

FALMOUTH TOWN COUNCIL

Minutes of a Meeting of the Interim Planning Committee held on Monday 21st February 2022 in the Dracaena Centre, Dracaena Avenue, Falmouth at 6.00 pm.

Present: Councillors J M Spargo (Vice-Chair), D Clegg, S D Eva, A J Jewell CC, J Kirkham CC and Z Young.

Councillors G W Chin-Quee BEM, G F Evans MBE, L Magowan CC and D W Saunby CC also attended.

In Attendance: V Rogers (Administration Officer)
M Ortega (Receptionist and Information Services Assistant)

P5849 APOLOGIES

An apology was received and approved from Councillor Rowe (District Scout meeting). Councillor Spargo took the Chair.

P5850 INTERESTS

Councillor Eva declared a non-disclosable interest in PA22/00534 as his daughter was the architect and he left the meeting during the consideration thereof.

P5851 PLANNING APPLICATIONS

Members considered a list of planning applications which had been commented on by the Chairman and Vice-Chairman, 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 Jewell, seconded by Councillor Kirkham 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 Chairman and Town Clerk reported in respect of those applications as appropriate.

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

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

P5852 TOWN AND COUNTRY PLANNING (APPEALS)

PA20/02218 Demolition of existing garage and erection of new dwelling. Building rear of 39 Trevethan Road, Five Fields Lane, Falmouth. Mr & Mrs T Howes. Cornwall Council Decision: Refused.

Members duly noted the result of the appeal.

P5853 WITHDRAWN APPLICATIONS

PA22/00033 Non material amendment for changes in the surfaces finishes to the roads, reduction of road width (from 5.5m to 4.8m), removal of footpath to one side of the road, and amendments to boundary treatments to decision PA21/06773 dated 1.3.21. Land at Kergilliack Road, Hill Head, Penryn.

PA20/01018 New detached single storey 3 bedroom family home at 7 Grovehill Crescent, Falmouth.

Members duly noted the withdrawn applications.

P5854 HIGHWAYS/TRAFFIC MANAGEMENT/ROAD SAFETY

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

Members duly noted the road closure from Emslie Road to Pendennis Road, Falmouth from 21st February 2022 to 11th March 2022 (24 hours) for Wales & West Utilities to carry out works.

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

Members duly noted the road closure on the High Street, Falmouth from 16th to 18th March 2022 (1900 to 0600 hours) for Kelly Traffic Management to carry out works to their apparatus.

P5855 ANY OTHER BUSINESS THAT THE CHAIRMAN CONSIDERS TO BE OF URGENCY

None.

There being no further business the Chairman declared the meeting closed at 6.55pm.

Signed: Dated:

APPENDIX I
21ST FEBRUARY 2022

- 1. Penwerris** **PA21/10913** **Mr Jones**
(Case Officer: Ellis Crompton-Brown. 01872224453,
Ellis.Crompton-Brown@cornwall.gov.uk)
Change of use from a retail space and dwelling to one dwelling.
Strands, 11 Claremont Terrace, Falmouth

Recommend approval.
- 2. Arwenack** **PA22/00104** **Lloyd-Laney Family**
(Case Officer: Matthew Haynes, Matthew.Heynes@cornwall.gov.uk)
Conservation Roof Light and Repairs to Front North Elevation.
4 Bar Terrace Bar Road Falmouth.

Recommend approval.
- 3. Penwerris** **PA22/00567** **Packet Quays Management Limited**
(Case Officer: Matthew Haynes, Matthew.Heynes@cornwall.gov.uk)
Replacement of three polycarbonate domed roof lights with flat glass skylights and
domed structures.
Packet Quays Falmouth.

Recommend approval.
- 4. Arwenack** **PA22/00630** **Mrs Dernie**
(Case Officer: Matthew Haynes, Matthew.Heynes@cornwall.gov.uk)
Replace asbestos roof tiles and addition of a dormer window to the second floor master
bedroom on principle elevation.
14 Woodlane Falmouth.

Recommend approval.
- 5. Penwerris** **PA22/00654** **Mr & Miss Cooper & Wengradt**
(Case Officer: Matthew Haynes, Matthew.Heynes@cornwall.gov.uk)
Construction of a two-storey extension and formation of additional off-road parking
Space.
12 Old Hill Crescent Falmouth.

Recommend approval.

6. **Arwenack** **PA22/00724** **Robert Lorton**
(Case Officer: **Matthew Haynes**, Matthew.Heynes@cornwall.gov.uk)
Single storey, rear extension.
Polperro 1 Foxs Lane Falmouth.
- Recommend approval.
7. **Penwerris** **PA22/00812** **Mr and Mrs Jarrett-Kerr**
(Case Officer: **Ellis Crompton-Brown**. 01872224453,
Ellis.Crompton-Brown@cornwall.gov.uk)
Proposed new dormers to loft space, including internal alterations, alterations to existing windows, new link and conversion of existing garage to studio space and utility area.
Tehidy Penwerris Lane Falmouth.
- Recommend approval.
8. **Arwenack** **PA22/00818** **Mrs Gawor**
(Case Officer: **Matthew Heynes**, Matthew.Heynes@cornwall.gov.uk)
Proposed construction of rear dormer, renovation of front dormer, installation of new windows, increased opening width for vehicle access and parking and formation of ramped pedestrian access.
3 Fenwick Road Falmouth.
- Recommend approval.
9. **Penwerris** **PA22/00856** **Mr Matthew Brierley**
(Case Officer: **Mark Ball**, 01726 223495 mark.ball@cornwall.gov.uk)
Works to a tree in a conservation area, works are to a beech tree to reduce the overall height of the tree and overhanging branches to neighbour's property/overhead cables.
5 Kimberley Park Road Falmouth.
- For information only.*
10. **Penwerris** **PA22/01105** **Niall O'Connor**
(Case Officer: **Mark Ball**, 01726 223495 mark.ball@cornwall.gov.uk)
Works to a tree in a Conservation Area, works are to an Elm tree (T1) for the cutting back of two overhanging branches, over the top patio and the reduction of limbs by approximately 4m, cutting back to the line of ivy.
5A High Street Falmouth.
- For information only.*

11. Boslowick

PA22/01190

Mr Robert Quarmby

(Case Officer: Matthew Heynes, Matthew.Heynes@cornwall.gov.uk)

Single storey rear extension.

