.

Signed: Dated:

APPENDIX I

30TH JUNE 2025

- 1. Trescobeas** **Jessie Hill & Richard Bennedetto**
(Case Officer: Mark Webb – Mark.Webb@cornwall.gov.uk)
New ground floor extensions and loft extension.
8 Penmere Crescent, Falmouth.

Recommend approval.
- 2. Arwenack** **Barnaby LeBeau**
(Case Officer: Abbie Franklin – Abbie.Franklin@cornwall.gov.uk)
Advertisement consent for 1 x Non Illuminated Fascia and 1 x Non Illuminated Projecting Sign.
17-18 Market Street, Falmouth.

Recommend approval.
- 3. Boslowick** **Paul Ensom**
(Case Officer: Chloe Britten – Chloe.Britten@cornwall.gov.uk)
Works to a tree subject to a Tree Preservation Order for Monterey Pine (T1) - remove 3x large limbs from S/SE aspect; remove 3x small limbs from W aspect; further minor reduction pruning to address any newly exposed material after limb removal; also, to remove partially failed material and large diameter deadwood throughout crown (please see accompanying photos). Works intended to reduce the risk of failure of material which could strike dwelling (a large limb failed during winter storms).
Penrose, Swanpool, Falmouth.

Recommend approval as the Monterey is mature and has lost a large limb already and given the proximity to the house and that Montereys do tend to fall apart from the bottom and along with the additional exposure the removal of the further limbs are acceptable.
- 4. Arwenack** **Mr Fergus Stewart**
(Case Officer: Abbie Franklin – Abbie.Franklin@cornwall.gov.uk)
Works to Trees within a Conservation Area (TCA) – T1 Cordyline – Tree is in decline. Fell and replace with appropriate shrub. T2 – Pittosporum – Overgrown shrub damaging stone wall. Fell and replace with appropriate shrub.
27 Avenue Road, Falmouth.

For Information Only.

5. **Boslowick** [PA25/04350](#) **Mr David Hill**
(Case Officer: Mark Webb – Mark.Webb@cornwall.gov.uk)

Works to Tree covered by a Tree Preservation Order (TPO) - Monkey Puzzle Tree
- Remove

Penmere Farm. Mongleath Road, Falmouth

Recommend refusal as the Monkey Puzzle Tree is subject to a TPO and is a fine semi-mature tree with a reasonable distance from any property. The removal of lower branches from the tree to over head height is considered an acceptable approach.

6. **Arwenack** [PA25/04360](#) **Mrs Simmons**
(Case Officer: Abbie Franklin – Abbie.Franklin@cornwall.gov.uk)

Works to a tree subject to a Tree Preservation Order for Holm Oak - pollard tree as outlined in attached photo. Tree is dominating small domestic garden and bungalow and there is concern of failure with a number of recent tree failures at nearby/neighbouring properties. Due to proximity to property, more frequent storms and high winds, and a history of fallen trees in the area it is proposed to manage with a much smaller canopy to reduce exposure and risk of failure.

16 De Pass Gardens, Falmouth

Recommend refusal as the Holm Oak is protected by a TPO and the tree is in good health and has significant amenity value.

7. **Penwerris** [PA25/04385](#) **Mr John Gleadowe**
(Case Officer: Abbie Franklin – Abbie.Franklin@cornwall.gov.uk)

Proposed alterations to dormers, new sliding doors and replacement windows.

10 Mulberry Quay Market Strand Falmouth Cornwall

Recommend approval.

APPENDIX II

1. **Arwenack** **PA25/03637** **Edward Osman**
(Case Officer: Marc Delpeche – Marc.Delpeche@cornwall.gov.uk)

Application for lawful development certificate for continue existing use of HMO at
23-25 Avenue Road, Falmouth.

23, 24 and 25 Avenue Road, Falmouth.

Noted by Falmouth Town Council

2. **Penwerris** **PA25/03779** **Mr and Mrs Woods**
(Case Officer: Chloe Britten – Chloe.Britten@cornwall.gov.uk)

Construction of garage/workshop and garden store.

8 Erisey Terrace, Falmouth.

Recommend Approval

3. **Penwerris** **PA25/04299** **Mr Richard Liebowitz**
(Case Officer: Mark Webb – Mark.Webb@cornwall.gov.uk)

Proposed construction of loft conversion with raised ridge height, dormer window
additions to front and rear of property, replacement roof and associated works
(amended scheme PA24/09593)

13 Erisey Terrace Falmouth Cornwall TR11 2AP

Recommend approval and the council noted it would like to see the solar panels
reinstated from the previous application (PA24/09593).

TOWN AND COUNTRY PLANNING ACT 1971
FOR SUBMISSION TO THE COUNCIL ON 30th JUNE 2025

Applicant	Works, Location, and App. Number	Decision
Mr Dey	Proposed single storey rear extension, enlargement of front dormer window and replace window with bi-fold doors. 2 Tredyson Place, Falmouth. PA25/02254	Approved*
Mr Spencer Smith	Change of use from sui generis (pub) to B2 (general industrial) use. Jacobs Ladder Inn, 1-2 Chapel Terrace, Vernon Place, Falmouth. PA25/01525	Approved
Ms Angela Hatherell	Extension of downstairs bathroom/utility room, addition of upstairs bathroom, replacement of existing flat roof with pitched roof, addition of rooflight and solar panels. 6 Penwerris Terrace, Falmouth. PA25/02086	Approved
Mr and Mrs Hewitt	Proposed loft conversion and front and rear extensions. Trevalsa, 5 Madeira Walk, Falmouth. PA25/02595	Approved
Mr Jeremy Dunn	Submission of details to discharge condition 6 in relation to Decision notice PA23/04353 dated 31.07.2023. Northbrook House, 66 Melvill Road, Falmouth. PA25/02897	S52/S106 and discharge of condition apps
Mr M Fitzgerald	Proposed new window openings and internal alterations 14 Janes Court, Packet Quays, Falmouth. PA25/03089	Approved
Katy Senior	Non material amendment in relation to decision notice PA24/01687 dated 05/07024. Alteration to the size and location of the ASHP and bin store enclosure. Alteration to the hip details on the roof, replace with a leaded hip detail. Confirmation of façade area to be repointed. Chi Aberfala, Tregenver Road, Falmouth, PA25/03380	Approved

APPLICATION FOR CONSIDERATION

AT MEETING

21ST JULY 2025

APPENDIX I

21ST JULY 2025

- 1. Arwenack** **PA25/03204** **Mr Philip Wilkinson**
(Case Officer: Chloe Britten – Chloe.Britten@cornwall.gov.uk)
Retrospective removal of chimney stack and re-roofing of that part of the roof to match remainder.
53 Swanpool Street, Falmouth.

Recommend Approval
- 2. Boslowick** **PA25/03998** **Mr Ian Henry**
(Case Officer: Abbie Franklin – Abbie.Franklin@cornwall.gov.uk)
Works to Trees covered by a Tree Preservation Order (TPO) - T20 - Sycamore - Crown lifting to 5 metres above ground level on West side. Holly Tree - Removal.
Tremorvah Court, Swanpool, Falmouth.

Recommend Approval.
- 3. Arwenack** **PA25/04346** **Mr Paul Day**
(Case Officer: Mark Webb – Mark.Webb@cornwall.gov.uk)
Proposed single storey side extension and extension of existing terrace
1 Tresahar Road, Falmouth.

Recommend Approval
- 4. Arwenack** **PA25/04432** **Mr Daniel Lea**
(Case Officer: Chloe Britten – Chloe.Britten@cornwall.gov.uk)
Works to a tree in a Conservation Area for Ash - remove. Tree is overhanging Sports Hub and has significant dieback and conks. Works proposed to prevent the high risk of tree falling on roof, path or members of the club.
Falmouth Sports Club, Western Terrace, Falmouth.

For Information Only.

5. **Penwerris** **PA25/04470** **Doust**
(Case Officer: Marc Delpeche)
Application for a Lawful Development Certificate for Existing Use; use of property as small houses in multiple occupation (use class C4).
21 Western Terrace, Falmouth.
- The Council has no evidence to dispute the information.
6. **Arwenack** **PA25/04627** **Amelia Hornblow & Steven Puente**
(Case Officer: Chloe Britten – Chloe.Britten@cornwall.gov.uk)
Replacement front porch and other minor alterations.
15 Castle Drive, Falmouth.
- Recommend Approval
7. **Arwenack** **PA25/04656** **Mr Andrew Cracknell**
(Case Officer: Mark Webb – Mark.Webb@cornwall.gov.uk)
Change of use from Guest house to residential dwelling. No proposed development.
Falmouth Bay, 8 Pennance Road, Falmouth.
- Recommend Approval
8. **Penwerris** **PA25/04780** **Alison Comber**
(Case Officer: Helen Trebilcock – Helen.Trebilcock@cornwall.gov.uk)
Addition of a balcony and forming two access doors
2 Jago's Slip, Packet Quays, Falmouth.
- Recommend approval.
9. **Arwenack** **PA25/04806** **Specsavers Optical Stores UK**
(Case Officer: Helen Trebilcock – Helen.Trebilcock@cornwall.gov.uk)
Advertisement consent for Proposed X3 Fascia panels and X1 hanging sign to shopfront elevations.
Specsavers 28A Market Street, Falmouth.
- Recommend Approval

10. Boslowick

PA25/04814

Lang Llewellyn & Co

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

Works to trees subject to a Tree Preservation Order (TPO), works include Felling of large multi stemmed sycamore tree on hedge line which borders no 40 Bosmear road. Stump to be plugged to prevent re growth and to prevent inevitable further damage. There are no notable defects within the tree itself other than an inclusion at the base of the tree which could cause a failure in the future. Proposing to replant with 2 sessile oak trees. Minimal crown raising to group of sycamore trees 2.4m Felling of 2 ash trees and 1 dead pine tree. These trees are too young to be covered by the TPO but will be replaced with 3 Betula Jacquemontii. Pendennis Court, Falmouth Business Park, Bickland Water Road, Falmouth.

Recommend approval as all the trees are in poor condition (dying) except the Sycamore which although looks healthy it in fact has a hollow base and this is very likely to lead to stems failing.

11. Arwenack

PA25/04820

Mr Peter Hocking

(Case Officer: Abbie Franklin – Abbie.Franklin@cornwall.gov.uk)

Works to Tree(s) within a Conservation Area (TCA) fell Leyland Cypress located in the centre of the property rear garden.
16 Spennen Wyn Road, Falmouth.

