



FALMOUTH TOWN COUNCIL

Agenda Planning & Licensing Committee

Date	08/09/2025
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 8th September 2025 at 6.00pm for the purpose of transacting the following business.

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

Town Clerk

- 1 Apologies**
To receive and approve apologies for absence.
- 2 Interests**
To receive declarations of interests in respect of items on the agenda. Councillors are reminded to declare any dispensation granted.
- 3 Minutes**
To receive the minutes of the meetings of the Committee held on the 18th August 2025. (1-12).
- 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. (13-15).

(b) To receive and consider a list of planning applications received from Cornwall Council, not dealt with under the above-mentioned procedure (Appendix II), together with a supplementary list of applications received since publication of the agenda. (16).

Highways / Traffic Management / Road Safety

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

To note road closures on Ashfield Gardens and Road from Ashfield Gardens to Ashfield Road, Falmouth between 1st October 2025 and 10th October 2025 (7:30 to 17:30 hours) for Cormac Solutions Ltd to carry out works.

To note road closures on Eastwood Road, Hill Head, Glasney Terrace, Penryn Road To Rear Of 1 To 3 Hill Head From Glasney Terrace, St Thomas Street and Hillside Meadow, Penryn between 7th October 2025 and 24th October 2025 (09:30 to 16:00 hours for Cormac Solutions Ltd to carry out works.

To note road closure on Mongleath Road, Falmouth between 8th September 2025 and 10th September (18:30 to 07:00 hours) for Kier on behalf of South West Water to carry out works.

To note road closure on Theydon Road, Margaret Place, and Marlborough Grove, Falmouth between 8th September 2025 and 13th October 2025 (24 hours) for Wales & West Utilities to carry out works.

To note road closure on Fenwick Road, Falmouth between 9th September 2025 and 12th September 2025 (19:00 to 07:00 hours) for Sunbelt Rentals to carry out works.

To note road closure on Vernon Place, Falmouth on the 16th September 2025 (09:30 to 16:00 hours) for Spencer Smith at Falmouth Brewery to carry out works.

To note road closure on Woodlane, Swanpool Street, New Street, Quay Hill, Albany Road, Trelawney Road, Wodehouse Terrace, Grovehill Crescent, Pikes Hill, and Gyllyng Street, Falmouth between 19th October 2025 and 1st November 2025 (19:00 to 06:00 hours) for Cormac Solutions Ltd to carry out works.

Section 228 Adoption at Swanpool Road, Falmouth

To note that footway at the street known as Swanpool Road, Falmouth, as shown coloured pink on the attached plan, became a highway maintainable at the public expense on 7th May 2025. (17-18).

Trelawney Tree Replacement Scheme

To note the next phase of the Trelawney Tree Replacement Scheme commencing the week beginning 17th November 2025. (19).

To report any highways matters received since the publication of the agenda.

Local Government Reforms

Local Government Reforms:

The sector has urged the Government to prioritize local democracy, sustainability, and accountability in its proposed reforms to planning committees. The Government's consultation is on proposals around the delegation of planning functions, the size and composition of planning committees, and mandatory training for members of

planning committees. There has been emphasis on the need for a strong, community-led planning system, that empowers parish and town councils, and protects the integrity of local places. The full sector response can be read at www.nalc.gov.uk

7 Decision List

To receive and note a list of recent planning decisions made by Cornwall Council. (20-21).

8

Licensing

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 18th August 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, J A R Stowell and J A Walkden

Councillor L Howes also attended.

In Attendance: E Middleditch (Administration Officer)
H Attree (Administration Assistant)

Also Attended: Mr Wells PA25/01913 – 39 High Street, Falmouth
Jon Keast Scarlet Wines Ltd
Anthony Prothero Blueprint Ltd

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.

P6377 APOLOGIES

Apologies for absence were received and approved from Councillor Munden (family commitments) and Councillor Magowan CC.

P6378 INTERESTS AND DISPENSATIONS

Councillor Carmichael declared a non-disclosable interest in Scarlet Wines Ltd as he is employed at a nearby business of a similar nature to the proposed application and left the meeting during the consideration thereof.

P6379 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 21st July 2025 be approved as a correct record of the proceedings and signed by the Chair.

P6380 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 Carmichael, seconded by Councillor Stowell 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 Evans, seconded by Councillor Carmichael and

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

P6381 **APPEAL DECISION**

PA24/06495 - Demolition and construction of self-build dwelling and associate works - Boldmere, 13 Spernen Wyn Road, Falmouth - Mr Will Jackson - Appeal Dismissed.

Members duly noted the appeal decision.

PA24/01546 and PA24/01547 (LBC) - Seating and lighting (See decision for full description) - Chain Locker, Quay Street, Falmouth - St Austell Brewery - Appeals Dismissed.

Members duly noted the appeal decision.

