

## **FALMOUTH TOWN COUNCIL**

Minutes of a Meeting of the Planning & Licensing Committee held on Monday 13<sup>th</sup> June 2022 in the Atherton Suite, The Old Post Office, Falmouth at 5.00 pm.

Present: Councillors A Rowe (Chair), J M Spargo (Vice-Chair), D Clegg,  
S D Eva, A J Jewell CC, J Robinson and Z Young (from point mentioned).

In Attendance: E Middleditch (Administration Officer)  
V Rogers (Administration Officer)  
Mr Gould (NMMC, Events Square, Falmouth)  
M Suerinck (Dark Pony Café, 6 The Moor, Falmouth)

### **P5886 APOLOGIES**

An apology for absence was received and approved from Councillor G F Evans MBE (holiday).

### **P5887 INTERESTS**

None.

### **P5888 MINUTES**

It was proposed by Councillor Eva seconded by Councillor Robinson and

RESOLVED that that the minutes of the Planning Committee held on 25<sup>th</sup> April 2022 and the minutes of the Planning and Licensing Committee held on 23<sup>rd</sup> May 2022 be approved as a correct record of the proceedings and signed by the Chair.

### **P5889 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 Rowe, 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 Eva, seconded by Councillor Jewell and

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

### **P5890 FUTURE OF NEIGHBOURHOOD PLANS**

Members duly noted the Town Clerks update regarding the future of Neighbourhood Plans.

Councillor Young entered the meeting at 530pm.

P5891 **HIGHWAYS/TRAFFIC MANAGEMENT/ROAD SAFETY**

Road Traffic Regulation Act 1984 S14: Temporary Prohibition of Traffic

Members duly noted road closure on Langton Terrace, Falmouth from 9th June 2022 to 15th June 2022 (24 hours) for RBS Groundworks Ltd to carry out works to their apparatus.

Members duly noted road closure on Stratton Terrace, Falmouth from 27th May 2022 to 24th June 2022 (24 hours) for Western Power Distribution to carry out cable fault repairs.

Members duly noted road closure on Old Hill, Falmouth from 26th July 2022 to 29th July 2022 (1800 to 0600 hours) for Paul Moore, Freeflow TM to carry out utility repairs.

Members duly noted road closure on Conway Road, Venton Road, Springfield Road and Manor Road, Falmouth from 3rd August 2022 to 12th August 2022 (0730 to 1700 hours) for Cormac Solutions to carry out highway repairs.

P5892 **DECISION LIST**

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

P5893 **LICENSING**

**Cornwall Council Premises License**

Red Elephant Beer Cellar Ltd, 2 Market Strand, Falmouth

Members duly considered variation to license to include on sales of alcohol (currently licensed for off sales) Monday to Sunday 1000 hours to 2200 hours.

Due to being on holiday the applicant provided a written update to add some detail to his application. The applicant advised that his business was primarily a 'bottle shop' which specialises in hard to get craft beers. Over the last 6-8 months the applicant has been using TEN's to open on Fridays and Saturdays but that has been difficult to build a crowd when the aim is to build a Euro-style café / bar.

It was proposed by Councillor Eva, seconded by Councillor Robinson and

RESOLVED that the Council support the application.

National Maritime Museum, Events Square, Discovery Quay, Falmouth

Members duly considered grant to license for on and off alcohol sales and regulated entertainment. Entertainment Monday to Saturday 1000 hours to 0000 hours and Sundays 1000 hours to 2300 hours and supply of alcohol Monday to Saturday 1100 hours to 0000 hours and Sunday 1100 hours to 2300 hours.

The following condition has been agreed with Environmental Protection and now forms part of the application's operating schedule " The music noise level will not exceed 15dB LAeq 15 min above the background noise level (LA90) between the hours of 09:00-23:00 at the boundary of any noise sensitive premises and at any other time should not be audible at the boundary of any noise sensitive premises."

The applicant advised that the licence was required for occasional use on the Events Square.

It was proposed by Councillor Eva, seconded by Councillor Jewell and

RESOLVED that the Council support the application.

**Street Trading Applications**

Pavement License, Dark Pony Coffee Ltd, 6 The Moor, Falmouth

Members duly considered application to allow furniture on the 'highway' located in front of the shop to be used for the consumption of food and drink. The seating area will have a depth of 2 metres and a length of 4.75 metres. The seating space will leave a minimum of 2 metres of footpath on the highway.