For Information Only.

APPENDIX II

- 1. Penwerris** **PA25/04262** **Tagell, Rowe**
(Case Officer: Helen Trebilcock – Helen.Trebilcock@cornwall.gov.uk)
Proposed replacement self build dwelling and garage.
31 North Parade, Falmouth.
- 2. Arwenack** **PA25/04746** **Mr J Pledger**
(Case Officer: Mark Webb – Mark.Webb@cornwall.gov.uk)
Proposed first floor extension and alterations to existing dwelling.
12 St Anthony Way, Falmouth.
- 3. Penwerris** **PA25/04840** **Mr and Mrs Chris and Lucy Stamp**
(Case Officer: Mark Webb– Mark.Webb@cornwall.gov.uk)
Alterations and extension to Grade II listed house including construction of rear garage and ancillary home office outbuilding.
4 Tehidy Terrace, Falmouth.
- 4. Penwerris** **PA25/04841** **Mr and Mrs Chris and Lucy Stamp**
(Case Officer: Mark Webb– Mark.Webb@cornwall.gov.uk)
Listed Building Consent for alterations and extension to Grade II listed house including construction of rear garage and ancillary home office outbuilding.
4 Tehidy Terrace, Falmouth

Government Planning Consultations and Working papers

There have been a series of five documents published over the last week by Government. Some are badged as consultations and some are called working papers, but they amount to the same thing practically in terms of giving an indication of the government's direction of travel, with an opportunity for us to comment or prepare for any potential changes.

Most of them inter-relate to each other. The very highest-level summary is that the proposals include reducing the scope of applications that can be determined by committees and introduce a new category of medium developments (between 10 and 50 houses) instead of the current distinction between minor and major applications at 10 homes. This new category links across to proposed reduced requirements for biodiversity net gain on minor and (the new) medium category sites. There are further proposals around sanctions for developers that don't build out consented sites.

We also expect further changes to the National Planning Policy Framework in the summer following the publication of national development management policies, which we anticipate to potentially narrow its scope to focus more on rules and expectations around the preparation of local plans.

Take aways:

- **The Government are proposing what would be significant changes to the types of schemes that are allowed to go to committee, meaning that all minor applications i.e. for less than 9 dwellings would not go to committee. For context, in 2024:**
 - **Our delegation rates were approximately 98%**
 - **95% of our decisions in that period were aligned with Town or Parish Council views**
 - **155 major applications were validated by the Council**
 - **105 applications went to committee, and 22 of these were majors.**
- **r applications to committee we would need to consider the number of planning committees that are required. However, this is still only a consultation and will take some time to come into force if enacted so we should respond and prepare but also acknowledge that the current regime will apply for much of the coming year.**
- **The Government are proposing new categories of development sizes by changing the current minor/major delineation of 10 homes or more to a minor/medium/major delineation of 9 or less/10 – 49/and 50 or more. This is generally felt to make sense but has implications related to the changes to committee thresholds and also Biodiversity Net Gain (BNG) requirements.**

We will engage with colleagues and members in order to draft responses. Relevant links to documents can be found at the end of this document in Appendix 1.

The proposals:

Planning committees

The [Planning and Infrastructure Bill](#) included:

- a new power for the Secretary of State to set out which planning functions should be delegated to planning officers for a decision and which should instead go to a planning committee or sub-committee;
- a new power for the Secretary of State to control the size and composition of planning committees; and
- a new requirement for members of planning committees to be trained, and certified, in key elements of planning.

This is the latest in a series of reports and consultations on committee structures. These proposals link to the work on reforming site thresholds because of the introduction of the new medium category of development for sites between 10 and 50 homes.

The detailed proposals can be summarised as:

- Tier A proposals (minor sites – less than 9 dwellings and minor issues etc) would have to be delegated and cannot be taken to committee.
- Tier B (those not in tier A, or any application for planning permission where the applicant is the local authority, a councillor or officer, Section 73 applications to vary conditions and Review of mineral planning conditions). Tier B applications will normally expected to be delegated unless the Chief Planner and Chair of Committee agree it should go to Committee based on a gateway test
- A member will need to have some form of training certification before they make committee decisions.
- The maximum size of a planning committee is to be 11 members.

The key implications of the proposals:

- Minor (tier A) applications (anything less than 9 homes) **cannot** go to committee
- the presumption is that majors would not go to committee but that would be subject to a gateway test with the chair of committee and the Chief Planning Officer.
- It would further reduce the numbers of applications going to our committees.

The Government suggest that one intended consequence is that it will free up capacity for members to focus on policy setting.

Reforming site thresholds

This paper explores the idea of creating a new category of medium residential development which could cover developments between 10 and 50 dwellings. The stated aim is to remove and streamline requirements on small and medium sites and strengthen requirements on major sites. This is aiming to ensure that planning is targeted and proportionate and helps small and medium enterprise builders (SMEs) to deliver homes. This recognises the contribution SMEs can make to meeting housing need by delivering large numbers of smaller sites (which are often less than 50 houses). However, the number of SMEs active in construction have been in decline for some time and the planning system has been cited as one area that stifles the growth of the sector, through uncertainty and timescales associated with securing contributions (including the BNG small sites requirement – the subject of another of this set of consultation documents), increased complexity and delivery costs of developing small sites.

In order to broaden choice, the current minor and major categories would be amended to form three new planning thresholds. Each would have a different approach to the provision of infrastructure, financial contributions etc.

The new thresholds are proposed as:

- – less than 0.1 ha
- **minor** – will be taken to be anything which does not fall within either medium or major definitions (i.e. sites under 10 dwellings or less than 0.5ha if no number is known)
- **medium** – where the number of dwellings to be provided is between 10 and 49; and the site is less than 1 hectare (and if there is no known number of dwellings, the site is between 0.5 and 1 hectares)
- **major** – where the number of dwellings to be provided is 50 or more or the site is more than 1 hectare

This is summarised in the following table:

	Determination Period (weeks)	Affordable housing required?	Building safety levy?	Delegated Decision?	BNG required?	Reduced validation?
Small	8	No ¹	No	Yes	No ²	yes
Medium	13	Yes	No ³	Yes ⁴	simplified	minimised
Major	13	Yes	Yes	Yes ⁴	Yes	streamlined

¹ Except for Designated Rural Area applications that would continue to make a contribution in lieu of affordable housing provision on site

² to be subject to consultation later this year

³ Subject to a separate consultation

⁴ Delegation of some medium and major development types subject to separate consultation

The proposals also include:

- Minimising validation and statutory information requirements to simplify and reduce the paperwork involved in making a planning application.
- Increased scope for ‘permission in principle’ applications, including in the 10 – 50 dwellings category.
- A range of options are also set out for setting a threshold of development size where mixed tenure development is required as it should apply to help improve build out and sale times.
- More land and financing options for SMEs: Homes England will release more of its land exclusively to SMEs, and a new National Housing Delivery Fund to be confirmed at the spending review will support long-term finance options, such as revolving credit facilities and lending alliances.
- A new pilot to unlock small sites for SMEs: the Small Sites Aggregator will bring together small brownfield sites that would otherwise not have been developed, and attract private investment to build new social rent homes and address temporary accommodation challenges. Building on a model developed by Lloyds Banking Group’s Social Housing Initiative, the Small Sites Aggregator will be trialled this year with input from Bristol, Sheffield and the London Borough of Lewisham and with the support of their regional authorities. This will help tackle the housing shortage, address unviable small plots of land, and create local jobs supporting the government’s Plan for Change.

Biodiversity Net Gain changes

Minor development classes became subject to BNG requirements from 2nd April 2024. This has presented reported challenges to minor developments of:

- increased costs and/or time from additional steps in the planning process.
- increased costs from delivering habitat enhancements where sites may be more constrained so opportunities for onsite BNG may be limited, impacting viability.
- developing knowledge and expertise amongst developers, ecologists and local planning authorities.

The deadline for the consultation response is 24th July 2025 and we will prepare a draft response for consideration in advance of that date.

A number of options are set out for potentially resolving issues that arise from current exemptions, including:

Options to amend exemptions from BNG on small sites:

- Option 1 - Removing the existing exemptions for self and custom build development and replacing it with an exemption for all single dwellings;

- Option 2 – Amending the scale of development that falls below the ‘de minimis’ threshold. This tests options for a higher de minimis threshold so more minor development would be exempt in practice (recognising that very small scales of development struggle to make adequate BNG provision on such small sites); or
- Option 3 - A full exemption for all minor developments , which would remove the existing exemption for self and custom build development. The ‘de minimis’ exemption (potentially with a higher threshold) would remain to capture other developments which have no or little impact on habitats.
- A partial exemption would apply to development within all parks, public gardens, playing fields and sporting grounds provided there is no substantive change to the existing use of land (for example that it remains a playfield or sports pitch).
- Development whose sole or primary objective is to conserve or enhance biodiversity would be exempted.

Further changes to the small sites metric to simplify its use and improve clarity of how BNG should be calculated and reported. These changes include:

- Extending its use to cover the new medium scale development class.
- Removal of the trading rules to help provide flexibility of how habitat is created
- Allowing small sites to utilise off-site BNG provision recognising that it may be difficult to provide effective spaces on small sites.
- Simplifying and amalgamating small site habitats to make it simpler to use and more widely understood.

The government is also working on standardised digital metrics and tools to ensure consistency in how BNG is measured. Additional support proposed includes training, digital tools, and funding support.

Biodiversity Net Gain and Nationally Significant Infrastructure Projects

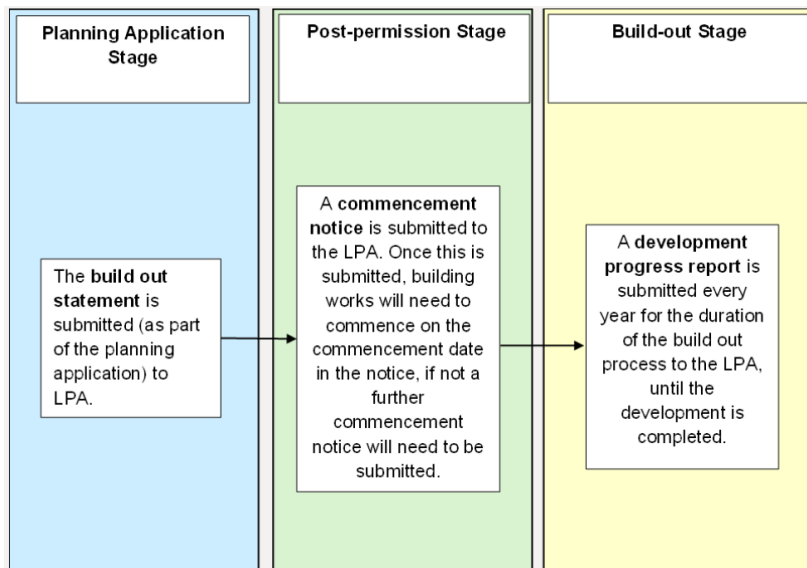
There is a further paper on BNG requirements in relation to Nationally Significant Infrastructure Projects (NSIPs). The proposal is that from May 2026, BNG will be applied to NSIPs such as large transport and energy projects. Whilst these sorts of applications are very rare in Cornwall and we do not intend to respond formally to the paper, the Cornish Lithium proposals have been registered as an NSIP.

