FALMOUTH TOWN COUNCIL

Minutes of a Meeting of the Planning Committee held on Monday 14th March 2022 in the Atherton Suite, The Old Post Office, Falmouth at 6.00 pm.

Present: Councillors J M Spargo (Vice-Chair), D Clegg, S D Eva,

J S Kirkham CC, A J Jewell CC, and Z Young.

In Attendance: E J Middleditch (Administration Officer)

M Ortega (Receptionist and Information Services Assistant)
M Hormann (Architect for 6 Windsor Terrace, Falmouth)
Dr Shanahan (Architect for 6 Windsor Terrace, Falmouth)

P5856 APOLOGIES

An apology for absence was received and approved from Councillor Rowe (ill).

P5857 INTERESTS AND DISPENSATIONS

None.

P5858 MINUTES

It was proposed by Councillor Eva seconded by Councillor Clegg and

RESOLVED that that the minutes of the meetings of the Committee held on 20th December 2021 and 10th January 2022 be approved as correct records of the proceedings and signed by the Chairman.

P5859 PLANNING APPLICATIONS

Members considered a revised 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 an amended 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 Clegg, seconded by Councillor Kirkham and

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

P5860 WITHDRAWN APPLICATIONS

PA21/11150 Works to trees subject to TPO - Falmouth Court Care Home, Dracaena Avenue, Falmouth.

PA22/00120 - Works to trees subject to a TPO - 25 Conway Road, Falmouth.

Members duly noted the withdrawn applications.

P5861 HIGHWAYS / TRAFFIC MANAGEMENT / ROAD SAFETY

Road Traffic Regulation Act 1984 S.14: Temporary Prohibition of Traffic Members duly noted road closure on Gyllyng Street, Falmouth from 21st March 2022 to 1st April 2022 (0730 to 1800 hours) for Western Power Distribution works.

Road Traffic Regulation Act 1984 S.14: Temporary Prohibition of Traffic Members duly noted road closure on Hillhead Road, Kergilliack from 21st March 2022 to 22nd March 2022 (0730 to 1700 hours) for Cormac works to general SAM maintenance and tree defects.

Road Traffic Regulation Act 1984 S.14: Temporary Prohibition of Traffic Members duly noted road closure on Polwhaveral Terrace, Falmouth from 21st March 2022 to 25th March 2022 (1900 to 0600 hours) for Open Reach works.

Road Traffic Regulation Act 1984 S.14: Temporary Prohibition of Traffic Members duly noted road closure on Old Hill, Falmouth from 21st March 2022 to 25th March 2022 (1900 to 0600 hours for Open Reach works.

Road Traffic Regulation Act 1984 S.14: Temporary Prohibition of Traffic Members duly noted road closure on Fish Strand Hill, Falmouth from 11th April 2022 to 13th April 2022 (0930 to 1530 hours) for Kelly Traffic Management works.

Road Traffic Regulation Act 1984 S.14: Temporary Prohibition of Traffic Members duly noted road closure on Gyllyngvase Hill, Falmouth from 21st March 2022 to 22nd March 2022 (0730 to 1800 hours) for Kelly Traffic Management works.

Road Traffic Regulation Act 1984 S.14: Temporary Prohibition of Traffic Members duly noted road closure on Lanner Hill to Treluswell from 14th March 2022 to 26th March 2022 (1900 to 0600 hours) for Cormac works.

Road Traffic Regulation Act 1984 S.14: Temporary Prohibition of Traffic Members duly noted road closure on High Street, Falmouth from 16th March 2022 to 18th March 2022 (1900 to 0600 hours) for Kelly Traffic Management works.

Road Traffic Regulation Act 1984 S.14: Temporary Prohibition of Traffic Members duly noted road closure of Footpath 7057, Falmouth from 21st March 2022 to 23rd March 2022 (0730 to 1700 hours) for Cormac works.

Consultations

Members duly noted the 20mph Rollout - Phase 1 - Falmouth & Penryn Community Network Area (EDG2078) (West) Consultation that is now open until 31st March 2022.

P5862 DECISION NOTICES

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

P5863 ANY OTHER BUSINESS THAT THE CHAIRMAN CONSIDERS TO BE OF URGENCY

None.

