

FALMOUTH TOWN COUNCIL

Minutes of a Meeting of the Planning & Licensing Committee held on Monday 8th September 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 CC, A D Munden and
J A R Stowell

Councillors L E Howes, and D Saunby CC also attended.

In Attendance: M Williams (Town Clerk)
H Attree (Administration Assistant)
Councillor L Magowan (Arwenack ED)

Also Attended: Jeanette Preston PA25/05709

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.

P6386 APOLOGIES

An apology for absence was received and approved from Councillor Walkden (holiday).

P6387 INTERESTS AND DISPENSATIONS

Councillors Howes and Stowell declared a non-disclosable interest in PA25/05709 as they both work for a company which is based on the land leased by the applicant and left the meeting during the consideration thereof.

P6388 MINUTES

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

RESOLVED that that the minutes of the Planning and Licensing Committee held on 18th August 2025 be approved as a correct record of the proceedings and signed by the Chair.

P6389 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 Clegg and

RESOLVED that the observations set out in Appendix I, which forms part of these minutes be approved and adopted as the observations of the Town Council.

Members considered a list of planning applications not dealt with under the delegated procedure outlined above. The Chair reported in respect of those applications as appropriate.

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

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

P6390 **HIGHWAYS/TRAFFIC MANAGEMENT/ROAD SAFETY**

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

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

Members duly noted scheduled road closure 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.

Members duly noted scheduled 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.

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 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

Members duly noted that footway at the street known as Swanpool Road, Falmouth, became a highway maintainable at the public expense on 7th May 2025.

Trelawney Tree Replacement Scheme

Members duly noted the next phase of the Trelawney Tree Replacement Scheme commencing the week beginning 17th November 2025.

P6391 **LOCAL GOVERNMENT REFORMS**

Members duly noted the new local government proposed planning and neighbourhood plan reforms

P6392 **DECISION LIST**

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

P6393 **LICENSING**

License Variation

Kernow Wine Ltd, 21 Killigrew Street, Falmouth

Members duly considered the application to consider the removal of the condition "All alcohol sold for off premise consumption will be sold in sealed containers" which would be required to enable them to use their pavement license.

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

RESOLVED to recommend approval for the license variation.

P6394 **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 6.45pm.

Signed: Dated:

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.

Recommend refusal as the principle and design of the works do not meet NPPF requirements, nor Policy 24 of the Cornwall Structure Plan, nor the Falmouth Neighbourhood Plan policies. The design detracts from the appearance of the building and the historical significance of its features, harming the setting and the Character of the Grade II Listed Building, as well as the setting of the Falmouth Conservation Area, particularly when viewed from the water.

- 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.

Recommend refusal as the principle and design of the works do not meet NPPF requirements, nor Policy 24 of the Cornwall Structure Plan, nor the Falmouth Neighbourhood Plan policies. The design detracts from the appearance of the building and the historical significance of its features, harming the setting and the Character of the Grade II Listed Building, as well as the setting of the Falmouth Conservation Area, particularly when viewed from the water.

- 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.

The Council recognises the principle of development for the supermarket as per the Neighbourhood Development Plan, but recommends refusal of the current application as the prominence of the car parking and petrol station siting would create highway congestion issues with potential vehicle queues encroaching on to the roundabout at Ponsharden. NPPF Chapter 9 paragraph 109. The petrol station needed to be adequately screened with additional landscaping height at an important gateway site

to Falmouth. The visual impact of the restraining barrier(s) here was unclear and should be specified/shown. The stepped access proposed from Church Fields was not satisfactory and better disabled provision needed to be made. There was insufficient consideration for pedestrian access and safety to the site and that would lead to dangerous crossing of Falmouth Road. Better cycling linkages should also be incorporated. Further the Council was concerned at the hybrid nature of the application and the potential for considerable time lag in the secondary housing provision proposed and would want assurances that this progressed expeditiously and with the affordable housing commitment as made.

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.

Recommend refusal as the proposal has not adequately addressed the reasons for refusal of PA25/01227, there remains over development and harmful impact to the immediate surrounding and neighbours.

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.

Recommend approval on the condition that the surfacing for the parking spaces be rain water permeable.

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