Speeding up build out

There are currently over 26,000 units with consent which are not built in Cornwall – and approx. 10% of these are in construction at present. This is frustrating but also important to see in the context of annual targets of 4,421 homes per year, and the practical lead in times to development after grant of consent which are often 1 to 2 years on anything other than the smallest sites.

New powers would be introduced to force developers to commit to delivery timeframes before being given permission. These proposed powers include a requirement for developers of sites of more than 50 homes to inform the Local Planning Authority that they have commenced and to report on annual building progress against meeting their target build rate. Failure to do so could result in completion notices, a 'delayed homes penalty', refusal to accept further planning applications or exceptionally compulsory purchase of sites.

The proposed process is illustrated in this diagram:



More detailed proposals set out lessons on making homes easier to build out, encourage a range of types and tenures of housing, increase affordable housing in schemes of more than 2,000 homes (rare in Cornwall) and build out by small and medium enterprise.

Slow build out is of great frustration to communities that rightly expect homes, infrastructure and services that have been promised as part of a planning approval to be delivered as quickly as possible. Developers are responsive to commercial incentives and

economic environment. But there are a number of reasons that sites are not brought forward and these include contractual reasons, problems in discharging conditions or legal agreements, viability or due to ability of the local market to absorb additional new housing.

Whilst punitive measures against developers have caught the headlines, there are a number of different measures proposed by Government to ensure that consented schemes are delivered. There are a relatively small number of truly 'stalled' sites in Cornwall and we already work to unblock their delivery wherever possible, including the use of accelerator funding from Government. Further measures and funding to assist in unlocking delivery would be welcomed.

Improving transparency and securing delivery

- More land and financing options for SMEs: Homes England will release more of its land exclusively to SMEs, and a new National Housing Delivery Fund to be confirmed at the spending review will support long-term finance options, such as revolving credit facilities and lending alliances.
- A new pilot to unlock small sites for SMEs: the Small Sites Aggregator will bring together small brownfield sites that would otherwise not have been developed, and attract private investment to build new social rent homes and address temporary accommodation challenges. Building on a model developed by Lloyds Banking Group's Social Housing Initiative, the Small Sites Aggregator will be trialled this year with input from Bristol, Sheffield and the London Borough of Lewisham and with the support of their regional authorities. This will help tackle the housing shortage, address unviable small plots of land, and create local jobs supporting the government's Plan for Change. This appears to be linked to a scheme in Bristol but there is little detail at this stage.
- Separately to the technical consultation, the associated working paper includes proposals to rescind applications or permit the compulsory acquisition of sites if not built out. Whilst we welcome the intent of this, the compulsory acquisition of sites is likely to require significant financial resource to see through in terms of the site costs themselves, but also the legal and professional fees involved, and the ability to cash flow onward delivery or find alternative developers so is likely to be used only in extremis.

Planning and Housing Service

June 2025

Appendix 1

The consultations and related papers (and links)

Planning Committees:

- Reform of planning committees (technical consultation):
<https://www.gov.uk/government/consultations/reform-of-planning-committees-technical-consultation>

Planning Reform Working papers:

- Speeding up build out: <https://www.gov.uk/government/publications/planning-reform-working-paper-speeding-up-build-out> (which sets out the Government's overall strategy) and the associated technical consultation on increasing transparency:
<https://www.gov.uk/government/consultations/implementing-measures-to-improve-build-out-transparency-technical-consultation>
- Reforming site thresholds: <https://www.gov.uk/government/publications/planning-reform-working-paper-reforming-site-thresholds>

Biodiversity net gain

- Improving the implementation of BNG for minor, medium and brownfield development: <https://www.gov.uk/government/consultations/improving-the-implementation-of-biodiversity-net-gain-for-minor-medium-and-brownfield-development>
- BNG for NSIPs: <https://www.gov.uk/government/consultations/biodiversity-net-gain-for-nationally-significant-infrastructure-projects>

Other:

- Major reservoirs programme (not Cornwall): [Government steps in to build first major reservoirs in 30 years - GOV.UK](#)
- [Improving flood resilience in Mousehole - GOV.UK](#) – we are already involved in this to facilitate planning consent for related matters.

Document	Type of response	Deadline
Reform of planning committees	Technical consultation	27 th July 2025
Speeding up build out	Working paper	7 th July 2025
Improving transparency	Technical consultation	7 th July 2025
Site thresholds	Working paper	9 th July 2025
BNG changes related to site size	Consultation	24 th July 2025
BNG changes related to NSIPs	Consultation	24 th July 2025

**The County of Cornwall (Infra25-075) (Falmouth) (Various Streets)
(Speed Limit) (Revocation, Consolidation and Amendment) Order 2025**

NOTICE IS HEREBY GIVEN that Cornwall Council proposes to make the above Order to regulate traffic in Falmouth. The effect is to introduce 20mph and 30mph speed limits along the lengths of road described below.

Copies of the Order and other relevant documents are available for public inspection during normal office hours at Reception, New County Hall, Treyew Road, Truro, TR1 3AY. Alternatively, please telephone 01872 327250 or email traffic@cormacltd.co.uk to obtain further information. Please quote reference **Infra25-075** on all correspondence.

Comments of support, objections or any other representations, must be sent in writing, with objections specifying the grounds on which they are made, to Cormac Solutions Ltd, Infrastructure Design Group, Radnor Road, Scorrier, Redruth, TR16 5EH. Any representations must be received no later than the **1st August 2025**.

We value your privacy. To find out how we use the data you provide, please visit www.corservltd.co.uk/privacy-and-cookie-policy.

FALMOUTH

20mph Speed Limit

Bishops Way; Budock Road; Hyns An Kolji; Kew Aberfala; Kew Kekulyek; Long Meadow Lane; Park Penndinas; Rew Arwynnek; Rosva Greun; Stabllys An Nans.

30mph Speed Limit

Hill Head; Hillhead Road.

My ref: Infra25-075
Date: 10th July 2025

Dear Sir/Madam

Pen Bethan, Falmouth - S278 TRO

Cormac, on behalf of Cornwall Council, is inviting comments on a proposal to introduce new 20mph and 30mph speed limits in Falmouth.

The proposed speed limits is part of a S278 Agreement with Cornwall Council and a developer. Highway improvement works have been agreed, associated with the Pen Bethan development on land off Hillhead Road, Falmouth where a new housing estate has been constructed. The opportunity is also being taken to implement 20mph speed limits on other recently constructed residential estates in the area.

The highway improvement works include street lighting to encompass the new development and changes to the 30mph speed limit extents in the area where the new estate links into the existing highway.

Setting 20mph speed limits in the housing developments will help to protect children, pedestrians, and cyclists by making the streets safer and reducing the chance of serious accidents.

It is considered that the speed reduction proposed will contribute towards improving road safety for vulnerable road users and traffic using these roads.

If you have any comments to make on the proposals, I would be grateful to receive them no later than:

1st August 2025

To respond to this consultation, you can either:

1. Use Cornwall Council's Let's Talk site, an on-line facility for viewing and responding to Council consultations. This can be accessed by visiting <https://letstalk.cornwall.gov.uk/transport>.
2. E-mail traffic@cormacltd.co.uk, quoting the scheme name and reference, and indicating your support or objection to the proposals.
3. Respond in writing using the attached Consultation Response Form, indicating your support or objection to the proposals. Please return the form to the address shown at the foot of it.

If you wish to discuss any aspect of this scheme, please do not hesitate to contact me.

Yours sincerely

Jim Holt
Engineer
Infrastructure Design
Tel: 01872 327250
Email: traffic@cormacltd.co.uk

Infrastructure Design Consultation Response Form

Scheme Name: Pen Bethan, Falmouth - S278 TRO
Scheme Reference: Infra25-075
Designer Name: Jim Holt
Start of Consultation: 10/07/2025
End of Consultation: 01/08/2025

Title: Mr ☐ Mrs ☐ Miss ☐ Ms ☐ Other ☐

Name:

Please print in block capitals

Organisation:

Address:

Postcode:

E-mail:

Date:

..... / /
DD MM YYYY

What is your view on this scheme?

1. (please tick one)

Support ☐

Object ☐

2. Please use the box below to provide any comments you have with regards to this scheme. If you wish to object to the proposal, you **must** state your reasons for doing so.

Please continue overleaf if necessary

Please return this form to:

Infrastructure Design Western Group Centre,
Radnor Road, Scorrier, Redruth TR16 5EH
traffic@cormacltd.co.uk

Privacy Information

Cormac collects personal information from you when you register a consultation response. We will use this information to assist in collating feedback and to respond to you if we require clarification or further information on the response you have provided. The secure management of your information is very important to us and work has been undertaken to ensure that the Company is GDPR compliant.

If you choose not to provide your address with your response or withdraw your personal information before completion of the scheme, we regret that we may be unable to consider your response in regard to a particular aspect of it. Nonetheless, any points made will still be considered as general comments.

