

**FALMOUTH TOWN COUNCIL**

Minutes of a Meeting of the Planning & Licensing Committee held on Monday 29<sup>th</sup> 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, L E Howes, J A R Stowell,  
and J Walkden.

Councillor A Rowe CC also attended.

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

Also Attended: Laura Highton PA25/05887  
Mr and Mrs Dan Rossiter Good Vibes Cafe  
Kevin Kai Max Bagels

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.

**P6395 APOLOGIES**

An apology for absence was received and approved from Councillor Munden (family).

**P6396 INTERESTS AND DISPENSATIONS**

The Town Clerk granted a general dispensation for Councillors to consider Falmouth Town Council application PA25/07100 as it was in the public interest to do so.

Councillors Howes declared a non-disclosable interest in Max Bagels as he was a previous employee and a colleague of the applicant, and left the meeting during the consideration thereof.

**P6397 MINUTES**

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

RESOLVED that that the minutes of the Planning and Licensing Committee held on 9<sup>th</sup> September 2025 be approved as a correct record of the proceedings and signed by the Chair.

**P6398 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 3<sup>rd</sup> April 2000 and amended by Minute P3017.

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

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

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

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

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

**P6399 HIGHWAYS/TRAFFIC MANAGEMENT/ROAD SAFETY**

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

Members duly noted scheduled road closure on A39 between Falmouth Road Roundabout and Roundabout East of Hillhead Farm, Penryn between 6th November 2025 and 7th November 2025 (19:00 to 06:00 hours) for Cormac Solutions to carry out works.

Members duly noted scheduled road closure on Harbour Terrace, Falmouth between 10th November 2025 and 11th November 2025 (09:30 to 15:30 hours) for Sunbelt Rentals to carry out works.

Members duly noted scheduled road closure on Quay Street, Falmouth between 10th November 2025 and 14th November 2025 (24 hours) for National Grid to carry out works.

Members duly noted scheduled road closures on Cliff Road, Pendennis Road, and Castle Drive on 23rd November 2025 (10:15 to 12:00 hours) for Falmouth Mob Match to take place.

**P6400 DECISION LIST**

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

**P6401 LICENSING**

Pavement License

Pennycomequick Pub Ltd, 16 Killigrew Street, Falmouth

Members duly considered the application for the continuation of the current outdoor seating plan for 6 tables and chairs set up across the pavement directly outside of the building. There are four tables placed against the front of the building, two to the left

and two to the right of the main entrance and there are also two four-seater benches, placed in the centre of the pavement, with walking room on either side for pedestrians. Hours of operation Monday to Sunday 1200 hours to 0000 hours.

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

RESOLVED to recommend approval for the pavement license.

Good Vibes Café, 28 Killigrew Street, Falmouth

Members duly considered the application for a pavement license for a small two top table on each side directly outside the café underneath the windows. Hours of operation Monday to Sunday 8am to 330pm.

The applicants Mr & Mrs Rossiter confirmed that the licence was for two small tables directly outside the café on each side of the windows which did not impose on the highway and allowed for pedestrian access.

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

RESOLVED to recommend approval for the pavement license.

Max Bagels Ltd, 14 Church Street, Falmouth

Members duly considered the application for a pavement license for tables and chairs directly outside the shopfront main window, to be enclosed by a continuous solid barrier. Hours of operation Monday to Sunday 10am to 4pm.

Councillor Howes left the meeting at 620pm.

The applicant Mr Kai confirmed that that license was for two benches and two small tables and chairs in front of the shop windows which he had inherited from the previous owner and wished to continue like for like and this did not impose on the highway or pedestrian access.

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

RESOLVED to recommend approval for the pavement license.

Councillor Howes returned to the meeting at 624pm.

P6402 **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 6.25pm.

Signed: ..... Dated: .....

**29<sup>TH</sup> SEPTEMBER 2025**

**APPENDIX I**

- 1. Arwenack** **PA25/04844** **Mr Andrew Reis**  
(Case Officer: Mark Webb – [Mark.Webb@cornwall.gov.uk](mailto:Mark.Webb@cornwall.gov.uk))  
Listed Building Consent for a surface mounted gas meter box to be installed on the exterior of the building by Wales and West Utilities.  
12B New Street, Falmouth.