P6382 **HIGHWAYS/TRAFFIC MANAGEMENT/ROAD SAFETY**

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

Members duly noted scheduled road closures on Tregenver Road and Penmere Hill, Falmouth between 16th August 2025 and 8th September 2025 (24 hours) for Wales & West Utilities to carry out works.

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

Members duly noted scheduled road closure on Market Street, Falmouth between 1st September 2025 and 12th September 2025 (19:00 to 07:00 hours) for National Grid to complete works.

Members duly noted scheduled road closures on Road from Waterloo Road to Mount Zion Cottages, Falmouth on 6th September 2025 (14:00 to 22:00 hours) for Community Street Party Falmouth 2 to take place.

Members duly noted scheduled road closure on Mongleath Road, Falmouth between 8th September 2025 and 10th September 2025 (18:30 to 07:00 hours) for Kier on behalf of South West Water to carry out works.

Members duly noted scheduled road closure on Theydon Road, Margaret Place, and Marlborough Grove, Falmouth between 8th September 2025 and 13th October 2025 (24 hours) for Wales & West Utilities to carry out works.

Members duly noted scheduled road closure on Fenwick Road, Falmouth between 9th September 2025 and 12th September 2025 (19:00 to 07:00 hours) for Sunbelt Rentals to carry out works.

Members duly noted scheduled road closure on Vernon Place, Falmouth on 16th September 2025 (09:30 to 16:00 hours) for Falmouth Brewery to carry out works.

Members duly noted scheduled road closures on Cliff Road, Queen Mary Road, and Queen Mary Court, Falmouth on the 21st September 2025 (05:00 to 20:00 hours) for the Falmouth Triathlon to take place.

Members duly noted scheduled road closure on Swanpool Road, Falmouth between the 22nd September 2025 and 23rd September 2025 (09:30 to 15:30 hours) for Sunbelt Rentals to carry out works.

Members duly noted scheduled road closure on Road From Emslie Road To Pendennis Road, Falmouth between 17th November 2025 and 12th December 2025 for Wales and West to carry out works.

P6383 DECISION LIST

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

P6384 LICENSING

Premise License Application

Scarlet Wines, 40 Arwenack Street, Falmouth

Members duly considered the granting of a license for sale for dining and delivery of alcohol on Monday to Sunday 1000 to 2330. Opening hours between 0900 and 2300 with exception to both the above timings on Falmouth Carnival Week, Christmas Eve and New Years Eve (through into New Years Day) which would be licensed between the hours of 1000 to 0200 (with closing 30 minutes thereafter).

The applicant Mr Keast advised that the premises was a small wine shop and he wished to diversify to include coffee and food sales to attract a broader customer base.

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

RESOLVED to recommend refusal on the grounds of the Cumulative Impact Zone (CIZ) and the 0200 hours of operation. The Council did note that it would consider approval of the application if the hours of licensing were between 1000 and 2300 year round.

Pavement License Application

Kernow Wine Ltd, 21 Killigrew Street, Falmouth

Members duly considered the application to allow furniture on the “highway” to be used for the consumption of food/drink/alcohol Monday to Thursday 1100 hours to 2200 hours, Friday to Saturday 1100 hours to 2300 hours and Sunday 1100 hours to 2100 hours. There are two tables and four chairs directly outside the shop/bar and there are 4 more picnic tables on the opposite side of the wide pavement. The picnic tables all have parasols. Outside trading hours smaller tables and chairs to be stored inside the shop and bar and picnic tables are left outside.

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

RESOLVED to recommend approval for the pavement license application.

Blueprint Falmouth Ltd, 15A Killigrew Street, Falmouth

Members duly considered the application to allow furniture on the “highway” to be used for the consumption of food/drink/alcohol outside at all times (as nowhere to store the furniture) Monday to Sunday 0000 hours to 2359 hours. The Licensing Authority has confirmed that even though the applicant has said they wish to sell food, drink and alcohol they have confirmed that this is an error and they only wish to consume. This application relates to the area directly outside the front of 15A Killigrew Street, Falmouth, and the area either side of the tree on the kerbside leaving a large gap for public right of way between.

The applicant Ant Prothero advised that Blueprint is a photography gallery, cafe and bar which offers workshops and work space which has existing outside seating which required a formal license.

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

RESOLVED to recommend approval for the pavement license application.

P6385 **ANY LATE RECEIVED PLANNING APPLICATIONS THAT THE CHAIR CONSIDERS TO BE OF URGENCY**

None.

There being no further business the Chair declared the meeting closed at 6.40pm.

Signed: Dated:

18TH AUGUST 2025

APPENDIX I

- 1. 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 - Reduce height and spread by approx 3m. Reduction to be achieved through thinning. Overall 20% thin of leafing material, with up to 30% thinning at old pollard points and where extra weight reduction is required. The works will reduce the risk of failure, create a smaller lighter crown while retaining a natural shape.
16 De Pass Gardens, Falmouth.