It was proposed by Councillor Eva, seconded by Councillor Jewell and

RESOLVED that the Council support the application.

P5894 **ANY OTHER BUSINESS THAT THE CHAIR CONSIDERS TO BE OF URGENCY**

None.

There being no further business the Chair declared the meeting closed at 5.45pm.

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

**APPENDIX I**  
**13<sup>th</sup> JUNE 2022**

- 1. Boslowick**                                      **PA22/04258**                                      **MR L SLEEMAN**  
**(Case Officer: Ellis Crompton-Brown. 01872224453,**  
**[Ellis.Crompton-Brown@cornwall.gov.uk](mailto:Ellis.Crompton-Brown@cornwall.gov.uk))**  
Outline application for proposed retail/storage units with all matters reserved.  
Land Y3 Access Road to Bickland Business Centre Tregonigge Industrial Estate  
Falmouth.

Recommend approval.
- 2. Arwenack**                                      **PA22/04364**                                      **Mr and Mrs Chadwick**  
**(Case Officer: Matthew Haynes, [Matthew.Heynes@cornwall.gov.uk](mailto:Matthew.Heynes@cornwall.gov.uk))**  
Extension of Garden Room and renovation of property.  
Carmino House 2 Sea View Road Falmouth.

Recommend approval.
- 3. Arwenack**                                      **PA22/04439**                                      **Mrs. B M B Shrestha**  
**(Case Officer: Matthew Haynes, [Matthew.Heynes@cornwall.gov.uk](mailto:Matthew.Heynes@cornwall.gov.uk))**  
Proposed single-storey rear extension.  
4 Poltair, Accommodation Emslie Road Falmouth.

Recommend approval.
- 4. Penwerris**                                      **PA22/04621**                                      **Sarah Kellet**  
**(Case Officer: Ellis Crompton-Brown. 01872224453,**  
**[Ellis.Crompton-Brown@cornwall.gov.uk](mailto:Ellis.Crompton-Brown@cornwall.gov.uk))**  
Works to a tree in a conservation area (CA), works are to T1 (Eucalyptus tree) - fell to  
ground level.  
13 Dunstanville Terrace Falmouth.

*For information only.*
- 5. Boslowick**                                      **PA22/04657**                                      **Mr Partridge**  
**(Case Officer: Matthew Haynes, [Matthew.Heynes@cornwall.gov.uk](mailto:Matthew.Heynes@cornwall.gov.uk))**  
Single storey rear extension, new porch and first floor extension above garage.  
29 Mongleath Road Falmouth Cornwall TR11 4PN.

Recommend approval.

6. **Boslowick** **PA22/04848** **Mr Iain McConnachie**  
(Case Officer: **Matthew Haynes**, [Matthew.Heynes@cornwall.gov.uk](mailto:Matthew.Heynes@cornwall.gov.uk))  
Single storey garden room in the rear garden.  
Chy An Haf Tremorvah Way Swanpool Falmouth.

Recommend approval.

7. **Penwerris** **PA22/04887** **Ms Ann Beskeen**  
(Case Officer: **Ellis Crompton-Brown**. 01872224453,  
[Ellis.Crompton-Brown@cornwall.gov.uk](mailto:Ellis.Crompton-Brown@cornwall.gov.uk))  
Application to remove a Leylandii tree situated within a conservation area.  
8 Kimberley Park Road Falmouth.

*For information only.*

8. **Arwenack** **PA22/04906** **Black**  
(Case Officer: **Matthew Haynes**, [Matthew.Heynes@cornwall.gov.uk](mailto:Matthew.Heynes@cornwall.gov.uk))  
Works to trees in a conservation area (CA), works include: T1 (Laurel) - reduce to 8ft in height; T2 (Magnolia) - reduce overhanging lateral spread back from neighbours property by 1-1.5m; T3 (Camelia) - coppice; T4 (Bay) - coppice all basal shoots to allow for regrowth as a manageable compact shrub; T5 (Yew) - crown raise lower canopy by 1m to raise foliage; T6 (Cypress) - fell; and T7 (Cypress) - fell.  
56 Melvill Road Falmouth.