Recommend Approval.
- 2. Arwenack** **PA25/05155** **Ms Clare Leather**  
(Case Officer: Abbie Franklin – [Abbie.Franklin@cornwall.gov.uk](mailto:Abbie.Franklin@cornwall.gov.uk))  
Landscaping alterations to include the removal of shrubs and weeds along with the installation of new paving slabs, grasscrete, low level brick planters. The removal of an existing rotten timber stairs and replacement with new preformed concrete stairs with under stair storage. 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.
- 3. Trescobeas** **PA25/06041** **Mr Ryan Williams**  
(Case Officer: Abbie Franklin – [Abbie.Franklin@cornwall.gov.uk](mailto:Abbie.Franklin@cornwall.gov.uk))  
Construction of single storey extension to include double garage and kitchen.  
30 Kings Avenue, Falmouth.

Recommend Approval.
- 4. Boslowick** **PA25/06060** **Mr Duncan Evans**  
(Case Officer: Chloe Britten – [Chloe.Britten@cornwall.gov.uk](mailto:Chloe.Britten@cornwall.gov.uk))  
Works to Trees covered by a Tree Preservation Order (TPO) - T13 and T14 - 2 x Monterey Pine - Remove all branches that are overhanging garden. G6 - 1 x Sycamore - Remove all branches that are overhanging garden.  
71 Swans Reach, Falmouth.

Recommend refusal as the works would make the two pines extremely unbalanced. The Council recommends a much lighter approach with the broken/hanging limbs tackled as a priority.

- 5. Penwerris** **PA25/06097** **Mr Tomas Chaigneau**  
(Case Officer: Helen Trebilcock – [Helen.Trebilcock@cornwall.gov.uk](mailto:Helen.Trebilcock@cornwall.gov.uk))  
Listed Building Consent for Remedial repairs and creation of a one bed annex on site of existing 2 storey out-building/garage.  
9 Tehidy Terrace, Falmouth.
- Recommend approval subject to ancillary domestic use only.
- 6. Arwenack** **PA25/06183** **Mr Paul Wallace**  
(Case Officer: Chloe Britten – [Chloe.Britten@cornwall.gov.uk](mailto:Chloe.Britten@cornwall.gov.uk))  
Works to Trees within a Conservation Area (TCA) - To coppice a hedge of Sycamore stems as per tree survey recommendation.  
51 Trelawney Road, Falmouth.
- For information only.
- 7. Arwenack** **PA25/06228** **Mrs Evans**  
(Case Officer: Chloe Britten – [Chloe.Britten@cornwall.gov.uk](mailto:Chloe.Britten@cornwall.gov.uk))  
Works to Trees covered by a Tree Preservation Order (TPO) - T1- Sycamore - Reduce in height and spread by approx 2m and thin by approx 15%. A natural shape will be retained with lighter crown. T2 - Cypress - Fell.  
Trelew, Stracey Road, Falmouth.
- Recommend Approval.
- 8. Penwerris** **PA25/06287** **Mr Nathan Sheehy**  
(Case Officer: Mark Webb – [Mark.Webb@cornwall.gov.uk](mailto:Mark.Webb@cornwall.gov.uk))  
Listed Building Consent for non-structural partitions, installation of plumbing for toilets and hand basins, electrical services in the toilet and kitchen areas including extraction vent - retrospective application  
Thai Orchid, 21 High Street. Falmouth.
- Recommend Approval.
- 9. Arwenack** **PA25/06371** **Mr Drew Langdon**  
(Case Officer: James Moseley – [James.Moseley@cornwall.gov.uk](mailto:James.Moseley@cornwall.gov.uk))  
Listed Building Consent for 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 PA22/09552 dated 31.01.2023.  
20 Church Street, Falmouth.
- Recommend Approval.

**10. Arwenack** **PA25/06734** **Mrs Emily Argal**  
(Case Officer: Abbie Franklin – [Abbie.Franklin@cornwall.gov.uk](mailto:Abbie.Franklin@cornwall.gov.uk))  
Application for tree works within a Conservation Area: Re-pollard 1 Eucalyptus tree  
14 Florence Terrace, Falmouth

For information only.