Recommend approval.
- 2. Boslowick** **PA25/04597** **Mr William Rhodes**
(Case Officer: Chloe Britten – Chloe.Britten@cornwall.gov.uk)
Single storey rear extension with side extension, changing the rear balcony to be enclosed and form part of the master bedroom.
10 Pennance Field, Goldenbank, Falmouth.

Recommend Approval.
- 3. Penwerris** **PA25/04702** **Davey**
(Case Officer: Mark Webb – Mark.Webb@cornwall.gov.uk)
Works to Trees covered by a Tree Preservation Order (TPO) - Cypress - T7-T12, T14-T16 and T19-T21 - Reduce lateral Spread of trees to reduce end weight on branches by up to 3m.
Falmouth Court Care Home, Dracaena Avenue, Falmouth.

Recommend Approval.
- 4. Arwenack** **PA25/05023** **Stephen Robinson and Andrew Philips**
(Case Officer: Mark Webb – Mark.Webb@cornwall.gov.uk)
Proposed conversion of part of the existing retail ground floor to 1 no. residential flat, including alterations to the entrance hallway and internal staircase from ground floor to first floor.
36 Market Street, Falmouth.

Recommend Approval.

5. **Trescobeas** **PA25/05037** **Mr & Mrs McLaren**
(Case Officer: Abbie Franklin – Abbie.Franklin@cornwall.gov.uk)
Internal alterations and conservatory extension works to an existing dwelling
Tregea, 1 Mearwood Lane, Falmouth.

Recommend Approval.

6. **Arwenack** **PA25/05121** **Mr Rod Allday**
(Case Officer: Abbie Franklin – Abbie.Franklin@cornwall.gov.uk)
Works to trees within a conservation area: T1 Sycamore - clear branches away from building leaving 2m clearance. T2 London plane - clear branches away from building leaving 3m clearance.
17 Trelawney Road, Falmouth.

For Information Only

7. **Arwenack** **PA25/05156** **Ms Clare Leather**
(Case Officer: Abbie Franklin – Abbie.Franklin@cornwall.gov.uk)
Listed Building Consent for Landscaping alterations to include the removal of shrubs and weeds along with the installation of new paving slabs, grasscrete, low level brick planters and raised deck. The removal of an existing rotten timber stairs and replacement with new preformed concrete stairs and landing and canopy with under stair storage. Construction of bike shelter. Adaptions/repairs to existing boundary wall to allow for the installation of a new bi-fold vehicle gate. Installation of a new glass canopy at high level above rear property entrance door. External decoration to the front of the property.
8A Cambridge Place, Falmouth.

Recommend Approval.

8. **Boslowick** **PA25/05370** **Tina Barrett**
(Case Officer: Abbie Franklin – Abbie.Franklin@cornwall.gov.uk)
Works to trees in a Tree Preservation Order (TPO): T1 - Oak - Remove first lowest branch, crown lift to approximately 3 meters and reduce remaining canopy by approximately 20%.
5 Fawkener Close, Falmouth.

Recommend approval for the removal of the lowest limb and lifting of the branch nearly touching the top of the shed. The Town Council do not approve the 20% crown reduction as the significant reduction would impact the complex shape of this beautiful mature tree.

- 9. Penwerris** **PA25/05386** **Mr & Mrs Buzza-Blackwell**
(Case Officer: Chloe Britten – Chloe.Britten@cornwall.gov.uk)
Double storey rear extension.
24 Clifton Terrace, Falmouth.

Recommend Approval.

- 10. Penwerris** **PA25/05404** **Mr James Collins**
(Case Officer: Helen Trebilcock – Helen.Trebilcock@cornwall.gov.uk)
Remedial repairs to grade II listed building, conversion and extension of existing garage to create annexe for dependent family member
9 Tehidy Terrace, Falmouth.

Recommend approval subject to ancillary domestic use only.

- 11. Arwenack** **PA25/05422** **Mr John Bawden**
(Case Officer: Abbie Franklin – Abbie.Franklin@cornwall.gov.uk)
Works to trees within a Conservation Area - T1 (Black Pine) - reduce lateral spread to the SW by 2m.
Imperial Court, Bar Road, Falmouth.

For Information Only

- 12. Arwenack** **PA25/05543** **Dr Paul Morris**
(Case Officer: Abbie Franklin – Abbie.Franklin@cornwall.gov.uk)
Works to Trees in a Conservation Area (CA) namely T1 - Griselinia - Remove
11 Florence Terrace, Falmouth.

For Information Only

APPENDIX II

- 1. Penwerris** **PA25/01923** **Mr N Briant**
(Case Officer: Mark Webb – Mark.Webb@cornwall.gov.uk)
Change of use of former office building to form 1 residential unit, shop and car parking including demolition and replacement of rear section of building
39 High Street, Falmouth.