7 St Nazaire Close Falmouth.

Recommend approval.

APPENDIX II

1. **Arwenack** **PA22/00312** **Mr & Mrs Cooper**
(Case Officer: Ellis Crompton-Brown. 01872224453,
Ellis.Crompton-Brown@cornwall.gov.uk)
Alterations and extension to dwelling.
The Cottage Vernon Place Falmouth.

Recommend approval.

2. **Arwenack** **PA22/00534** **Mr & Mrs A Fletcher**
(Case Officer: Mark Ball, 01726 223495 mark.ball@cornwall.gov.uk)
Construction of 4 residential apartments.
Land To Rear Of 16-17 Church Street Falmouth.

Recommend refusal as the proposed development, by reason of its increased density and massing, and limited size of private amenity areas and their overshadowing, is considered to result in an over-development of the site, which fails to respect the character of the area, in conflict with Policies 2, 12 and 21 of the Cornwall Local Plan Strategic Policies 2010-2030. The new proposal is even larger in plan and height than the previously refused application with even less amenity area. The external materials and fenestration style and sizes are inappropriate.

The lower ground floor flats (nos 1 & 2) are problematic. Both fall below the nationally described space standards for a 2-person, 1-bedroom single storey dwelling. The standard, including storage, should be 51.5 sq.m., whereas Flat 1 is 45 sq.m. and Flat 2 is 41 sq.m. Flat 1 in particular, because of its very close proximity to the high boundary walls, will have inadequate daylight.

3. **Penwerris** **PA22/00618** **Mr & Ms Chris & Alison Penrose Ward**
(Case Officer: Nigel Brabyn, 01872 224461 nbrabyn@cornwall.gov.uk)
Proposed alterations and extensions to existing dwelling.
Down Under Penwerris Terrace Falmouth.

Defer pending Case Officer comments regarding the likely impact on the amenities currently enjoyed by the occupiers of neighbouring residential properties.

4. **Trescobeas And Budock** **PA22/00820** **James & Katy Longman**
(Case Officer: Mark Ball, 01726 223495 mark.ball@cornwall.gov.uk)
Two storey front extension.
13 Marlborough Crescent Falmouth.

Recommend refusal as this is overdevelopment to the front of the property which is poorly designed and changes the character of the property. A side or rear extension would be preferable.

5. **Penwerris** **PA22/00929** **Ms Kirsten Pepper & Mr John Paul Gilkes**
(Case Officer:Matthew Heynes, Matthew.Heynes@cornwall.gov.uk)
Replacement of a single storey extension with a double storey extension.
69 Tresillian Road Falmouth.

Recommend refusal due to poor design which is not in keeping with the area and changes the street scene. If built the extension should be set back from the front of the building.

6. **Arwenack** **PA22/00975** **Ms M Dixon**
(Case Officer:Matthew Heynes, Matthew.Heynes@cornwall.gov.uk)
Proposed removal of existing roof, raising of wall plate height and construction of replacement roof with front and rear dormers to provide additional accommodation.
17 Waterloo Road Falmouth.

Recommend refusal owing to non-compliance with DG3 and DG7. The site is in the Conservation Area, and Character Area 5 'The Terraced Suburbs'. Policies DG3 'Design and local distinctiveness in the historic core' and DG7 'Design in the Conservation Area' apply. The area is almost exclusively of two-storey terraced houses, rendered and painted. This proposal creates an overlarge three-storey house out of character with the area. The slate hanging on the street façade is also out of character; only one house in the street has slate hanging, and is both ugly and out of place, and definitely not a precedent to follow. In terms of Policy DG3 sub-section 1 it fails to harmonise with adjoining buildings, and subsection 2 it fails in terms of height, scale and massing, and impact on buildings nearby. For similar reasons it does not conform to Policy DG7 on sub-sections 1 and 3.

7. **Arwenack** **PA22/01015** **Mr and Mrs Kendrick**
(Case Officer:Matthew Heynes, Matthew.Heynes@cornwall.gov.uk)
Proposed new garage to rear garden, covered walkway, alterations to main house including new rooflight, alterations to existing dormer and alteration of existing window to doorway.
2 Cambridge Place Falmouth.

Recommend approval.

8. **Arwenack** **PA22/01016** **Mr and Mrs Kendrick**
(Case Officer:Matthew Heynes, Matthew.Heynes@cornwall.gov.uk)
Listed Building Consent: Proposed new garage to rear garden, covered walkway, alterations to main house including new rooflight, alterations to existing dormer and alteration of existing window to doorway.
2 Cambridge Place Falmouth.

Recommend approval.

- 9. Arwenack PA22/01301 Marine Management Organisation**
(Case Officer:Rosilyn Baker, 01579 341416 Rosilyn.Baker@cornwall.gov.uk)
Consultation on Application Received for Extension to Boat Park Pontoons,
MLA/2022/00002
Falmouth Harbour Falmouth.

The Committee do not feel that there is enough information to comment on the consultation.