

FALMOUTH TOWN COUNCIL

Minutes of a Meeting of the Planning & Licensing Committee held on Monday 20th October 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, A Munden,
J A R Stowell, and J Walkden.

Councillor David Saunby CC also attended.

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

Also Attended: J Dudding PA25/06694
D May and D Kaur Saffron Street Food

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.

P6403 **APOLOGIES**
None received.

P6404 **INTERESTS AND DISPENSATIONS**
The Town Clerk granted a special dispensation for Councillors to consider Princess Pavilion license variation application as it was in the public interest to do so.

P6405 **MINUTES**
It was proposed by Councillor Carmichael, seconded by Councillor Evans and

RESOLVED that that the minutes of the Planning and Licensing Committee held on 29th September 2025 be approved as a correct record of the proceedings and signed by the Chair.

P6406 **PLANNING APPLICATIONS**
Members considered a list of planning applications which had been commented on by the Chair and Vice-Chair, under the delegated procedure agreed in accordance with Minute 6/2474 of the meeting held on the 3rd April 2000 and amended by Minute P3017.

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

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

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

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

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

P6407 **HIGHWAYS/TRAFFIC MANAGEMENT/ROAD SAFETY**

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

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

Members duly noted scheduled road closure on Swanpool Road, Falmouth on the 26th November 2025 (09:30 to 15:00 hours) for Sunbelt Rentals to carry out works.

Members duly noted scheduled road closure on Killigrew Street, Webber Street, High Street, Market Street, Church Street, Arwenack Street, and Grove Place on the following dates: 27th November (1700 to 2100 hours), 6th - 7th December (0900 to 1900 hours), and 24th December (0930 to 1400 hours) for the following events: Christmas Lights Switch On Parade, Falmouth's Festive Weekend, and Harmony Choir.

Members duly noted scheduled road closures on Maenporth Road, Maenporth and Road from Maenporth Road to District Boundary, Maenporth, Falmouth from 10th December 2025 and 19th December 2025 (08:00 to 18:00 hours) for Nokia to carry out works.

Members duly noted scheduled road closure on various roads on Sunday 9th November between 10.15am and 12 Noon for the Falmouth Remembrance Sunday Parade.

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

P6408 **DECISION LIST**

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

P6409 **LICENSING**

Street Trading Application

'Saffron Street Food' - Forecourt of Central Garage, Avenue Road, Falmouth, TR11 4AY

Members duly considered the street trading application for Saffron Street Food to trade on the forecourt of Central Garage from January to December, Monday to Saturday (6 days per week) from 07:00 hours to 15:00 hours (23:00 hours on event days) selling 'Breakfast Sandwiches, Samosa's, Spring Rolls, Pakoras, Onion Bhaji's, Salad's, Hot & Cold drinks'.

The applicants advised that they would be selling breakfasts including meat products and from late morning the street food would be vegetarian only with a late licence requirement for special events only. The unit would be in the same location as the previous applicant and left overnight with security measures in place.

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

RESOLVED to recommend approval for the street trading license.

Premise License Variation

Princess Pavilion, Melvill Road, Falmouth, Falmouth Town Council

Members duly considered the application for a minor variation of the "Prevention of crime and disorder" section on premises license: Current license states: "SIA registered security staff in place during live music performances." We would like to change to: SIA registered security staff in place during public events with amplified, live music performances of over 150 attendees.

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

RESOLVED to recommend approval for the minor variation subject to de-escalation training.

P6410 **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 7.00pm.

Signed: Dated:

20TH OCTOBER 2025

APPENDIX I

- 1. Arwenack** **PA25/05995** **Mr and Mrs B Herron**
(Case Officer: Chloe Britten – Chloe.Britten@cornwall.gov.uk)
Proposed replacement of existing conservatory with orangery
Accommodation, Braemar, 9 Avenue Road, Falmouth.

Recommend Approval
- 2. Arwenack** **PA25/06818** **Mr and Mrs M Rickman**
(Case Officer: Mark Webb – Mark.Webb@cornwall.gov.uk)
Proposed change of use of the guesthouse to a dwellinghouse
Tregenna Guest House, 28 Melvill Road, Falmouth.

Recommend Approval
- 3. Boslowick** **PA25/06785** **Mrs Joanne Pascoe**
(Case Officer: Mark Webb – Mark.Webb@cornwall.gov.uk)
Works to Tree covered by a Tree Preservation Order (TPO) - G1 - Persian silk tree -
Reduce branches growing under and around streetlight by 1.5m to clear light column.
Land Adjacent To Prislow Lane, Falmouth.

Recommend Approval
- 4. Arwenack** **PA25/06787** **Mr Paul Harvey**
(Case Officer: Helen Trebilcock – Helen.Trebilcock@cornwall.gov.uk)
'Revised dwelling design removing indoor swimming pool and conservatory without
compliance with Condition 2, 3 and 4 of decision notice PA19/03220 dated
27/06/2019' without compliance with Condition 4 of decision notice PA21/06841
dated 20.09.2025.
Stansville, Boscawen Road, Falmouth.