You can find out more information about how your information is used, how we maintain the security of your data and your rights in regard to the information we hold about you on our website: <https://www.corservltd.co.uk/privacy-and-cookie-policy/>

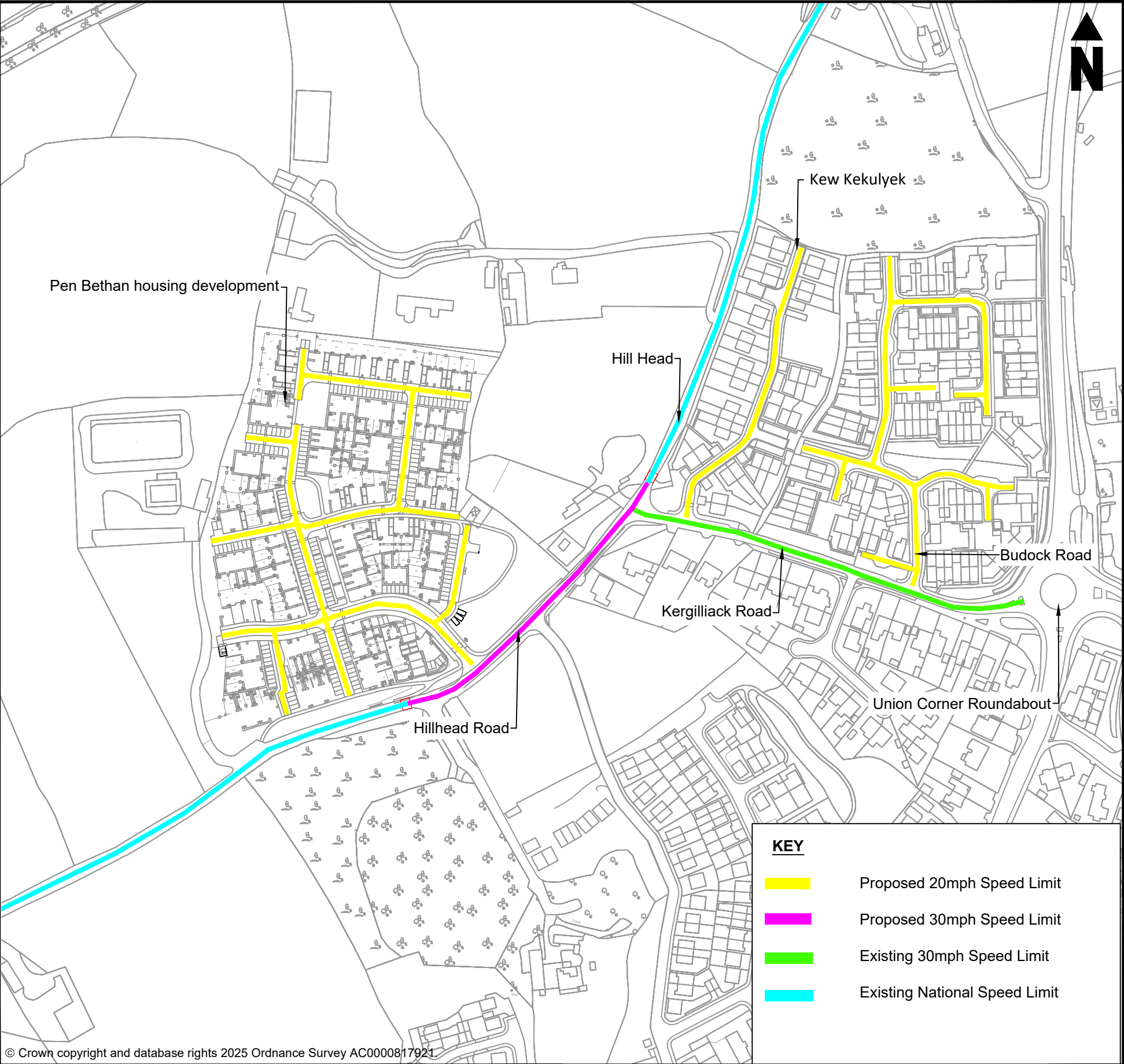
If you have any other queries regarding the use of your data, you can contact the Data Protection Officer at Corserv Solutions Ltd, Western Group Centre, Radnor Road, Scorrier, Redruth TR16 5EH or phone 01872 323 313.

PROPOSAL



CORMAC Consultancy,
on behalf of Cornwall Council, is inviting comment on the following proposal
Infra25-075 Pen Bethan, Falmouth S278 TRO
20mph & 30mph Speed Limits

Date	Originator	Document ref.
25/06/25	SDR	Infra25-075 SN01




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To respond, please send any comments or objections, specifying the grounds on which they are made, via email or in writing to:
**Infrastructure Design Group, CORMAC Consultancy,
Radnor Road, Scorrier, Redruth, TR16 5EH.**

Alternatively, please scan the **QR Code** to respond online via Let's Talk Cornwall:

<https://letstalk.cornwall.gov.uk/transport>

To arrive no later than: 01/08/2025



"QR Code" is a registered trademark of DENSO WAVE INCORPORATED.

Copies of the draft proposals and plans are available for public inspection during normal office hours at:

New County Hall, Treyew Road, Truro TR1 3AY

Please contact us using the details below to obtain further information.

Telephone: **01872 327 250**
Email: **traffic@cormacltd.co.uk**

Please quote reference: Infra25-075 SN01

TOWN AND COUNTRY PLANNING ACT 1971
FOR SUBMISSION TO THE COUNCIL ON 21ST JULY 2025

Applicant	Works, Location, and App. Number	Decision
Mr Dey	Proposed single storey rear extension, enlargement of front dormer window and replace window with bi-fold doors. 2 Tredyson Place, Falmouth. PA25/02254	Approved*
Clare Leather	Pre-application advice for landscaping to the rear of the property with alterations to allow for vehicle gates. 8A Cambridge Place, Falmouth. PA25/00253/PREAPP	Closed – Advice Given
Chris and Lucy Stamp	Pre-application advice for alterations and possible extension to grade II listed building. 4 Tehidy Terrace, Falmouth. PA25/00314/PREAPP	Advice Given
George Fazekas	Pre-application advice for conversion of garage, at the rear of the property to 1-2 bedroom annexe. 4 Ponsharen Cottages, North Parade, Falmouth. PA25/00529/PREAPP	Closed – Advice Given
Mr Anthony McGarr	Part-Retrospective Exception Notice to remove all Bay and Holly Trees along South boundary wall of 6 Florence Terrace, boundary wall has been affected/pushed out by tree trunks/roots (works already part commenced). 6 Florence Terrace, Falmouth. PA25/00626/PREAPP	Closed – Advice Given
Diane Hurst	Listed Building Consent: The proposed works include the demolition and reconstruction of the front façade of the building on account of structural deterioration. Quay House, 36 Arwenack Street, Falmouth. PA24/09086	Approved
Ms Eve Somerville	Proposal for 36 residential dwellings to be developed, of which 13 will be affordable with associated infrastructure and public open space without compliance with condition 2 of decision notice PA22/09186 dated 08.02.2022. Phase 4, Eve Parc, Falmouth. PA25/02062	Approved
Mr and Mrs Hewitt	Proposed loft conversion and front and rear extensions. Trevalsa, 5 Maderia Walk, Falmouth. PA25/02595	Approved
Mrs Laura Talbot	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. PA25/02640	Approved
Mr K Hooper and Mr S Litster	Listed Building Consent for a proposed replacement roof, re-build chimney, replacement windows and internal works. 11 Florence Place, Falmouth. PA25/02773	Approved
Mrs Jenifer Hall	New larger replacement front porch and replacement roof. 14 Kelley Road, Falmouth. PA25/02997	Approved

Mr Fisher	Application for a Lawful Development Certificate or alteration to the existing hipped roof under permitted development to form side gable end and rear dormer. 5 Polwithen Road, Falmouth. PA25/03069	Granted
Mr M Fitzgerald	Proposed new windows openings and internal alterations. 14 Janes Court, Packet Quays, Falmouth. PA25/03089	Approved
Mr and Mrs Loveridge	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. PA25/03197	Approved
Katy Senior	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, Tregenvor Road, Falmouth. PA25/03380	Approved
Miles Carden	Submission of details to discharge condition 3 in relation to Decision notice PA25/01465 dated 24.04.2025. Falmouth Harbour Commissioners, 44 Arwenack Street, Falmouth. PA25/03402	Discharged
Mrs Vicki Ferguson	Works to trees within a Conservation Area – removal of Bay tree. Kaduna, Gyllyngvase Hill, Falmouth. PA25/03566	Decided not to make a TPO
Mrs Bridget Kramer	Application for tree works in a Tree Preservation Order (TPO): Reduce and reshape a Yew tree. 15 Woodlane, Falmouth. PA25/03598	Approved
Marine Management Organisation	Marine Management Organisation (MMO) consultation – MLA/2025/00240, Falmouth Seagrass Restoration Project. Castle Beach, Cliff Road, Falmouth. PA25/04934	Closed – Advice Given
Marine Management Organisation	Marine Management Organisation (MMO) – MLS/2025/00216, SeaThor CableSpring FLOWB – FaBTest testing. Castle Beach, Cliff Road, Falmouth. PA25/05046	Closed – Advice Given



Street Trading

REVIEW of Statement of Practices, Procedures & Policy

Licensing Service
Public Protection

Current document status

Version	1.0	Approving body	Cornwall Council
Date	May 2025	Date of formal approval	
Responsible officer	Julie Flower Principal Licensing Practitioner (Policy)	Review date	2025
Location	https://www.cornwall.gov.uk/business-trading-and-licences/licences-and-street-trading/street-trading-licence/		

Version history

Date	Version	Author/Editor	Comments
21 January 2020	0.9	Julie Flower	Approved by Cornwall Council
May 2025	1.0	Julie Flower	Draft revised policy for consideration by Licensing Act Committee on 5 June 2025 prior to public consultation

Document retention

Document retention period	6 years.
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Pre-Application Advice & Application Assistance

Take the headache out of your licensing applications with our NEW services

Cornwall Council's Licensing Team offer services to support street trading enquiries and applications.

Our aim is to assist you to ensure you only apply for the licences you need and to help mitigate any problems which may arise during the application process.

What service is provided with the PRE-APPLICATION ADVICE?

- ❖ We will provide advice so that you can determine which licence(s), if any, are required.
- ❖ We will provide advice to ensure you apply for the correct licence tailored to the needs of your business.
- ❖ We will provide advice on supplying the necessary information to accompany an application.

What service is provided with the APPLICATION ASSISTANCE?

- ❖ We will assist you with completion of the application forms.
- ❖ We will assist you with supplying the necessary information to accompany your application.

What are the benefits to you?

- ✓ **Save time:** applications can be delayed due to basic errors - avoid these delays by using our services.
- ✓ **Save money:** we will help ensure the process runs smoothly and we will consult with the relevant authorities as soon as your application is correctly completed.
- ✓ **Give peace of mind:** we will make sure your application is correctly completed, that you only apply for what you need and ensure your licence is fit for purpose.
- ✓ **Secure:** we will ensure your application is electronically submitted.