**11. Penwerris** **PA25/06375** **Mr Diccon Rogers**  
(Case Officer: Abbie Franklin – [Abbie.Franklin@cornwall.gov.uk](mailto:Abbie.Franklin@cornwall.gov.uk))  
Proposed Loft Conversion with New Dormer and Balcony.  
1 Frobisher Terrace, Falmouth.

Recommend Approval.

**12. Penwerris** **PA25/06400** **Caroline Shaw**  
(Case Officer: Chloe Britten – [Chloe.Britten@cornwall.gov.uk](mailto:Chloe.Britten@cornwall.gov.uk))  
Application for trees within a conservation area: Reduction of Magnolia grandifloras  
Riversdale, 11 Stratton Terrace, Falmouth.

For information only.

**13. Arwenack** **PA25/06603** **Mrs Donald**  
(Case Officer: Abbie Franklin – [Abbie.Franklin@cornwall.gov.uk](mailto:Abbie.Franklin@cornwall.gov.uk))  
Works to Trees within a Conservation Area (TCA) - T1 - Copper Beech - Thin tree by  
approx 15-20% to reduce crown density. T2 - Holm Oak - Reduce crown height and  
lateral spread by approx 2m.  
Avalon, Fenwick Road, Falmouth.

For information only.

**14. Arwenack** **PA25/06638** **Mr Simon Cunliffe**  
(Case Officer: Chloe Britten – [Chloe.Britten@cornwall.gov.uk](mailto:Chloe.Britten@cornwall.gov.uk))  
Works to Trees within a Conservation Area (TCA) - T1 - Fig - Remove. T2 - Apple -  
Remove. T3 - Myrtles - Crown reduction. T4 - Yew - Crown reduction. T5 - Bay -  
Crown reduction.  
3 Florence Place, Falmouth.

For information only.

**15. Arwenack**

**PA25/06939**

**Mr & Mrs David and Katie Bone**

**(Case Officer: Abbie Franklin – [Abbie.Franklin@cornwall.gov.uk](mailto:Abbie.Franklin@cornwall.gov.uk))**

Works to Tree(s) within a Conservation Area (TCA) Yew (*Taxus baccata*) (T1) - Fell and remove.

Flat 4, 15 Woodlane, Falmouth.

For information only.

## **APPENDIX II**

- 1. Penwerris** **PA25/05309** **Mr & Mrs Carr & George**  
(Case Officer: Chloe Britten – [Chloe.Britten@cornwall.gov.uk](mailto:Chloe.Britten@cornwall.gov.uk))  
Dormer Loft Conversion & Rear Door Widening.  
131 Killigrew Street, Falmouth.

Recommend refusal due to overlooking and overbearing and the excessive glazing is not in keeping with the established character of the conservation area and so conflicts with Policy DG7 - Design in the Conservation Area.

- 2. Arwenack** **PA25/05887** **Alison Turner & Ian Lancaster**  
(Case Officer: Chloe Britten – [Chloe.Britten@cornwall.gov.uk](mailto:Chloe.Britten@cornwall.gov.uk))  
Renovation and extension to existing property, including minor changes to external and landscaping.  
The Beach House, Boscawen Road, Falmouth.

Recommend approval.

- 3. Penwerris** **PA25/07100** **Mr Andy Medlin**  
(Case Officer: Mark Webb – [Mark.Webb@cornwall.gov.uk](mailto:Mark.Webb@cornwall.gov.uk))  
Listed Building Consent for alterations to Listed Building Consent PA24/08325 under Section 19 of the Planning (Listed Buildings and Conservation Areas Act 1990) in regards to works involving MVHR system, lead vents, access hatch and ladder.  
Municipal Building, The Moor, Falmouth.

Recommend approval.