Recommend Approval
- 5. Trescobeas** **PA25/06970** **Mrs Diane Brown**
(Case Officer: Chloe Britten – Chloe.Britten@cornwall.gov.uk)
Construction of front raised decking area, alongside the installation, replacement and
infilling of window and doorway openings on the front and rear elevations.
25 Venton Road, Falmouth.

Recommend Approval

6. **Arwenack** **PA25/06973** **Ms Emma Lewis**
(Case Officer: Abbie Franklin – Abbie.Franklin@cornwall.gov.uk)
Demolition of a small lean to. Single storey extension, in-filling the side return to the rear of the property.
95 Marlboough Road, Falmouth

Recommend Approval

7. **Arwenack** **PA25/07029** **Mr and Mrs Scharff**
(Case Officer: Abbie Franklin – Abbie.Franklin@cornwall.gov.uk)
Replacing a two-storey and a single-storey extension with a new single-storey extension. Also re-instating central first-floor windows on the front and rear elevations.
32 Wodehouse Terrace, Falmouth.

Recommend Approval

8. **Arwenack** **PA25/07077** **Mr Adam Trevan**
(Case Officer: Chloe Britten – Chloe.Britten@cornwall.gov.uk)
Works to trees subject to a Tree Preservation Order (TPO), works include Leylandii (T1) - To be dismantled and felled due to limited environmental benefit in relation to hazard potential. Leylandii (T2) - To be felled for reasons the same as given for T1 alongside having sparse foliage in canopy and likelihood of increased vulnerability to failure in the event of T1 being felled.
34 Pengarth Rise, Falmouth.

Recommend approval as although the tree appears to be healthy it does have multiple stems emerging from the base so it is possible that in the future these stems could split away from the base which could cause damage to the property. As the Leylandii offers some amenity value a replacement tree could be planted to compensate for the loss.

9. **Penwerris** **PA25/07203** **Davey**
(Case Officer: Chloe Britten – Chloe.Britten@cornwall.gov.uk)
Works to Trees covered by a Tree Preservation Order (TPO) - G1 - 4 x Ash trees - Fell 4 of group, trees are in decline.
Falmouth Court Care Home, Dracaena Avenue, Falmouth.

Recommend Approval.

10. Penwerris

PA25/07360

Mr and Mrs Blamey

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

Loft conversion with dormer window and internal alterations.

61 North Parade, Falmouth.

Recommend Approval

11. Arwenack

PA25/07399

Mrs Sweeney St Michaels Resort & Spa

(Case Officer: Mark Webb – Mark.Webb@cornwall.gov.uk)

T1 – T5 Lime trees. Re pollard back to pollard points. T1 – T3 to be done winter 25, T2 & T4 winter 26 and T5 winter 27. Pollarding work to be spread out to help reduce impact on public amenity and retain some privacy for the hotel.

St Michaels Resort, 7 Stracey Road, Falmouth

Recommend Approval

APPENDIX II

1. **Arwenack** **PA25/04924** **Mr Lucien Trathen**
(Case Officer: Abbie Franklin – Abbie.Franklin@cornwall.gov.uk)
Permission in principle for erection of 2no dwellings (minimum 1 maximum 2)
Former St John Guesthouse, 35 Melvill Road, Falmouth

Recommend approval subject that no trees are removed.

2. **Arwenack** **PA25/05886** **Mrs Samantha Strama**
(Case Officer: Abbie Franklin – Abbie.Franklin@cornwall.gov.uk)
Proposed loft conversion and replacement windows with double glazed upvc. New large concertina window / doors to rear ground floor elevation and associated works.
3 Glyn Cottages, Avenue Road, Falmouth.

Recommend refusal as contrary to NDP Policies DG3 and DG7. The large french door and balcony are out of character and detract from the design of the two adjoining properties in the terrace. The design is overbearing and not in keeping with the Conservation Area.

3. **Penwerris** **PA25/06694** **Ms J Bonner**
(Case Officer: Helen Trebilcock – Helen.Trebilcock@cornwall.gov.uk)
Proposed development of 4no. flats, communal hub, resting room and demolition of the existing buildings
9 Tregothnan Road, Falmouth.

Recommend refusal as contrary to NDP Policy DG4. The closeness of the boundaries results in over development and the NE blank elevation is un-neighbourly and overbearing and causes harm to No. 11. The design and fenestration is poor and fails to pick up on the local distinctiveness of the immediate area and there is a lack of parking provision in an already congested area.