Recommend approval.
- 2. Penwerris** **PA25/04247** **Mrs Camilla Drennan**
(Case Officer: Helen Trebilcock – Helen.Trebilcock@cornwall.gov.uk)
Demolition of an existing outbuilding and lean-to conservatory and replace the conservatory with a pitched roof single storey extension.
3 Park Hill, Falmouth.

Recommend approval
- 3. Penwerris** **PA25/04302** **Mr and Mrs W Kemp**
(Case Officer: Chloe Britten – Chloe.Britten@cornwal.gov.uk)
Single storey infill side extension.
40 Kimberley Park Road, Falmouth.

Recommend approval.
- 4. 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.

Recommend refusal due to loss of heritage wall, out of keeping and over development.
- 5. 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

Recommend refusal due to loss of heritage wall, out of keeping and over development.

6. Arwenack

PA25/05143

Mr & Mrs Dadd

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

Proposed single storey rear extension

4 Gyllyng Street, Falmouth.

Recommend refusal due to over development.

TOWN AND COUNTRY PLANNING ACT 1971
FOR SUBMISSION TO THE COUNCIL ON 18TH AUGUST 2025

Applicant	Works, Location, and App. Number	Decision
Mrs A Holmes	Proposed Driveway and Drop Kerb. Gwel Hyns Horn, 22 Penmere Hill, Falmouth. PA25/01050	Approved*
Mr W. Choudhry	Construction of extension and alterations. Shirena, Minnie Place, Falmouth. PA25/02044	Approved*
Mr Chris Walters	Submission of details to discharge Condition 19 in respect of Decision Notice PA21/00953 dated 16/04/2021. Oil Depot, Castle Drive, Falmouth. PA22/04849	Discharge of conditions – not acceptable.
Simon Penna	5 Day Exception notice for works to fell Monkey Puzzle tree to ground level. Kimberley Park, Kimberley Park Road, Falmouth. PA25/00793/PREAPP	Closed – Advice Given
Jessie Hill & Richard Bennedetto	New ground floor extensions and loft extension. 8 Penmere Crescent, Falmouth. PA25/03270	Approved
Mr Philip Wilkinson	Retrospective removal of chimney stack and re-roofing of that part of the roof to match remainder. 53 Swanpool Street, Falmouth PA25/03204	Approved
Mrs Theresa Harris	Replacement of rear house porch, new flat roof extension, porch and wetroom (disabled occupier). Trewyn, 3 Spernen Wyn Road, Falmouth. PA25/03495	Approved
Mr R Corbett	Proposed side extension. Midships, The Slipway, 18 North Parade, Falmouth. PA25/03867	Approved
Robert Tongue	Form new external vehicle parking area and access steps with minor internal alterations. Northfield Cottage, Hulls Lane, Falmouth PA25/03517	Approved
Robert Tongue	Listed Building Consent to form new external vehicle parking area and access steps with minor internal alterations. Northfield Cottage, Hulls Lane, Falmouth PA25/03518	Approved
Barnaby LeBeau	Advertisement consent for 1 x Non Illuminated Fascia and 1 x Non Illuminated Projecting Sign. 17 – 18 Market Street, Falmouth. PA25/03711	Approved
Mr and Mrs Woods	Construction of garage/workshop and garden store. 8 Erisey Terrace, Falmouth. PA25/03779	Approved.
Paul Enson	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	Approved

	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. PA25/03959	
Mr George Morant	Certificate of Lawfulness for proposed single storey side extension to the ground floor and provide internal access to the existing garage. 53 Shelburne Road, Falmouth. PA25/03975	Granted (CAADs, PIPs and Lus only)
Mr Richard Liebowitz	Proposed construction of loft conversion with raised ridge height, dormer window additions to front and rear of property, replacement roof and associated works (amended scheme PA24/09593). 13 Erisey Terrace, Falmouth. PA25/04299	Approved
Mr Fergus Stewart	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. PA25/04315	Decided not to make a TPO
Mr David Hill	Works to Tree covered by a Tree Preservation Order (TPO) – Monkey Puzzle Tree – Remove. Penmere Farm, Mongleath Road, Falmouth. PA25/04350	Refused
Mr John Gleadowe	Proposed alterations to dormers, new sliding doors and replacement windows. 10 Mulberry Quay, Market Strand, Falmouth PA25/04385	Approved
Mr Daniel Lea	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. PA25/04432	Decided not to make a TPO
Mr Andrew Housman	Prior approval for change of use from commercial, business and service to dwellinghouses. Lerryn Hotel De Pass, Falmouth. PA25/04451	Withdrawn
Mr Tim Collins	Submission of details to discharge Condition number 3 in respect of Decision Notice PA25/01580 dated 28/05/25 Flat 1, The Locker, 7 Quay Hill, Falmouth. PA25/04661	Discharged
Yvonne Golightly	Marine management Organisation (MMO) consultation, MLA/2025/00157, Falmouth Docks Development. Falmouth Docks, Falmouth. PA25/05579	Decision Issued
Sowndhariya Balasubramaniam	Notification Under The Electronic Communications Code (Conditions and restrictions) (Amendment) Regulations 2017 - BT intends to install fixed line broadband electronic communications apparatus.	Closed – Advice Given