There being no further business the Chairman declared the meeting closed at 6.50p.m.

| Signed: | Dated: |
|---------|--------|
| | |

APPENDIX I 14th MARCH 2022

1. Arwenack PA22/01211 Mr Craig Donlevy

(Case Officer: Nigel Brabyn, 01872 224461 nbrabyn@cornwall.gov.uk)

Application for a Lawful Development Certificate for an Existing Use for three-flats/dwelling houses.

12 Clare Terrace Falmouth.

Recommend approval.

2. Arwenack PA22/01332 Mr Rob Weller

(Case Officer: Ellis Crompton-Brown. 01872224453,

Ellis.Crompton-Brown@cornwall.gov.uk)

Application for Consent to Display an Advertisement, namely the siting of one illuminated fascia text reading PIZZERIA to Southern Elevation; one illuminated fascia text reading Pizza Express Address to Southern Elevation; one illuminated fascia text reading PIZZERIA to Car Park Elevation; one internal illuminated roundel to Southern Elevation Entrance and one internal illuminated roundel to Car Park Elevation. Maritime House, Unit G4 Discovery Quay Falmouth.

Recommend approval.

3. Penwerris PA22/01429 Mr Matthew Brierley (Case Officer: Mark Ball, 01726 223495 mark.ball@cornwall.gov.uk)
Certificate of lawfulness for existing use Top Flat as a residential dwelling under Use Class C3 of the Town and Country Planning (Use Classes) Order 1987.
5 Kimberley Park Road Falmouth.

Recommend approval.

4. Penwerris PA22/01470 Mr and Mrs Reyna

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

Alterations to a garage/workshop.

23 Clifton Terrace Falmouth.

Recommend approval.

5. Arwenack PA22/01508 Mr And Mrs Hooper (Case Officer: Nigel Brobyn 01872 224461 phrebyn 01872 224461 phrebyn 01872 224461 phrebyn (Case Officer: Nigel Brobyn 01872 224461 phrebyn 01872 224461 phre

(Case Officer: Nigel Brabyn, 01872 224461 nbrabyn@cornwall.gov.uk)

Construction of replacement balcony and installation of french doors in place of window. Jacobs Rest 13 Vernon Place Falmouth.

Recommend approval.

6. Penwerris PA22/01587 Mr James Forshall

(Case Officer: Matthew Haynes, <u>Matthew.Heynes@cornwall.gov.uk</u>)

Works to trees in a Conservation Area, namely: reduce the height of the yew tree in the south east corner of the garden by 1 to 2 meters.

Ground Floor Flat 7 Stratton Place Falmouth.

For information only.

7. Arwenack PA22/01824 Miss Sarah Clough

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

Works to trees in a conservation area (CA), works include felling of dying tree (species unidentified)

Methodist Homes For The Aged Langholme Arwenack Avenue Falmouth.

For information only.

8. Boslowick PA22/01828 Mrs Thomas

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

Replacement and extension of existing porch

1 Hillside Road Falmouth.

Recommend approval.

9. Arwenack PA22/01897 Mr Spencer

(Case Officer: Nigel Brabyn, 01872 224461 nbrabyn@cornwall.gov.uk)

Works to trees in a conservation area, works to include the removal of x2 Apple trees (T1 and T2) and x4 Palm trees (T3, T4, T5 and T6) in order to maintain the garden and offer space and light to the other plants and property.

Chylean 17 Spernen Wyn Road Falmouth.

Recommend approval.

10. Arwenack PA22/02091 Ms Louise Midgley

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

Listed building consent for proposed alterations to existing rear dormer and proposed flue.

4 Florence Place Falmouth.

Recommend approval.

APPENDIX II 14TH MARCH 2022

1. Penwerris PA21/12240 McDonalds Restaurants Ltd (Case Officer: Mark Ball, 01726 223495 mark.ball@cornwall.gov.uk)

Minor alterations to elevations to include two extensions totalling 14 sqm with aluminium cladding, the relocation of the entrance door with sections of new shopfront to match existing and a new access door to be installed with associated works to the site. McDonald's Restaurant Dracaena Avenue Falmouth.

Recommend refusal due to lack of information and highway concerns in terms of access to and from the site from what is already a heavily congested roundabout.

2. 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.

Recommend refusal due to lack of information regarding overlooking issues.

3. Penwerris PA22/00674 Mr E McGough

(Case Officer: Ellis Crompton-Brown. 01872224453,

Ellis.Crompton-Brown@cornwall.gov.uk)

Proposed New Build.