How much does it cost?

The fixed fees for this quality service include VAT, cover the cost of administration, delivery of the service and are not for profit:-

Pre-Application Advice	£60
Application Assistance	£55

Payment for [business regulatory support services](#) is in addition to any relevant application fee (see page 21 for further information relating to fees).

Cornwall Council's Public Protection Service operate impartially and free from conflicts of interest. Businesses should be aware that it may be possible to obtain the same services as those offered by Cornwall Council Public Protection Service elsewhere. We encourage businesses to make their own investigations with alternative providers as to whether the services are available elsewhere and to obtain the best value for those services. Please note that businesses are not obligated to take up the services offered by Cornwall Council Public Protection Service.

For more information on business regulatory support services provided by Public Protection:- [business regulatory support services](#)

For further information or to take advantage of our Licensing Direct Services, please refer to the information on our website: [Street Trading](#) or contact the Licensing Team:

- Email licensing@cornwall.gov.uk
- Telephone 01872 324210

If you would like this document in another format, please contact:

Cornwall Council
County Hall
Treyew Road
Truro
TR1 3AY

Telephone: 0300 1234 100
 Email: enquiries@cornwall.gov.uk
www.cornwall.gov.uk

Please consider the environment. Only print this document if it cannot be sent electronically.

Regulation of Street Trading

Street trading is regulated under Schedule 4 of the Local Government (Miscellaneous Provisions) Act 1982.

The Act provides that a Local Authority may by resolution designate any street in their area as a prohibited, licence, or consent street.

Cornwall Council's Licensing Authority adopted the legislation on 16 February 2010 and resolved that street trading in Cornwall would be regulated by way of 'consent' or 'prohibited' streets.

The Licensing Authority regulates street trading so that they can decide where to allow street trading and can properly manage the environmental and safety implications for example, obstructions, overcrowding in streets, escape from/access to premises causing public safety issues, nuisances such as smells, noise and litter.

On 1 July 2016, the Licensing Authority designated the whole of Cornwall as a street trading 'consent' area.

~~This policy was reviewed in 2019 and approved by Cornwall Council on 21 January 2020.~~

~~Further reviews will take place~~ *It is intended that this policy is reviewed* at least every 5 years.

Definitions

'Street trading' means the selling or exposing or offering for sale of any article (including a living thing) in a street.

'Street' includes any road, footway, beach or other area to which the public have access without payment and a service area as defined in section 329 of the Highways Act 1980, and also includes any part of a street.

Designations

Following public consultation, Cornwall Council's Licensing Authority has designated the whole of Cornwall, being the area regulated by the Council, as a street trading 'consent' area.

This means all street trading in Cornwall requires the Licensing Authority's consent apart from the legal and policy exemptions shown below.

Exemptions

Some types of trading are legally exempt from the need to obtain a Street Trading Consent, although other permissions may still be required.

Legal Exemptions include:-

Pedlars, who operate under, *and within the definition of* the Pedlars Act 1871 and obtain a Pedlars Certificate from the Police, if required. *(NB Pedlars who sell food for immediate required to obtain a Pedlars Certificate).*

Pedlars are people who sell from place to place and cannot sell from a fixed pitch; they must move around and not wait for customers to come to them, they cannot stand in any one place for a considerable time, nor can they exhort those passing to buy their goods. Pedlars can carry their goods and can use a wheeled trolley to transport them.

Charter Markets/fairs which are established by virtue of a grant, enactment or order – further information is available from the Licensing Service.

News vendors/selling periodicals e.g. Big Issue - selling or offering for sale newspapers or periodicals either with or without a stall does not require a consent, however if the stall stands on the carriageway of a street, it must be less than 1 metre in length and width, less than 2 metres high and occupy less than 0.25 square metres of ground. Stalls larger than this may require consent.

The use for **trading under the Highways Act 1980** of an object or structure placed on, in or over a highway. ~~(pavement cafes etc.)~~ However, a Pavement Licence under the Business and Planning Act 2020 may be required – please refer to [Pavement licensing - Cornwall Council](#)

Trunk road picnic areas¹ - the operation of facilities for recreation or refreshment under the Highways Act 1980.

Petrol Filling Stations or Shops - where trading is carried out, e.g. on a forecourt adjoining such premises, so used as part of the business of the shop (and not by a third party), Street Trading Consent is not required from the Licensing Authority. However, any trading on the highway must not take place unless you have permission from the Highway Authority, e.g. ~~Tables and Chairs Consent.~~ *or the Licensing Authority in respect of Pavement Licensing.*

Roundsman - Selling, offering or exposing for sale things as a roundsman does not require a consent. A roundsman has been defined as one who visits a 'round' of customers taking and delivering the orders of those customers.

Charity stalls - Street Trading Consent is not required, but the charity will require a 'Street Collection Permit' authorised by Regulations made under the Police, Factories etc. (Miscellaneous Provisions) Act 1916.

¹ Although trading on trunk road picnic areas is exempt from requiring Street Trading Consent, the trader must still have permission from [National Highways](#)

Legal Exemptions continued:-

Service Providers, e.g. hair-braiding², face painting and henna tattoos, etc. The Act which governs street trading relates to the selling of articles and as such, it is the Licensing Authority's view, that people who provide a service e.g. hair-braiders, are not considered to be trading for the purposes of the legislation. However, if quantities of accessories used in hair braiding are also offered for sale, then this may be street trading and may require consent.

Persons providing services in the street should seek permission from the landowner and should take care not to cause any nuisance or obstruction as this could result in the Police or another authority taking action.

Policy Exemptions

In addition to the legal exemptions, the Licensing Authority has determined that the following are also **exempt**³ from requiring a Street Trading Consent:-

- Trading at fetes, carnivals or similar community based organised and operated events (subject to permission of event organiser).
- Trading at approved markets/events (e.g. approved by Cornwall Council, Town or Parish Council) with permission of market/event organiser. The Licensing Service must be satisfied that the market/event has been appropriately approved and evidence of approval may be required to be produced.
- Car boot sales on private property.
- Goods from working farms sold within the curtilage of the farm where they were produced.
- Sales of articles by residential occupiers within the curtilage of their properties or adjacent or adjoining land contiguous with it, e.g. honesty boxes, occasional garage sales etc. *(This exemption does not apply to those operating a business of selling articles outside their property.)*

Please note, although the above are exempt from requiring a Street Trading Consent, other permissions may be required such as Planning and Business Rates may be payable.

² Hair-braiding is regulated in St Ives only by way of a [Public Space Protection Order](#) – contact St Ives Town Council for further information. [Contact Us - St Ives Town Council](#)

³ Please note, although the Licensing Authority has specified exemptions in this Policy, any concerns identified, e.g. in relation to public safety or any other matter, may be subject to further consideration by the appropriate Committee, to make the final decision as to whether the exemption applies.
In addition, although an exemption may apply, traders may still require permission from Cornwall Council or other relevant landowner(s) and/or event organiser(s) and pay a fee if required.

Policy Exemptions continued: -

- Buskers⁴ who sell recordings of their own musical performances, which is ancillary to providing street entertainment.
- Trading on beaches (subject to *however*, permission *must be obtained* from the beach owner; email beachmanagement@cormacltd.co.uk for more information on Cornwall Council owned beaches).
- Trading on Cornwall Council owned Public Open Spaces/ Pop-up sites⁵, Car Parks, and Harbours (subject to *however*, permission *must be obtained* from relevant service within Cornwall Council).
- Privately owned land⁶ which is more than 5 metres from the public highway⁷. (subject to *however*, permission *must be obtained* from the private landowner).
- Trading in residential areas/housing estates in a way that involves moving around (less than 20 minutes in each location) and not trading from a fixed pitch (e.g. ice-cream vans and hot food vendors). *However, this exemption may not apply if trading within a 400 metre radius from the premises boundary of a school, college or other place where children and young people congregate. These “other” places may include youth centres and parks for example and will be determined on a case-by-case basis, with advice sought from the Public Health Team if required.*

NB If not covered by one of the exemptions above, trading on privately owned land where the public has free access and which is less than 5 metres from designated streets, e.g. forecourts or other areas adjacent to designated streets, is **not** exempt and requires Street Trading Consent. This is to control a loophole for potential street traders to trade from privately owned areas immediately adjacent to regulated streets.

⁴ Buskers should comply with the Council’s Street Performers Guide at the following link: [Street Performers - Cornwall Council](#)

⁵ As an alternative to Street Trading Consent on the highway, there may be opportunities to trade on Council-owned land at one of the Council’s Pop-Up Sites; more information available at [Pop up sites - Cornwall Council](#) or email popupsites@cornwall.gov.uk

⁶ Privately owned land does not include land owned by a Local Authority (i.e. Cornwall Council or Town/Parish Councils). Therefore, trading on Town/Parish Council owned land requires Street Trading Consent from Cornwall Council’s Licensing Authority as well as permission from the relevant Town or Parish Council.

⁷ Public highway is the area over which the public has free access to pass. This includes, but is not limited to surfaced roads, surfaced footways, cycle-ways, verges, *pavements*, footpaths, *lay-bys*, bridleways and byways (exact limits of highway can be clarified through Land Searches).

Single-use/non-recyclable plastic

Waste and Environment

Cornwall Council has declared a climate emergency and is committed to reducing carbon emissions to net zero by 2030 *an target of achieving carbon neutrality by 2030.*

Waste and recycling are a major concern, with single use plastics creating unnecessary waste with negative impacts on our communities.

Cornwall Council encourages a culture that supports the environment by reducing waste and utilising reusable and recyclable products.

~~Traders are therefore strongly encouraged to move away from using single-use/non-recyclable plastic.~~

The Council supports the Government restrictions on single use plastics, and traders must NOT supply single-use plastic, such as cutlery and plates, or food and drink in polystyrene containers. For more information, refer to guidance: [Single-use plastics bans and restrictions - GOV.UK](#)

It is a condition of all Street Trading Consents that street traders will be required to provide evidence of collection and recycling of their plastic products.

In relation to business waste, please refer to [Right Waste Right Place](#).

Cornwall Council offer a commercial waste service <https://www.cornwall.gov.uk/rubbish-recycling-and-waste/value-for-money-commercial-waste-service-in-cornwall/> although traders are under no obligation to use this particular service, as other licensed Waste Carriers are available.

It is a condition of all Street Trading Consents that street traders will be required to provide evidence of their commercial waste collection.