	Street Record, Madeira Walk, Falmouth. PA25/05644	
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APPLICATION FOR CONSIDERATION

AT MEETING

8TH SEPTEMBER 2025

8TH SEPTEMBER 2025

APPENDIX I

- 1. Arwenack** **PA25/05700** **Mr Drew Langdon**
(Case Officer: James Moseley – James.Moseley@cornwall.gov.uk)
Conversion of existing ground floor retail unit into two with residential change of use to form two residential units to the upper floors without compliance with condition 2 of decision notice PA22/09551 dated 31/01/2023
20 Church Street Falmouth

Recommend Approval.
- 2. Arwenack** **PA25/05794** **The Tsang Partnership**
(Case Officer: Chloe Britten – Chloe.Britten@cornwall.gov.uk)
Roof Access Improvement Works (replacing plastic roof window with plastic roof access hatch).
27 Market Street, Falmouth.

Recommend Approval.
- 3. Arwenack** **PA25/05795** **The Tsang Partnership**
(Case Officer: Chloe Britten – Chloe.Britten@cornwall.gov.uk)
Listed Building Consent: Roof Access Improvement Works (replacing plastic roof window with plastic roof access hatch).
27 Market Street, Falmouth.

Recommend Approval.
- 4. Penwerris** **PA25/05797** **Mr & Mrs Andrew Morgan**
(Case Officer: Chloe Britten – Chloe.Britten@cornwall.gov.uk)
Alterations to 7 and 7A Stratton Place and communal areas.
7 And 7A Stratton Place, Falmouth.

Recommend Approval.
- 5. Penwerris** **PA25/05798** **Mr & Mrs Andrew Morgan**
(Case Officer: Chloe Britten – Chloe.Britten@cornwall.gov.uk)
Listed building consent for alterations to 7 and 7A Stratton Place and communal areas.
7 And 7A Stratton Place, Falmouth.

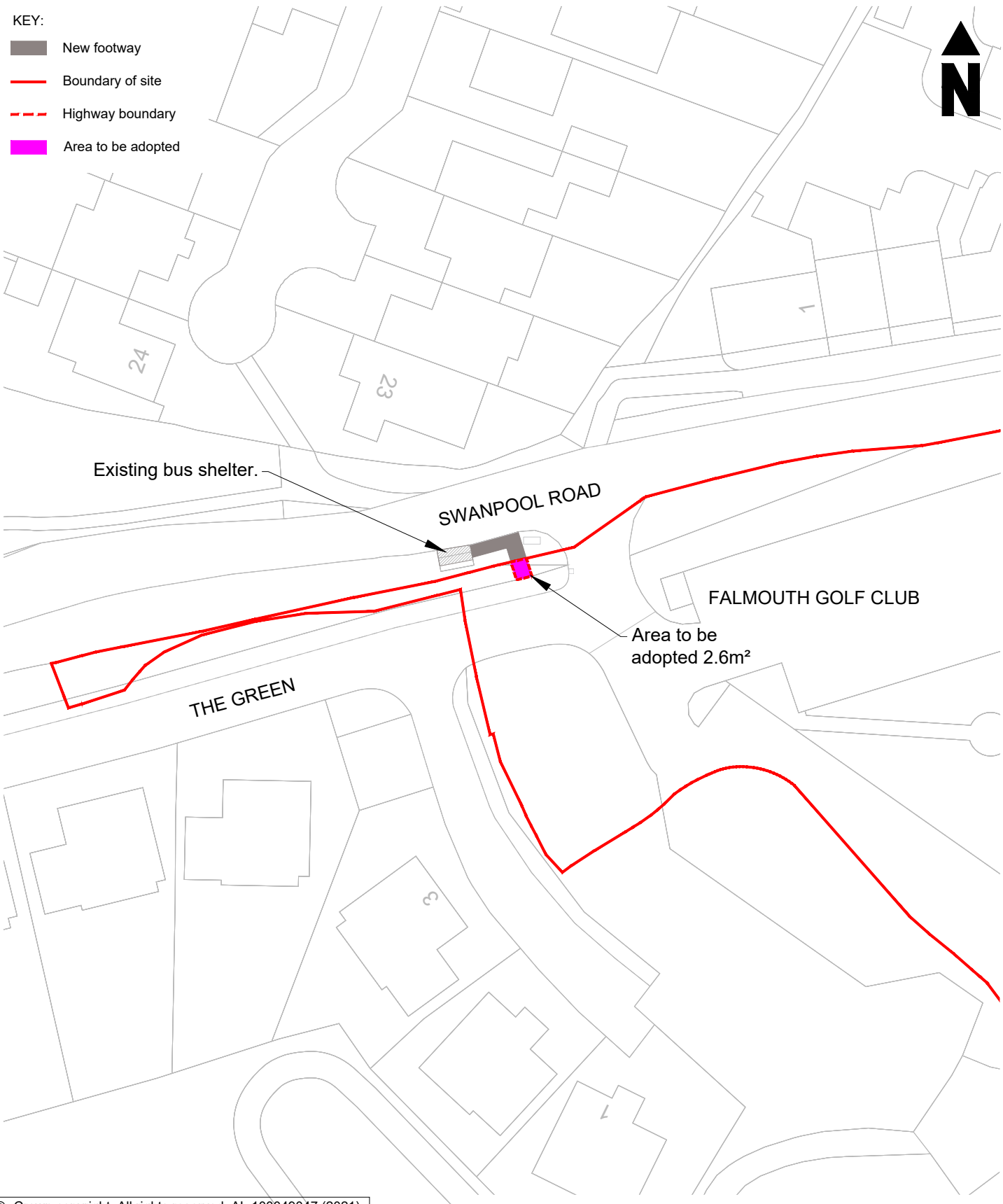
Recommend Approval.