6 Kimberley Place Falmouth.

Recommend refusal due to overdevelopment, the site is in the Conservation Area and the design does not reflect the neighbouring historic properties or the intent of NDP Policies DG3 and DG7. In addition the Council had further highway concerns in respect of access and parking.

4. Penwerris PA22/01361 Dr and Mrs Shanahan

(Case Officer: Ellis Crompton-Brown. 01872224453,

Ellis.Crompton-Brown@cornwall.gov.uk)

New single storey extension of a rear yard and upgrade and extension of an existing double storey extension at the rear. Please see all documents provided for this application.

6 Windsor Terrace Falmouth.

Recommend approval.

5. Trescobeas And Budock PA22/01409 Mr John Brooks (Case Officer: Nigel Brabyn, 01872 224461 nbrabyn@cornwall.gov.uk)

Erection of an outbuilding to use as an annexe.

5 Penmere Crescent Falmouth.

Recommend refusal due to poor design that fails to meet basic design requirements as detailed in NDP Policies DG1 and DG2.

6. Penwerris PA22/01469 Mr & Mrs K Walsh

Case Officer: Ellis Crompton-Brown. 01872224453,

Ellis.Crompton-Brown@cornwall.gov.uk)

'Loft Conversion' with variation of condition 2 of decision notice PA21/03572 dated 23/07/2021.

7 Penrose Road Falmouth

Recommend refusal due to over development, over bearing and not in keeping with the street scene.

7. Penwerris PA22/01471 Mr and Mrs P Britton (Case Officer: Ellis Crompton-Brown. 01872224453,

Ellis.Crompton-Brown@cornwall.gov.uk)

Proposed Loft Conversion including a Juliet balcony with variation of condition 2 of decision PA21/02547 dated 25.06.2021.

1 Penrose Road Falmouth.

Recommend refusal due to overdevelopment, over bearing and not in keeping with the street scene.

8. Boslowick PA22/01478 Mr Jordan Miles (Case Officer: Nigel Brabyn, 01872 224461 nbrabyn@cornwall.gov.uk)
Works to trees subject to a Tree Preservation Order (TPO), works include reduce the Sycamore down to a 10ft stump/ Pollard which would then re grow from that height in a much more manageable format, that can be prune with greater ease.

108 Longfield Falmouth.

Recommend refusal as the proposed works are radical, the mature trees form part of wildlife corridoor and should remain TPO protected.

9. Boslowick PA22/01680 Mr & Mrs Bennett (Case Officer: Matthew Haynes, Matthew.Hevnes@cornwall.gov.uk)
Internal alterations, demolition of garage and construction of extension.
17 Bosmeor Road Falmouth.

Recommend approval.

10. Trescobeas And Budock PA22/01758 Mr & Mrs S Richardson (Case Officer: Matthew Haynes, Matthew.Heynes@cornwall.gov.uk)
Proposed removal of existing conservatory and construction of kitchen extension.
Formation of room in roof. Construction of single garage and car port.

1 Bickland Hill Falmouth

Recommend approval.

11. Penwerris PA22/01974 Mrs Canale (Case Officer: Mark Ball, 01726 223495 mark.ball@cornwall.gov.uk)

Demolition of existing kitchen and porch. Construction of ground and first floor extensions.

11 Clifton Terrace Falmouth.

Recommend refusal due to over development, poor design and inappropriate materials.

12. Arwenack PA22/02100 Mr & Mrs Pearson (Case Officer: Matthew Haynes, Matthew.Heynes@cornwall.gov.uk)

New rear extension, internal alterations and loft conversion including revised roof profile.

12 Tresahar Road Falmouth

Recommend approval subject to materials in keeping with existing.

13. Trescobeas & Budock PA22/02336 EBC Partnership Ltd (Case Officer: Laura Potts. 01872 224342, lpotts@cornwall.gov.uk)

Non-material amendment with respect to decision PA20/06773 dated 01.03.2021 to change natural slate to fibre cement and for the removal of stone sills. Land at Kergilliack Road, Falmouth

Recommend refusal as this is not a non material amendment and the natural slate finish should be retained.