*For information only.*

9. **Arwenack** **PA22/04925** **Mr John Sewell**  
(Case Officer: **Matthew Haynes**, [Matthew.Heynes@cornwall.gov.uk](mailto:Matthew.Heynes@cornwall.gov.uk))  
Works to a tree subject to a Tree Preservation Order (TPO), works are for the felling of dead walnut tree due to the potential danger of branches breaking.  
The Hollies Tresahar Road Falmouth.

Recommend approval.

10. **Boslowick** **PA22/04927** **Mr & Mrs Neilsen**  
(Case Officer: **Matthew Haynes**, [Matthew.Heynes@cornwall.gov.uk](mailto:Matthew.Heynes@cornwall.gov.uk))  
Internal alterations and single-storey extension.  
126 Boslowick Road Falmouth

Recommend approval.

## APPENDIX II

**1. Arwenack                                      PA22/02571                                      Mr And Mrs Robert And Joanne Broad**

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

Redesign of rear elevation of remodelled terraced house to include relocated window and door openings together with external balconies.

15 Vernon Place Falmouth.

Recommend refusal due to overlooking issues, loss of privacy and not in keeping with the Conservation Area.

**2. Arwenack                                      PA22/03428                                      Mr Michael Webb**

**(Case Officer: Ellis Crompton-Brown. 01872224453,**

**[Ellis.Crompton-Brown@cornwall.gov.uk](mailto:Ellis.Crompton-Brown@cornwall.gov.uk))**

Application for a Lawful Development Certificate for an Existing use of 2x 20ft. storage containers placed on car park.

Castlematters Ltd Tinnars Walk Port Pendennis Falmouth.

Recommend approval as the Council has no evidence on the lawful use subject to storage containers being screened so they are not so intrusive.

**3. Arwenack                                      PA22/03905                                      Mr & Mrs D & C Rowe**

**(Case Officer: Ellis Crompton-Brown. 01872224453,**

**[Ellis.Crompton-Brown@cornwall.gov.uk](mailto:Ellis.Crompton-Brown@cornwall.gov.uk))**

Alterations and a new terrace.

Rose-Nat Pikes Hill Falmouth.

Recommend refusal due to poor design that is out of keeping with the character of the area.

**4. Penwerris                                      PA22/04455                                      Mr Adamson**

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

Demolition of 2 bay windows and entrance steps. Construction of extension to existing dwelling with improvements to existing accommodation. Revised access to the public highway.

River View 93 North Parade Falmouth.

Recommend refusal due to poor design that would change the character of the building.

**5. Boslowick PA22/04479 Mr J Browne**  
**(Case Officer: Mark Ball, 01726 223495 [mark.ball@cornwall.gov.uk](mailto:mark.ball@cornwall.gov.uk))**

Outline planning permission with all matters reserved for new detached dwelling with Parking.  
Land South Of 17 Crossways Falmouth.

Recommend refusal due to over development which would result in harm to the character and appearance of the area and unneighbourly in terms of likely harm to the living conditions of neighbours including overlooking issues and lack of amenity space. The dwelling could not be built without loss or damage to trees which would harm the character of the area. The site is on the edge of Character Area 9 'Swanvale Garden Suburb' and NDP Policy DG2 applies and note should be taken of NDP Section 5 about 'Urban capacity infill housing and regeneration' where the policy intention about 'density' and 'infill' should be respected.

**6. Boslowick PA22/04900 Mr Nick Lay**  
**(Case Officer: Ellis Crompton-Brown. 01872224453,**  
**[Ellis.Crompton-Brown@cornwall.gov.uk](mailto:Ellis.Crompton-Brown@cornwall.gov.uk))**

Proposed rear two storey extension.  
9 West Rise Falmouth.

Recommend refusal as unneighbourly in terms of loss of light to the neighbouring property, poor design and inappropriate materials.