~~In addition, it has been resolved that the Licensing Act Committee will phase out single use and non-recyclable plastics by January 2022. Therefore, the following additional condition has been added to all Street Trading Consents:-~~

~~“Single use and non-recyclable plastics must not be used by traders.”~~

~~Failure to comply with this requirement will be regarded as a breach of the conditions under which the Street Trading Consent is granted and may result in appropriate compliance action being taken.~~

Health and Food Retailers

Cornwall Council supports [Cornwall and Isles of Scilly Healthier Weight Strategy 2025 to 2035](#) which has been adopted to enable all residents to achieve and maintain a healthier weight. Being overweight or obese is associated with reduced life expectancy, a range of chronic diseases, negative mental health impacts, stigma and abuse. One of the biggest influences on our weight is the environment around us – this includes the availability of unhealthy food.

Local authorities have a duty to improve the health of the population including supporting people to eat healthily to prevent serious conditions such as diabetes and heart disease. Cornwall Council expects local traders to support its commitments.

Street traders selling food are encouraged to provide:-

- *locally sourced food where possible, as this cuts down on carbon emissions from transport and supports local jobs.*
- *vegetarian and vegan options, as these have lower carbon emissions and are part of a healthier diet.*
- *smaller portion options to reduce calories, carbon emissions and food waste.*
- *free drinking water refills, as water is a healthy option, and also reduces plastic waste.*
- *a small discount to encourage customers to bring their own hot drinks cups.*

All food businesses must be registered with the Council and have a food safety management system in place. If intending to sell food, traders should seek advice from a Food Safety Officer in the Council's Public Protection Team. Further information is available at [Food safety - Cornwall Council](#), [Food registration and approval - Cornwall Council](#)

Mobile Bars / Alcohol Licensing / Late Night Refreshment

Traders should also be aware that there is a requirement to obtain a Premises Licence or a Temporary Event Notice under the Licensing Act 2003 if selling alcohol or providing late night refreshment: [Premises licence - Cornwall Council](#), [Temporary Event Notice - Cornwall Council](#)

Motor Vehicles for sale on highway

Vehicles for sale on the roadside and grass verges can cause significant nuisance to local residents and take up valuable car parking spaces. Furthermore, these vehicles can often be a road safety hazard causing a distraction to motorists.

Exposing vehicles for sale on a road is therefore regulated under the Clean Neighbourhoods and Environment Act 2005, and a person exposing or advertising for sale, two or more motor vehicles, parked within 500 metres of each other on a road, is committing an offence.

A 'road' is defined as any length of highway or road to which the public has access and is not restricted to public rights of way. It includes the carriageway, footpath and the verge of the highway.

A person guilty of this offence may be issued a Fixed Penalty Notice or subject to a fine of up to £2,500. The offence is targeted at businesses, and any private individual who has two or more vehicles for sale on a road must be able to demonstrate they are not acting in a business capacity.

Vehicles exposed or advertised for sale, which are not regulated by the Clean Neighbourhoods and Environment Act 2005, are therefore controlled through this Street Trading policy. This applies to individuals and businesses; the only exemption is residential occupiers who sell their own private vehicle within the curtilage of their own residential property or adjoining land (provided there is no road safety hazard).

Application Procedure

Applicants must be aged 17 years or over and provide proof of evidence of right to work in the UK as part of their application. *Please refer to* the list of [acceptable documents](#) to prove right to work.~~is available from the Licensing Office.~~

In order to assess suitability of individuals, applicants are also required to provide a Disclosure & Barring Service (DBS) basic disclosure each year as part of the application process. The DBS must be less than 3 months old at the time of application.

A basic DBS check obtained via [GOV.UK](#) or a basic DBS check obtained through a [Responsible Organisation](#) is acceptable- the DBS has a [list of companies](#) who are Responsible Organisations on the [GOV.UK](#) webpage.

Applicants with current unspent convictions will be subject to further scrutiny and may be referred to the Street Trading Sub-Committee for determining suitability to be issued a Consent.

Application forms are available ~~from the Licensing Team on request or~~ on the Council's website:- [Street trading licence - Cornwall Council](#)

The Licensing Team also offer services to support street trading enquiries and applications through Licensing Direct Services, see link:- [Licensing Direct \(Street Trading\) flyer](#) which include Pre-Application Advice and/or Application Assistance. Our aim is to assist you to ensure you only apply for the licences you need and to help mitigate any problems which may arise during the application process.

The application process may take up to 8 weeks, as for each application received, the Licensing Team may consult with the Police, appropriate Town/Parish Council⁸, Cornwall Councillor(s), Chamber of Commerce, local Business Improvement District (BID), relevant services within Cornwall Council such as Highways⁹, Planning, Licensing Compliance, Trading Standards, Environmental Health (Environmental Protection, Health & Safety and Food Safety), Fire & Rescue Service, Public Health, Harbour Authority, Environment Service, Parking Services, Street Works and any other relevant person/body.

Tacit consent (*i.e. automatic grant*) does not apply, as it is in the public interest that applications are processed before they can be granted.

When considering applications, the Council will have regard to any comments that have been received as part of the consultation process and will also take into account street trading and other relevant legislation, this Policy and the Conditions.

Applicants should be aware that some details of their application are publicly available, including applicant's full name, trading name and proposed trading details.

Please refer to the Council's Street Trading Consent [Privacy Notice](#)

Applicants who are granted Consent will be advised and once exact trading dates and appropriate fees are agreed, a Street Trading Consent will be issued.

Although a Consent may be granted, please note this may not provide exclusive rights to use the trading location, and there is no guarantee that trading can take place at all times, e.g. there could be occasions where Cormac/utilities are carrying out works, or the road is temporarily closed etc or vehicles are legally parked in a trading location.

Objections

Should valid objections be received, applicants will be notified, and applications may be referred to a Hearing of the Council's Street Trading Sub-Committee for them to make a decision on the application. All parties will be invited to attend. Alternatively, if all parties reach an agreement and also agree that a full Hearing can be dispensed with, the matter may be dealt with by a Hearing by Documentation procedure without the need to attend a Hearing.

⁸ If intending to trade on Town or Parish Council owned land, permission must be given by the Town or Parish Council prior to a Street Trading Consent being granted by Cornwall Council.

⁹ National Highways are consulted on trading on the A30 and A38 trunk road laybys.

Refusals

The European Union Services Directive 2006/123/EC (EUSD) was intended to make it easier for street traders to set up anywhere in the European Union.

In order to comply with the EUSD any prohibition on street trading authorisation must be justified by an *“overriding reason relating to the public interest”* (ORRPI).

Examples of ORRPI are public policy, public security, public safety, public health, protection of consumers, recipients of services and workers, combating fraud and the protection of the environment and the urban environment.

The refusal of a Street Trading Consent on the grounds that there are already enough traders in the street, trading from other shops, or that there are other traders selling similar products, is not compatible with the EUSD and ~~should no longer~~ **cannot** be used as a **lawful** ground for refusal.

Other examples of grounds for refusal include:-

- Road safety concerns (e.g. consideration should be given to the length of laybys, access for vehicles pulling in and out).
- Not enough space in the street you wish to trade in, without causing interference or inconvenience to other street users.
- Applicant previously failed to comply with conditions on a Street Trading Consent.
- The Consent, if granted, will result in nuisance to members of the public, residents and local businesses due to the likely noise, smell, litter, disturbance or other problems which will be caused by granting the consent, particularly in residential areas or areas of specific interest/ outstanding natural beauty.

Applicants who are refused Consent will be given a formal notice of refusal, giving reasons for the decision. There is no right of appeal, but the decision can be challenged by way of a Judicial Review to the High Court.

Conditions

Standard conditions are attached to this policy for information, at Appendix 1.

The Council can allow exemptions from the standard conditions within this policy where they deem it appropriate in the circumstances. Each application is considered on its own merits and the Council can depart from the policy where appropriate to do so.

Any departure from the policy or conditions will be referred to a Street Trading Sub-Committee Hearing. However, if all parties agree, this can be dealt with by way of a Hearing by documentation.

The Council may also attach such additional conditions as they consider reasonably necessary, including conditions to prevent any obstruction of the street or danger to persons using it, or any nuisance or annoyance to any person. The conditions may also stipulate what traders may sell, exactly where and when they may sell and the fee they must pay. *Additional conditions can be imposed by officers under delegated authority if all parties agree. However, if an agreement has not been reached, a Hearing of the Street Trading Sub-Committee will be required.*

Street trading is controlled to avoid obstruction and protect public safety, for example overcrowding in streets affecting escape from and access to premises. It also prevents noise, smells and nuisance and ensures any litter from street trading is removed from the site.

A consent holder is responsible for ensuring conditions are strictly complied with at all times and may be held liable under the appropriate legislation.

Any contravention of conditions may lead to revocation or non-renewal of the Street Trading Consent and/or prosecution.

In addition, an individual trader working under the benefit of a consent holder's Street Trading Consent may be individually liable under the appropriate legislation.

A Street Trading Consent can be revoked at any time.

Renewals

Street Trading Consents will be issued for a maximum period of 12 months or up to the end of the current year. Shorter term Consents may also be issued on a daily, weekly or monthly basis.

Subject to no substantiated complaints being received regarding the manner in which traders conduct their business, priority will be given to existing traders renewing Street Trading Consents.

Street Trading Consents are renewable annually before 31 December for the following year. It is recommended that traders submit their renewal applications by 31 October each year, to avoid any risk of losing their pitch to other applicants.

Reviews

The Council may review a Street Trading Consent if there are concerns or complaints after a Street Trading Consent has been granted. Consent holders will be notified and there may be a referral to a Hearing of the Council's Street Trading Sub-Committee for them to review the Consent. The Committee may take no action, or they may issue a warning, vary the consent, amend conditions or revoke the Consent.

Fees & Charges

The licence 'Application Fee' must be received before an application can be processed.

~~Payment should be made by debit or credit card.~~

Once an application has been validated, the Licensing Officer will contact the applicant to make payment via debit or credit card using the Council's online secure payment link.

Please note, if an application is formally refused (by officers under delegated authority, or the Street Trading Sub-Committee) the application fee will be refunded.

If the application is approved, additional 'Trading Fees' are payable depending on the number of days and months trading takes place. The Licensing Authority may agree that trading fees are paid by instalments, and if so, these must be paid in advance of trading and at least before the month of trading. Failure to do so may incur an additional fee *and/or revocation of the Street Trading Consent by Officers under delegated authority.*

For more information, including the schedule of fees, please refer to Appendix 2 (page 21) of this document.