**TOWN AND COUNTRY PLANNING ACT 1971**

**FOR SUBMISSION TO THE COUNCIL ON 29<sup>TH</sup> SEPTEMBER 2025**

Applicant	Works, Location, and App. Number	Decision
Mr Andrew Truscott	Submission of details to discharge Conditions 4, 5, 6, 7, 8 and 9 in respect of Decision Notice PA22/02771 dated 27th July 2022. Land South Of Baythorn, Spernen Wyn Road, Falmouth. PA24/09080	Discharge of conditions – not all conditions agreed
Mrs Chloe Pitt	Redevelopment of site to provide 6 dwellings, a new town park and associated works. Oil Depot, Castle Drive, Falmouth. PA24/09830	Approved
Catherine Boissier Wyles	Pre-application advice for various works, including demolition of existing single garage and boat house, building of new garage/boathouse, extension of patio area and installation of veranda. Demolition of existing tennis court to create garden, installation of greenhouse and wall, garden shed and swimming pool. Penrose Farm, Maenporth, Falmouth. PA25/00466/PREAPP	Closed – Advice Given
Mr N Briant	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. PA25/01923	Approved
Mr Ian Henry	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. PA25/03998	Approved
Mrs Camilla Drennan	Demolition of an existing outbuilding and lean-to conservatory and replace the conservatory with a pitched roof single storey extension. 3 Park Hill, Falmouth. PA25/04247	Approved
Mrs Simmons	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. PA25/04360	Approved
Mr and Mrs W Kemp	Single storey infill side extension. 40 Kimberley Park Road, Falmouth. PA25/04302	Approved
Mr William Rhodes	Single storey side extension. 10 Pennance Field, Goldenbank, Falmouth. PA25/04597	Approved

Amelia Hornblow & Steven Puente	Replacement front porch, side, and rear extensions. 15 Castle Drive, Falmouth. PA25/04627	Approved
Mr J Pledger	Proposed first floor extension and alterations to existing dwelling. 12 St Anthony Way, Falmouth. PA25/04746	Approved
Alison Comber	Addition of a balcony and forming two access doors 2 Jago's Slip, Packet Quays, Falmouth. PA25/04780	Approved
Mr Peter Hocking	Works to Tree(s) within a Conservation Area (TCA) fell Leyland Cypress located in the centre of the property rear garden. 16 Spernen Wyn Road, Falmouth. PA25/04820	Decided not to make a TPO
Mr and Mrs Chris and Lucy Stamp	Alterations and extension to Grade II listed house including construction of rear garage and ancillary home office outbuilding. 4 Tehidy Terrace, Falmouth. PA25/04840	Approved
Mr and Mrs Chris and Lucy Stamp	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. PA25/04841	Approved
Mr & Mrs McLaren	Internal alterations and conservatory extension works to an existing dwelling Tregea, 1 Mearwood Lane, Falmouth. PA25/05037	Approved
Mr Rod Allday	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. PA25/05121	Decided not to make a TPO
Mr & Mrs Buzza-Blackwell	Double storey rear extension 24 Clifton Terrace, Falmouth. PA25/05386	Approved
Mr John Bawden	Works to trees within a Conservation Area - T1 (Black Pine) - reduce lateral spread to the SW by 2m. Imperial Court, Bar Road, Falmouth. PA25/05422	Decided not to make a TPO
Mr & Mr K & S Hooper & Litster	Submission of details to discharge Condition 3 in respect of Decision Notice PA25/02773 dated 25.06.2025. 11 Florence Place, Falmouth. PA25/05543	S52/S106 and discharge of condition apps
Dr Paul Morris	Works to Trees in a Conservation Area (CA) namely T1 - Griselinia - Remove 11 Florence Terrace, Falmouth. PA25/05543	Decided not to make a TPO
Mr and Mrs Andrew Morgan	Listed building consent for alterations to 7 and 7A Stratton Place and communal areas. 7 and 7A Stratton Place, Falmouth. PA25/05798	Withdrawn

Mr and Mrs Andrew Morgan	Alterations to 7 and 7A Stratton Place and communal areas. 7 and 7A Stratton Place, Falmouth. PA25/05798	Withdrawn
Sainsbury's Supermarket Ltd	EIA Screening Opinion for 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 Ponsharden Industrial Estate, Falmouth. PA25/06356	Screening Opinion – EIA Not Required