- 6. Boslowick** [PA25/06233](#) **Mr R Force**
(Case Officer: Chloe Britten – Chloe.Britten@cornwall.gov.uk)
Works to Tree(s) subject to a preservation order (TPO) T1 - Oak - Reduce marked section by approx 0.75m to maintain sea view.
102 Swans Reach, Falmouth.
- Recommend refusal as this healthy Oak is situated within a large residential development on an area of Public Open Space which is there for the amenity of everyone and the trees in this area should be left to thrive not pruned to maintain the view from one property.
- 7. Boslowick** [PA25/06235](#) **Mr Force**
(Case Officer: Abbie Franklin – Abbie.Franklin@cornwall.gov.uk)
Works to Tree(s) subject to a preservation order (TPO) G1 - 2 Oak trees - Minor reduction of 0.5m over garden Crown lift to 2.1m above pavement.
43 Penhale Road, Falmouth.
- Recommend Approval
- 8. Penwerris** [PA25/06236](#) **Mr Jones**
(Case Officer: Abbie Franklin – Abbie.Franklin@cornwall.gov.uk)
Application for tree works within a Conservation Area: T1 - Lime tree - Minor crown lifting of street tree up and off the hedge row of 5 Western Terrace.
5 Western Terrace, Falmouth.
- For Information Only.

APPENDIX II

- 1. Arwenack** **PA25/04157** **Mr Chang Li**
(Case Officer: Abbie Franklin – Abbie.Franklin@cornwall.gov.uk)
Extension to existing restaurant and associated internal alterations
Mings Garden Restaurant, 40 - 41 Church Street, Falmouth.
- 2. Arwenack** **PA25/04158** **Mr Chang Li**
(Case Officer: Abbie Franklin – Abbie.Franklin@cornwall.gov.uk)
Listed Building Consent for extension to existing restaurant and associated internal alterations
Mings Garden Restaurant, 40 - 41 Church Street, Falmouth.
- 3. Trescobeas** **PA25/05709** **Sainsbury's Supermarkets Ltd.**
(Case Officer: James Moseley – James.Moseley@cornwall.gov.uk)
Hybrid application for phased development capable of being severed: Full planning permission for demolition of existing buildings and erection of a replacement foodstore and associated development including petrol filling station, parking, access, drainage and associated landscaping and engineering works; Outline planning permission (all matters reserved) for demolition of existing buildings and phased development of up to 60 dwellings associated access (vehicular, cycle and pedestrian) open space, landscaping, drainage, infrastructure and associated engineering works
Sainsbury's Supermarket And Adjacent Land, Falmouth Road, Ponsharden, Falmouth.
- 4. Penwerris** **PA25/05858** **Mr M Ginns**
(Case Officer: Helen Trebilcock – Helen.Trebilcock@cornwall.gov.uk)
Proposed 2-storey dwelling with basement storage. Formation of amenity terrace over the rear extension of no.93 North Parade (pitched roof has approval for removal PA24/03316).
River View, 93 North Parade, Falmouth.
- 5. Boslowick** **PA25/06196** **Mrs & Mrs Benney & Brown**
(Case Officer: Chloe Britten – Chloe.Britten@cornwall.gov.uk)
Proposed single storey extension and improved parking
189 Longfield, Falmouth.