Compliance

It is an offence to trade in a designated 'Consent' street without having first obtained Consent, to breach certain conditions attached to a Consent or to make a false statement. Any person found guilty of these offences can be fined for each offence (level 3 on the standard scale).

The Council complies with the Regulators' Code¹⁰. In addition, the Enforcement Policy¹¹ for Public Protection sets out a range of actions that are available where offences are found or where street trading conditions have been contravened. A balanced and transparent approach will be taken, and each case will be judged on its own merits.

The Licensing Authority will share information with other agencies in relation to compliance and risk and will seek to work with the Police, Town/Parish Councils and other agencies in enforcing the licensing legislation.

~~In order to assist, an on-line complaint form is available on~~ *Please refer to* the Council's website *for more information:* [Licensing compliance - Cornwall Council](#) or email licensingcompliance@cornwall.gov.uk to report any concerns ~~to Licensing Compliance.~~

¹⁰ More information on the Regulator's Code is at <https://www.gov.uk/government/publications/regulators-code>

¹¹ The Enforcement Policy can be obtained from the Licensing Compliance Team (telephone 0300 1234 212)

Data Protection / UK General Data Protection Regulation (UK GDPR)

All data sharing is in accordance with the Data Protection Act and UK GDPR – please refer to our [Privacy Notice](#) on the Council's website or from the Licensing Team on request.

Further Information

Information and details of how to apply for Street Trading Consent are available on the Council's website:-

[Street trading licence - Cornwall Council](#)

Cornwall Council's Licensing Direct services:-

[Licensing Direct \(Street Trading\) flyer](#)

Cornwall Council's Interactive mapping:-

[Interactive Mapping](#)

Cornwall Council's Business Regulatory Support Service:-

[Business support and advice - Cornwall Council](#)

Local Government (Miscellaneous Provisions Act 1982 – Schedule 4:-

[Local Government \(Miscellaneous Provisions\) Act 1982 \(legislation.gov.uk\)](#)

European Union Services Directive:-

[L_2006376EN.01003601.xml \(europa.eu\)](#)

Licensing Act 2003 – alcohol and late night refreshment information:-

[Licensing Act 2003 - Cornwall Council](#)

Food Registration:-

[Food registration and approval - Cornwall Council](#)

[Food safety - Cornwall Council](#)

[Chief Planning Officer's Advice Note: Hot food takeaway premises.](#)

[Cornwall and Isles of Scilly Healthier Weight Strategy 2025 to 2035](#)

Health matters: obesity and the food environment:-

[Health matters: obesity and the food environment - GOV.UK \(www.gov.uk\)](#)

Healthy Eating:-

[Home - Healthy Cornwall](#)

Roads, Highways and Pavements:-

[Roads, Highways and Pavements - Cornwall Council](#)

Clean Neighbourhoods and Environment Act 2005 – Offence of exposing vehicles for sale on a road:-

[Clean Neighbourhoods and Environment Act 2005 \(legislation.gov.uk\)](#)

Cornwall Council Public Open Spaces – Pop-up Sites:-

[Pop up sites - Cornwall Council](#)

National Highways:-

[National Highways - Highways England](#)

Licensing link to check which other licences or authorisations may be required, depending on the activities being provided:-

[Check to see what licences you may need - Cornwall Council](#)

Disclaimer

The content of this document is provided as a statement of practices, procedures and policies in relation to street trading in Cornwall. It is not a full and authoritative statement of the law and is not issued as legal advice or intended to provide legal advice. The purpose of the document is to provide useful information in relation to the licensing of street trading in Cornwall. You should obtain your own independent legal advice where appropriate.

Street Trading Consent Conditions

Appendix 1

1. This Consent shall not be assigned, transferred or sub-let to any other person, firm or organisation.
2. Any employee of the Consent holder should have written authorisation of the Consent holder confirming his employment status, which should be produced on demand to an authorised officer of Cornwall Council or a Police Officer.
3. A copy of this Consent must be displayed on the stall/vehicle (N.B. the Consent holder's home address can be blanked out if required on the display copy).
4. *Any motor vehicle from which trading is permitted to take place shall be in a roadworthy condition and shall at all times be taxed, tested and insured, and a driver holding a full driving licence for the class of vehicle being used must be available within a reasonable period in the event that the vehicle is required to be moved (*if applicable)
5. Upon application the full details of any stall/vehicle shall be provided by the applicant to the Licensing Authority. Any change in the said stall/vehicle during the said licensing period shall be notified to the Licensing Authority in writing prior to any change in stall/vehicle being made.
6. The Consent holder shall not contravene any Order made under the Road Traffic Regulations Act or the Town & Country Planning Acts and shall also comply with the provisions of the Highways Acts and any other relevant legislation.
7. *The Consent holder must comply with all relevant food hygiene legislation (*if applicable).
8. It is the responsibility of each individual street trader to ensure that all waste is disposed of in appropriate manner; i.e. liquid, oil, fat & food waste must not be disposed of in the street or into a public drain (storm or foul).
9. Where there is the need for power for the stall/vehicle they are operating and there is no alternative to supply power, other than a generator, then permission must **have been obtained** ~~be sought~~ from Cornwall Council's Public Protection Team prior to the use of any such generator with the make, model and technical specifications being agreed by the Cornwall Council's Public Protection Team.
10. Prior to any mobile food business commencing operation the food operator should agree the proposed location and type of food and beverage with Cornwall Council's Public Protection Team.
11. The Consent Holder must stop music/noise making equipment or reduce volume to a specified level when requested to do so by an authorised Cornwall Council Officer.
12. The Consent holder must possess for the purposes of trading, sufficient public liability insurance cover and produce it to an authorised Officer of Cornwall Council or a Police Officer, upon request. The minimum sum insured must be £10,000,000.

13. The Consent holder must keep any stall/vehicle from which trading takes place together with the immediate vicinity of the stall/vehicle, in a clean and tidy condition and where required, the consent holder must provide sufficient litter bin(s) for use by customers.

The consent holder will be responsible for cleaning/litter picking the area in the vicinity of the stall/vehicle, and on request by the Authority or its Street Cleansing Contractor, with appropriate notice, the stall/vehicle of other items associated with the consent will be moved/removed from their position to allow for street cleaning operations in the area they occupy.

14. The Consent holder must provide (i) evidence of collection and recycling of their plastic products, and (ii) evidence of general waste being collected commercially.

15. ~~From January 2022,~~ Single use and non-recyclable plastics must not be used by traders.

16. Advertisements must not cause any danger, obstruction, nuisance or offence to customers or persons in the vicinity of the consent holder's stall/vehicle.

17. This Street Trading Consent does not give any permission to any person or body to place posters, signs or any other advertising material within highway limits, or on street lighting columns, traffic signs and other street furniture. Street traders are advised that any material should not be sited or displayed in a manner which obscures any highway sign or creates a safety risk, hazard or obstruction to the use of the highway. Any material erected in contravention of these requirements is liable to be removed by the Highway Authority.

18. Any stall/vehicle used for the purposes of street trading shall not remain on site outside the hours stated on the Consent.

19. The Consent holder shall not cause any obstruction to persons using the public highway or wishing to enter the site upon which they are trading.

20. The Consent holder shall not cause any obstruction or nuisance to persons using private or business premises.

21. The Consent holder shall only use one mobile stall/vehicle for the purposes of street trading on each site, which must not exceed the size agreed in writing by the Licensing Authority.

22. The Consent holder shall supply a copy of these street trading conditions to every person engaged in street trading on their behalf. For the avoidance of doubt, these street trading conditions will apply to a person engaged in street trading on behalf of the Consent holder to the same extent as they apply to the Consent holder.

23. The Consent holder and any other persons engaged in street trading shall at all times offer full co-operation to an authorised officer of the Council in their task of ensuring compliance with the above conditions.

24. *The Consent holder must inform the Council within 7 days of any change of name, address or contact details.*

25. *The Consent holder must notify the Council of any conviction, caution, or if charged with any offence, or if an allegation is made against them, within 7 days of the date of the allegation, charge, conviction etc.*

Failure to comply with this condition may result in the Consent being reviewed and/or not renewed.

Street Trading Fees (1 April 2025 – 31 March 2026)

Appendix 2

Licensing Direct Services	
Pre-Application Advice	£60 (including VAT)
Application Assistance	£55 (including VAT)

Application Fees		
New	£230	If applying for more than one location for the same unit/stall/vehicle, additional £65 payable for each location being applied for.
Renewal	£135	If applying for more than one location for the same unit/stall/vehicle, additional £65 payable for each location being applied for.
Variation	£135	If applying for more than one location for the same unit/stall/vehicle, additional £65 payable for each location being applied for.

Trading Fees	
Additional fee payable if application approved, calculated on how many days of the week trading takes place and the number of calendar months, as follows:-	
Occasional	£8 per day
1 day a week	£65 per month
2 days a week	£75 per month
3 days a week	£90 per month
4 days a week	£110 per month
5 days a week	£120 per month
6 days a week	£135 per month
7 days a week	£150 per month
<p>5% discount given on trading fees for 9+ months trading of the total monthly fee payable. 10% discount given on trading fees for 12 months trading of the total monthly fee payable. Please note discounts do not apply if paying by instalments. Please also note, if paying by instalments, and payment is overdue by more than 28 days, an additional £15 is payable to cover administrative costs. NB Additional charge of £8 per day to trade prior to the start of the 1st whole trading month.</p>	
Online payment link for all street trading fees: https://secure.cornwall.gov.uk/form/auto/licen_street_trading	

Application to vary a premises licence under the Licensing Act 2003

PLEASE READ THE FOLLOWING INSTRUCTIONS FIRST

Before completing this form please read the guidance notes at the end of the form. If you are completing this form by hand please write legibly in block capitals. In all cases ensure that your answers are inside the boxes and written in black ink. Use additional sheets if necessary.

You may wish to keep a copy of the completed form for your records.