TOWN AND COUNTRY PLANNING ACT 1971 FOR SUBMISSION TO THE COUNCIL ON 14TH MARCH 2022

| Mr & Mrs L E Lochrie | Proposed first floor side extension and rear loft conversion. 5 Penrose Road, Falmouth PA21/07186 | Approved* |
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| Mr & Mrs S & K Weller | Proposed side extension. 24 Kings Avenue, Falmouth PA21/09241 | Approved* |
| Mr C McDonald | Construction of ground floor extension and associated works. 85A Mongleath Road, Falmouth PA21/09646 | Approved* |
| Mrs J Clark | Garage conversion/change of use to annex with bathroom extension. 13 Tregothnan Road, Falmouth PA21/09670 | Approved* |
| The Poly | Listed Building Consent for external repairs and associated works, and proposed disabled toilet. Falmouth Arts Centre, 24 Church Street, Falmouth PA21/04064 | Approved |
| Mrs J Wright | Coppice an Elm and reducing and thinning a row of Sycamores and an Ash. Tregenver House, Tregenver Lane, Falmouth PA21/09250 | Approved |
| D C Hughes Falmouth Ltd | Change of use of land for the siting of six units of holiday accommodation together with operational development, including the provision of access roads, parking and levelling of land. Land to East of Falmouth Golf Club, Swanpool Road, Falmouth PA21/09287 | Refused |
| Mr & Mrs Perrett | Proposed dormer extensions to existing dormer bungalow and associated internal alterations. 21 Tredova Crescent, Falmouth PA21/09647 | Approved |
| Miss Moira Mottram | Loft conversion with two front dormer windows. 12 Trenoweth Road, Falmouth PA21/10726 | Approved |
| Ms Leann Wright | Replacement of existing dilapidated 'Portakabin' ice cream kiosk adjacent to the Maenporth Cafe with a | Approved |

| | timber clad shipping container with ice cream servery, storage and a desk space. Maenporth Beach Café, Maenporth, Falmouth PA21/10840 | |
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| Mr & Mrs Gibbon | Proposed two storey side extension and single storey rear extension. 20 Penrose Road, Falmouth PA21/12069 | Approved |
| Mr Antony Wakeford & Lorraine Bedford | Garage and workshop to rear/side of property. 47 Melvill Road, Falmouth PA21/12071 | Approved |
| Mrs Kate Agashi | Proposed dormer windows to rear elevation and roof lights to front elevation. 9A Cambridge Place, Falmouth PA21/12174 | Approved |
| Mrs Kate Agashi | Proposed dormer windows to rear elevation and roof lights to front elevation. 9A Cambridge Place, Falmouth PA21/12175 | Approved |
| Mr & Mrs Gillow | Single storey side extension and rear first floor extension to provide separate bedroom and ancillary accommodation. 1 Park Hill, Falmouth PA21/12214 | Approved |
| Mr & Mrs Ridout | First floor extension to rear of property, extend balcony, form bay window and reconfiguration of internal layouts to existing dwelling. Pinehill, 8 Madeira Walk, Falmouth PA21/12275 | Approved |
| Mr Khiem Nguyen | Replacement rear door. 40 Meadowbank Road, Falmouth PA21/12285 | Approved |
| Mr Khiem Nguyen | Replacement door. 53 Boslowick Road, Falmouth PA21/12337 | Approved |
| Mr Khiem Nguyen | Replacement windows. 248 Longfield, Falmouth PA21/12338 | Approved |
| Miss Anna Cattermole | Replacement front bay and front door canopy. Single storey rear extension. Side roof dormer window. 1 Bay View Crescent, Falmouth PA21/12567 | Approved |

| Mr Paul Harvey | Revised dwelling design removing indoor swimming pool and conservatory with variation of conditions 2, 3 and 4 in respect of decision PA19/03220 dated 27.06.19. Stansville, Opposite 11 Boscawen Road, Falmouth PA21/12714 | Approved |
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| Mr Nick Sylvester | Proposed alteration to create two self-contained flats and associated first floor terrace above Jagos Bar Webber Hill, Falmouth PA21/12752 | Approved |
| Mr Lee Armatage | Works to trees subject to a TPO. Penpol, 11 Silverdale Road, Falmouth PA22/00240 | Approved |
| Mrs Richards | Works to trees in a conservation area, works include removing a line of Elm trees. Richmond House, De Pass Road, Falmouth PA22/00226 | Approved |
| Mr & Mrs Cooper | Alterations and extension to dwelling. The Cottage, Vernon Place, Falmouth PA22/00312 | Approved |
| Falmouth Property Investments | Non-material amendments in relation to decision notice PA16/10836 dated 12.12.2017 for the amendment of external materials to improve the fire protection level of the building. Land at Fish Strand Hill, Fish Strand Hill, Falmouth PA22/00555 | Approved |
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