- KEY:
- New footway
 - Boundary of site
 - Highway boundary
 - Area to be adopted



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RADNOR ROAD
SCORRIER
CORNWALL TR16 5EH
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01872 323 313

PROJECT TITLE:
**INTEGRATED TRANSPORT
INFRASTRUCTURE PROGRAMME 2024-2025**

DRAWING TITLE:
**SWANPOOL FALMOUTH
PLAN E - EXTENT OF LAND TO BE ADOPTED BY S228**

SCALE:		1:500 @ A4	
PROJECT MANAGER: CM		DRAWN BY: ST	
CHECKED: NRP	20.03.25	APPROVED: CM	20.03.25

DRAWING NO:			
PROJECT	ORIGINATOR	VOLUME	LOCATION
Infra24-009	CSL	GEN	SW797311
TYPE	ROLE	NUMBER	REVISION:
DE	D	0001	P01

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CORNWALL COUNCIL

HIGHWAYS ACT 1980 – SECTION 228

WHEREAS streetworks have been executed to the satisfaction of the Cornwall Council on the highway described in the Schedule attached to the Notice being in the Parish of Falmouth.

AND WHEREAS the said Cornwall Council are of the opinion that the said highway should become maintainable at the public expense

NOW THEREFORE the said Cornwall Council do under and by the virtues of the powers conferred upon them by Section 228 of the Highways Act 1980 hereby declare that on the expiration of one month from the date when this notice is first displayed the said highway shall become a highway maintainable at the public expense unless within that period the owner of the street or if more than one the majority in number of the owners (joint owners counting as one) by notice to the Council object

SCHEDULE

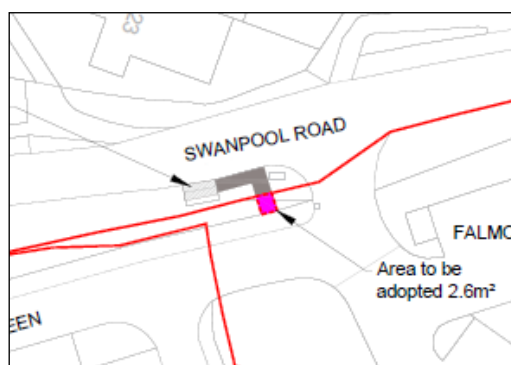
Footway at the street known as Swanpool Road, Falmouth

All as coloured pink on Plan No. 24-009-CSL-GEN-SW797311-DE-D-S228 Rev P01

Dated this 21st day of March 2025

Bryan Skinner
Head of Transport, Environment & Maritime Infrastructure
Cornwall Council
Strategic Development (Highways)
New County Hall
Truro
Cornwall
TR1 3AY

Ref: W/SB/304/129



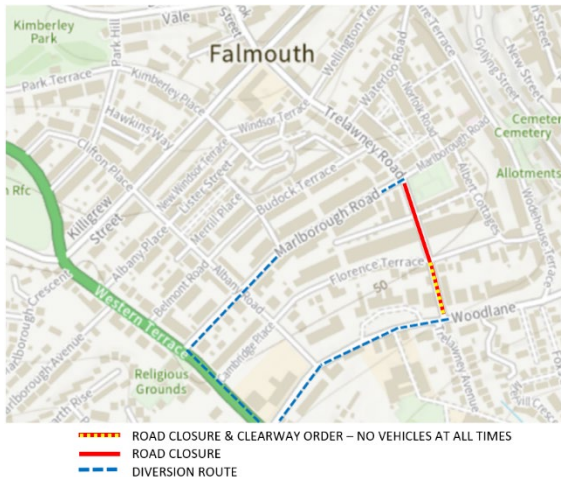


HIGHWAY SCHEME

NOVEMBER 2025

Trelawney Road, Falmouth

Cornwall Council has a duty to manage and maintain the public highway including urban street areas.



What's happening?

A Temporary Traffic Regulatory Order called a clearway order will come in to effect on the area of Trelawney Road, highlighted with a dashed red and yellow line, on Monday 17th November 2025 for the period of two weeks.

Trelawney Road between Florence Place and Woodlane must remain clear of all vehicles, charges will apply to any vehicles towed.

The clearway order supports a road closure beginning Monday 17th November 2025 for the period of four weeks. Tree works will begin later in the week.

During this time, continuance of a planned Highway Scheme to remove 3 street trees, build 4 new highway tree pits, and replant 4 new street trees is planned.

Clearway zones explained

As part of our ongoing commitment to road safety and efficiency, we can, where required, introduce clearway zones at designated roadwork sites.

Introducing clearway zones at designated roadwork sites allows for the removal of parked vehicles that obstruct highway safety, maintenance, and improvement operations. This enhances the safety and efficiency of our work.

Under the Traffic Management Act 2004, Cormac, on behalf of the council, will declare nominated roads a clearway zone for the period of the works. All households and businesses in the immediate works area will receive notification before the start of the work, and signs will be placed along the road network to inform road users about the parking restrictions.

While most drivers are conscientious and avoid obstructing works sites, vehicles are occasionally parked in these zones despite our best communication efforts.