4. **Boslowick** **PA25/06993**
LNT Care Developments, Frontier Estates Ltd & Leigh Chadwick
(Case Officer: James Moseley – James.Mosley@cornwall.gov.uk)
Erection of a Care Home for older people with parking, access, landscaping and associated ground works.
Falmouth Business Park, Bickland Water Road, Falmouth.

Recommend refusal as the site is inappropriate for residential use and should be safeguarded for business and industrial use. The site is an unsuitable environment for elderly residents due to noise, traffic and industrial activity that could be distressing or unsafe for frail or dementia residents. Access is poor for residents and visiting families.

- 5. Trescobeas** **PA25/07025** **Mr and Mrs Carey**
(Case Officer: Mark Webb – Mark.Webb@cornwall.gov.uk)
Renovation and extension of an existing dwelling
5 Trescobeas Road, Falmouth.

Recommend approval.

- 6. Arwenack** **PA25/07270** **Mr K Hooper & Mr S Lister**
(Case Officer: Mark Webb – Mark.Webb@cornwall.gov.uk)
Proposed double garage, garden room and demolition of existing garage.
11 Florence Place, Falmouth

Recommend refusal due to overdevelopment and poor design that's not in keeping with the Conservation Area and characteristic back lanes.

- 7. Arwenack** **PA25/07271** **Mr K Hooper & Mr S Lister**
(Case Officer: Mark Webb – Mark.Webb@cornwall.gov.uk)
Listed building consent for a proposed double garage, garden room and demolition of existing garage.
11 Florence Place, Falmouth

Recommend refusal due to overdevelopment and poor design that's not in keeping with the Conservation Area and characteristic back lanes.

TOWN AND COUNTRY PLANNING ACT 1971

FOR SUBMISSION TO THE COUNCIL ON 20TH OCTOBER 2025#

Applicant	Works, Location, and App. Number	Decision
Mrs & Mrs Benney & Brown	Proposed single storey extension and improved parking 189 Longfield, Falmouth PA25/06196	Approved*
Mr D Plimmer	Pre application advice for Refurbishment and extension of an existing detached bungalow. The Peak, Erisey Terrace, Falmouth. PA25/00860/PREAPP	Closed – Advice Given
Simona Hocking	Exception Notice to fell 2 dead sycamore trees. Bar Road Car Park, Challenger Quay, Tinnars Walk, Port Pendennis, Falmouth. PA25/00908/PREAPP	Closed – Advice Given
James	Exception notice to fell a beech tree. 46 Bosmeor Road, Falmouth. PA25/00942/PREAPP	Closed – Advice Given
Bishop	Exception notice for works to sycamore Tremoreva House, Swanpool, Falmouth PA25/00986/PREAPP	Closed – Advice Given
Mr Edward Osman	Application for a lawful development certificate for continued existing use of HMO at 23-25 Avenue Road. 23, 24 and 25 Avenue Road, Falmouth. PA25/03637	Granted (CAADs, PIPs and LUs only)
Davey	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. PA25/04702	Approved
Stephen Robinson and Andrew Philips	Proposed conversion of part of the existing ground floor to 1 residential flat, including alterations to the entrance hallway and internal staircase from ground floor to first floor. 36 Market Street, Falmouth. PA25/05023	Approved
The Tsang Partnership	Roof access improvement works (replacing plastic roof window with plastic roof access hatch). 27 Market Street, Falmouth. PA25/05794	Approved
The Tsang Partnership	Listed Building consent: Roof access improvement works (replacing plastic roof window with plastic roof access hatch). 27 Market Street, Falmouth PA25/05795	Approved
Mr M Ginns	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. PA25/05858	Refused

Mr Duncan Evans	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. PA25/06060	Withdrawn
Mr P Ingram	Submission of details to discharge Condition number 3 in respect of Decision Notice PA24/08926 dated 01/05/25. 8-10 Webber Street, Falmouth. PA25/06207	S52/S106 and discharge of condition apps
Mrs Evans	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. PA25/06228	Approved
Mr R Force	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 PA25/06233	Withdrawn
Mr Force	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. PA25/06235	Approved
Mr Jones	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. PA25/06236	Decided not to make a TPO
Caroline Shaw	Application for trees within a conservation area: Reduction of Magnolia grandifloras Riversdale, 11 Stratton Terrace, Falmouth. PA25/06400	Decided not to make a TPO
Mrs Donald	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. PA25/06603	Decided not to make a TPO
Mr Simon Cunliffe	Works to trees within a Conservation Area - T1 – Fig, remove; T2 – apple, remove; T3 – Myrtles, crown reduction; T4 – Yew, crown reduction; T5 – Bay, crown reduction. 3 Florence Place, Falmouth PA25/06638	Decided not to make a TPO
Mr Sean O'Conaill	Submission of details to discharge Condition 3 in respect of decision notice PA24/08085 dated 17/12/2024. 12 Florence Terrace, Falmouth. PA25/06778	Discharged