**TOWN AND COUNTRY PLANNING ACT 1971**  
**FOR SUBMISSION TO THE COUNCIL ON 13<sup>TH</sup> JUNE 2022**

James & Katy Longman	Two storey front extension. 13 Marlborough Crescent, Falmouth PA22/00820	Approved*
Mr & Mrs K Walsh	Loft conversion with variation of condition 2 of decision notice PA21/03572 dated 23/07/2021. 7 Penrose Road, Falmouth PA22/01469	Approved*
Mr & Mrs P Britton	Proposed loft conversion including a Juliet balcony with variation of condition 2 of decision PA21/02547 dated 25.06.2021. 1 Penrose, Falmouth PA22/01471	Approved*
Mr Jordan Miles	Works to trees subject to a Tree Preservation Order (TPO), works include reduce the Sycamore down to no greater than 2m in any direction, and cuts should not exceed 50mm in diameter. 108 Longfield, Falmouth PA22/01478	Approved*
Mr & Mrs Mark	Construction of conservatory in rear courtyard of a Grade 2 Listed Townhouse (modification to design of pre-approved application) 3 Florence Terrace, Falmouth PA21/10240	Approved
Mr & Mrs Mark	Listed building consent for construction of conservatory in rear courtyard of a Grade 2 Listed Townhouse (modification to design of pre-approved application) 3 Florence Terrace, Falmouth PA21/10241	Approved
Mr Piero Marci	Change of use of existing office and store room to facilitate extension of studio flat into a 1 bed apartment. 35 High Street, Falmouth PA21/12309	Approved
F P Kitchener Ltd	Construction of two residential buildings each containing four residential apartments. Bells Court, Smithick Hill, Falmouth PA21/11372	Refused
Miss Eve Somerville	Construction of a substation to be used in connection with the wider site of Eve Parc, Phase 3. Land Off Bickland Hill, Bickland Hill, Falmouth PA21/12435	Approved



Ms Nina Jones	Renovation and conversion of stone store building into a 1 bedroom dwelling. Stone Building on the South Junction of Florence Terrace & Trelawney Road PA22/00443	Approved
Mr Craig Donlevy	Application for a Lawful Development Certificate for an existing use for three flats/dwelling houses. 12 Clare Terrace, Falmouth PA22/01211	Granted
Mr & Mrs Hooper	Construction of replacement balcony and installation of French doors in place of window. Jacobs Rest, 13 Vernon Place, Falmouth PA22/01508	Approved
Mr Mark Hammond	Demolition of single storey lean-to kitchen and construction of a new larger single storey kitchen and home office. Tredidon, 70 Boslowick Road, Falmouth PA22/02065	Approved
Ms Louise Midgley	Listed building consent for proposed alterations to existing rear dormer and proposed flue. 4 Florence Place, Falmouth PA22/02091	Approved
Mr & Mrs Pearson	New rear extension, internal alterations and loft conversion including revised roof profile. 12 Tresahar Road, Falmouth PA22/02100	Approved
Mr & Mrs Dugdale	Conversion of garage into additional living space and replace flat roof with pitched roof. Findon, 18 Pennance Road, Falmouth PA22/02271	Approved
Mr Peter Evans	Single storey side extension. 1 Pengarth Road, Falmouth PA22/02328	Approved
Mr Joel Richardson	Single storey front and rear extensions. 1 Pengarth Road, Falmouth PA22/02427	Approved
Mrs Patricia Cooke	Application for a Lawful Development Certificate for an Existing use C4 house in multiple occupancy. 19 Albany Place, Falmouth PA22/02642	Approved
Mr & Mrs Doble	Alterations and extension to dwelling. 57 Rosva Morgowr, Falmouth PA22/02670	Approved

Mr M Ould	Re-submission of lapsed approval PA14/08844 for new first floor extension to form family annex. 47 Mongleath Avenue, Falmouth PA22/02693	Approved
Mr M Bolt	Listed building consent for the removal of red brick quoins from west elevation of garage. 19 Wodehouse Terrace, Falmouth PA22/03087	Approved
Mr & Mrs Mills	Replacement of conservatory with single storey extension. 43 Woodlane, Falmouth PA22/03094	Approved
EBC Partnerships Ltd	Non-material amendment (NMA4) in relation to decision PA20/06773 dated 01/03/2021 for front door colour changed to RAL7016. Land at Kergilliack Road, Falmouth PA22/03320	Approved
Mr & Mrs Doran	Alterations and extension to bungalow and a garden office shed. 9 North Parade, Falmouth PA22/03441	Approved
McDonald	Works to tree subject to a Tree Preservation Order (TPO), works are to T1244 (Alder tree) - fell to ground level, and T4960 (Cherry tree)- crown reduce in height and crown spread by 1-2 metres. St Marys Catholic Primary School, Mongleath Road, Falmouth PA22/03798	Approved