Our site team is committed to locating the owners of these vehicles before any action is taken to remove them. The site team will make every effort to try to find the driver or owner of any car parked before requesting its removal.

If a vehicle is towed due to parking in a clearway zone, it will be handled by an approved contractor who will ensure it is safely relocated.

The owner/keeper will need to phone **0300 1234 222** to arrange vehicle collection.

When? Week commencing 17th November 2025

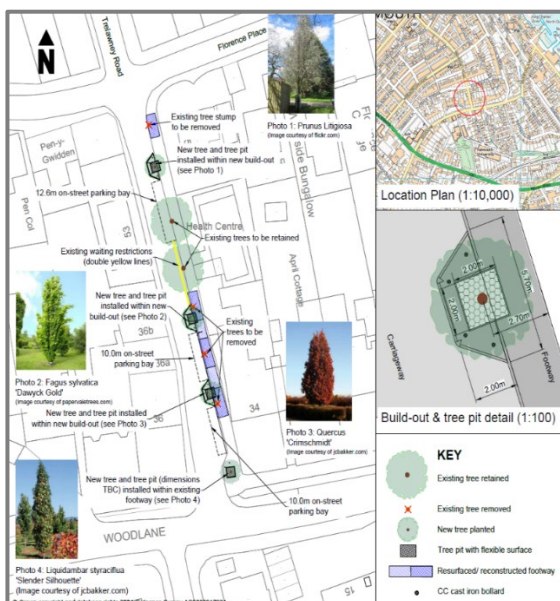
Access arrangements

Parking will not be permitted on Trelawney Road between Florence Place and Woodlane, Falmouth, whilst the road closure is in effect.

Alternative route access will be signposted using a diversion via A39 and Marlborough Road.

Marshals will be on site to assist with pedestrian access for residents directly affected by our work.

Westover Health Centre will remain accessible from Florence Place.



Contact us: enquiries@cornwallhighways.co.uk

Western Group Centre, Radnor Road, Scorrier, Redruth, TR16 5EH

TOWN AND COUNTRY PLANNING ACT 1971

FOR SUBMISSION TO THE COUNCIL ON 8TH SEPTEMBER 2025

Applicant	Works, Location, and App. Number	Decision
Thai E San Restaurant Ramphai Hill	Change of use from Sui Generis (Bar) to E(b) licensed restaurant and bar, reinstating previously installed extraction fan (and intake fan) above kitchen on flat roof. Thai E San Restaurant, 5 Berkeley Vale, Falmouth. PA25/02481	Approved
Tagell Rowe	Proposed replacement self-build dwelling and garage. 31 North Parade, Falmouth. PA25/04262	Approved
Mr Paul Day	Proposed single storey side extension and extension of existing terrace. 1 Tresahar Road, Falmouth. PA25/04346	Approved
Mrs Simmons	Works to a tree subject to a Tree Protection Order for Holm Oak – Reduce height and spread by approx. 3m. Reduction to be achieved through thinning. Overall 20% thin of leafing material, with up to 30% thinning at old pollard points and where extra weight reduction is required. The works will reduce the risk of failure, create a smaller lighter crown while retaining a natural shape. 16 De Pass Gardens, Falmouth. PA25/04360	Approved
Mr William Rhodes	Single storey side extension. 10 Pennance Field, Goldenbank, Falmouth. PA25/04597	Approved
Mr Andrew Cracknell	Change of use from guest house to residential dwelling. No proposed development. Falmouth Bay, 8 Pennance Road, Falmouth. PA25/04656	Approved
Doust	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. PA25/04770	Granted (CAADs, PIPs and Ls only)
Specsavers	Advertisement consent for proposed X3 fascia panels and X1 hanging sign to shopfront elevations. Specsavers, 28A Market Street, Falmouth. PA25/04806	Approved
Mr Ben Carter	Works to trees subject to a TPO, including felling of large sycamore tree on hedge line which border 40 Bosmeor Road. Stump to be plugged. Proposing to replant with 2 sessile oak trees. Minimal crown raising to group of sycamores. Felling 2 ash trees and 1 dead pine tree, to be replaced with 3 Betula Jacquemontil. Pendennis Court, Falmouth Business Park, PA25/04814	Approved
Mr Peter Hocking	Works to tree (s) within a conservation area, fell Leyland Cypress located in the centre of the property's rear garden. 16 Spernen Wyn Road, Falmouth. PA25/04820	Decided not to make TPO

Mr & Mrs McLaren	Internal alterations and conservatory extension works to an existing dwelling. Tregea, 1 Mearwood Lane, Falmouth. PA25/05037	Approved
Mr John Bawden	Works to trees within a Conservation Area – T1 (Black Pint) – reduce lateral spread to the SW by 2m. Imperial Court, Bar Road, Falmouth. PA25/025422	Decided not to make a TPO