I/We Tamara Jean Costin

.....
(Insert name(s) of applicant)

being the premises licence holder, apply to vary a premises licence under section 34 of the Licensing Act 2003 for the premises described in Part 1 below

Premises licence number C1_PL000085

Part 1 – Premises Details

Postal address of premises or, if none, ordnance survey map reference or description			
--	--	--	--

Beach House Falmouth (previously known as Hooked On The Rocks) Swanpool Road			
---	--	--	--

Post town	Cornwall	Postcode	TR11 5BG
-----------	----------	----------	----------

Telephone number at premises (if any)	n/a
---------------------------------------	-----

Non-domestic rateable value of premises	£18,250
---	---------

Brief description of premises (Please see Guidance Note 2)

Public House

Part 2 – Applicant details

Daytime contact telephone number	
-------------------------------------	--

E-mail address (optional)	
---------------------------	--

Current postal address if different from premises address			
Post town		Postcode	

Part 3 - Variation

Please tick as appropriate

Do you want the proposed variation to have effect as soon as possible? ☒ Yes ☐ No

If not, from what date do you want the variation to take effect?

DD		MM		YYYY			

Do you want the proposed variation to have effect in relation to the introduction of the late night levy? (Please see guidance note 1) ☐ Yes ☒ No

Please describe briefly the nature of the proposed variation (Please see guidance note 2)

This is an application to amend the layout of the premises in accordance with the submitted plan (drawing number 2941/001/CL1). The changes are as follows:

- Reconfiguration of internal area
- Addition of awning attached to main building to include bar servery
- External bar in the lower terrace

The following conditions shall apply to the external bar on the lower terrace:

- The external bar will close no later than 2300
- The external bar will be supervised at all times when in use.
- The external bar will be inaccessible to customers when not in use to ensure they do not have access to any alcohol.

There are no changes to the hours for licensable activities.

Please note the premises is now known as Beach House Falmouth

[Click here to enter Notice of display text](#)

If your proposed variation would mean that 5,000 or more people are expected to attend the premises at any one time, please state the number expected to attend:

n/a

If you have not ticked one of these boxes, please fill in reasons for not including the licence or part of it below

Reasons why I have not enclosed the premises licence or relevant part of premises licence.

M Describe any additional steps you intend to take to promote the four licensing objectives as a result of the proposed variation:

a) General – all four licensing objectives (b, c, d and e) (please read guidance note 11)

- The external bar will close no later than 2300
- The external bar will be supervised at all times when in use.
- The external bar will be inaccessible to customers when not in use to ensure they do not have access to any alcohol.

b) The prevention of crime and disorder

c) Public safety

d) The prevention of public nuisance

e) The protection of children from harm


Checklist:

- | | Please tick to indicate agreement |
|---|--|
| • I have made or enclosed payment of the fee; or | <input checked="" type="checkbox"/> |
| • I have not made or enclosed payment of the fee because this application has been made in relation to the introduction of the late night levy. | <input type="checkbox"/> |
| • I have sent copies of this application and the plan to responsible authorities and others where applicable. | <input checked="" type="checkbox"/> |
| • I understand that I must now advertise my application. | <input checked="" type="checkbox"/> |
| • I have enclosed the premises licence or relevant part of it or explanation. | <input checked="" type="checkbox"/> |
| • I understand that if I do not comply with the above requirements my application will be rejected. | <input checked="" type="checkbox"/> |

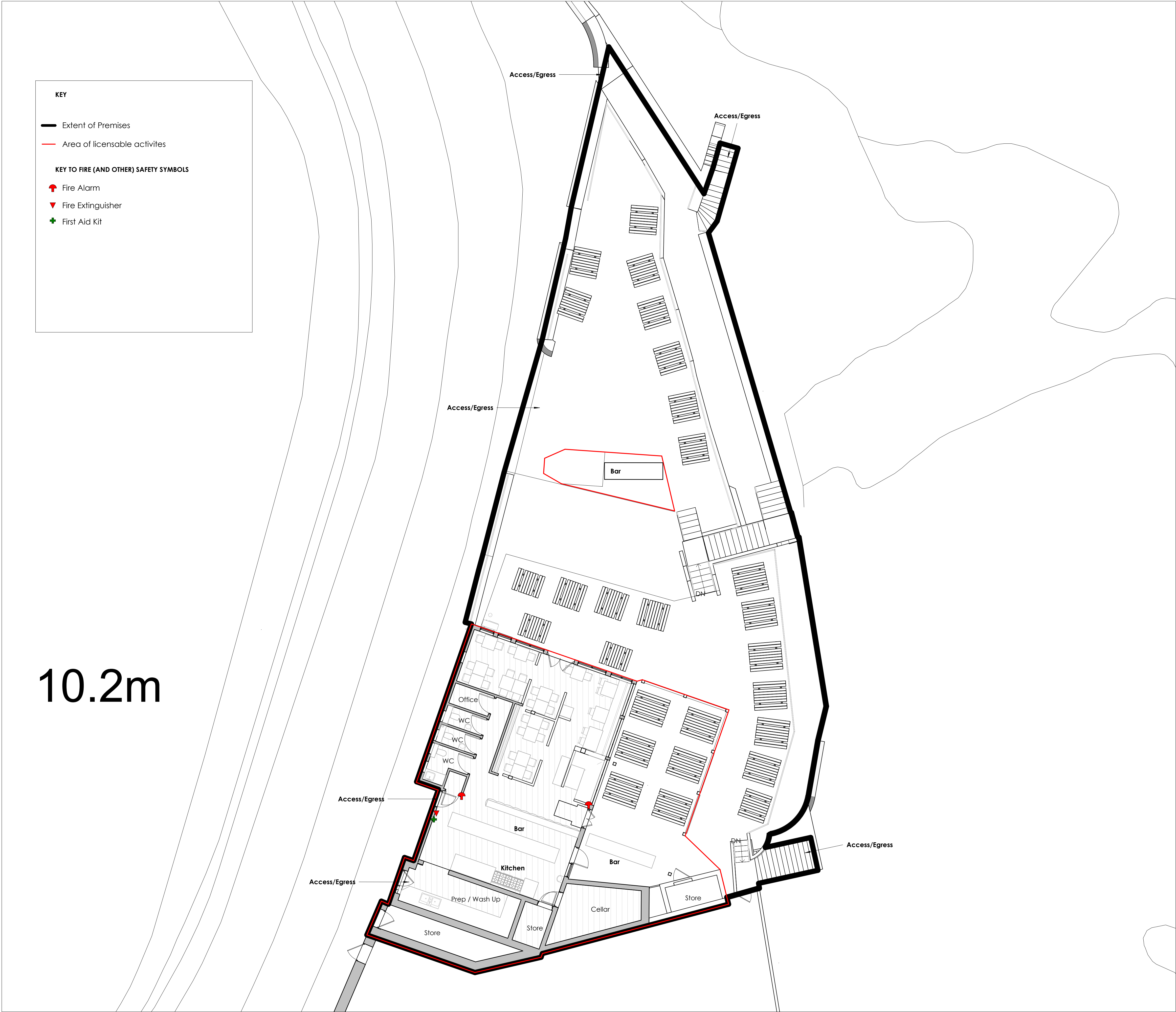
IT IS AN OFFENCE, UNDER SECTION 158 OF THE LICENSING ACT 2003, TO MAKE A FALSE STATEMENT IN OR IN CONNECTION WITH THIS APPLICATION. THOSE WHO MAKE A FALSE STATEMENT MAY BE LIABLE ON SUMMARY CONVICTION TO A FINE OF ANY AMOUNT.

Part 5 – Signatures (please read guidance note 12)

Signature of applicant (the current premises licence holder) or applicant's solicitor or other duly authorised agent (please read guidance note 13). **If signing on behalf of the applicant, please state in what capacity.**

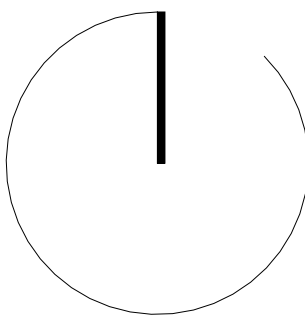
Signature	
Date	4 July 2025
Capacity	Solicitor to Applicant

Contact name (where not previously given) and address for correspondence associated with this application (please read guidance note 15) <div style="background-color: black; width: 150px; height: 30px; margin-top: 5px;"></div>			
Post town	<div style="background-color: black; width: 100%; height: 15px;"></div>	Post code	<div style="background-color: black; width: 100%; height: 15px;"></div>
Telephone number (if any)		<div style="background-color: black; width: 150px; height: 15px;"></div>	
If you would prefer us to correspond with you by e-mail, your e-mail address (optional) <div style="background-color: black; width: 150px; height: 15px; margin-top: 5px;"></div>			



1. This drawing is the copyright of Cornwall Planning Group and may not be reproduced without licence.
2. The Contractor shall not scale off this drawing for construction purposes, only figured dimensions shall be worked from.
3. All dimensions and levels are to be checked on site by the Contractor before the commencement of any work and any discrepancies reported to the Architect.
4. No responsibility can be accepted for errors arising on site due to unauthorised variations from the Architects drawings.
5. The Contractor is recommended to visit the site before tendering to ascertain all local conditions and restrictions likely to affect the works.
6. Tenders must include for all the works described or being apparent on the drawings or can reasonably inferred as being necessary for the proper execution of the works.
7. This drawing is for town planning and building regulations only and is not a complete working drawing.
8. Depth, size and design of foundations shown are preliminary only, actual foundation, depth, size and design may differ depending on site conditions.
9. On completion of the works, if a National Home Energy Rating Certificate is required by the client, contact the Local Authority Building Control Department.
10. L1 and L2 requirements for limiting thermal bridging & air leakage workmanship shall be executed by the Contractor in accordance with the appropriate sections and DEPR/DLIR guidance document "Limiting Thermal Bridging & Air Leakage - Robust Construction Details for Dwellings and Similar Buildings" available from The Stationery Office Ltd.

Scale = 1:50@A1
Scale = 1:100@A1



Cornwall Planning Group

Head Office: Chi Gallos,
Hayle Marine Renewables Business Park,
North Quay, Hayle,
Cornwall, TR27 4DD
Phone: +44 (0)1736 448 500
Email: office@cornwallplanninggroup.co.uk
Web: www.cornwallplanninggroup.co.uk

Client: Mr W Speed

Project: Construction of Replacement Extensions,
Alterations & Associated Works

Address: Beach House Falmouth, Swanpool Road,
Falmouth, TR11 5BG

Title: Licence Plan

Revisions			
Rev.	Issue Date	Description	Issued by
CL1	05/06/2025	Rev 1	EB

Stage: Licensing

Scale: 1 : 100

Date: 03/06/2025

Drawn: EB Checked: CM

Project No: 2941 Drawing No: 001

Rev: CL1