

## **FALMOUTH TOWN COUNCIL**

Minutes of a Meeting of the Planning & Licensing Committee held on Monday 9<sup>th</sup> September 2024 in the Atherton Suite, The Old Post Office, Falmouth at 6.00 pm.

Present: Councillors S D Eva, D Clegg, G F Evans MBE, A J Jewell CC and J Spargo.

In Attendance: R Gates (Town Manager)  
E Middleditch (Administration Officer)  
H Attree (Administrative Assistant)

Councillor L Magowan CC also attended.

### **P6237 APOLOGIES**

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

### **P6238 INTERESTS AND DISPENSATIONS**

None.

### **P6239 MINUTES**

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

RESOLVED that that the minutes of the Planning and Licensing Committee held on 19<sup>th</sup> August 2024 be approved as a correct record of the proceedings and signed by the Chair.

### **P6240 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 Eva, seconded by Councillor Jewell 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 Spargo, seconded by Councillor Jewell and

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

P6241 **HIGHWAYS/TRAFFIC MANAGEMENT/ROAD SAFETY**

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

Members duly noted road closure on Bar Lane, Falmouth from 9th to 10th October 2024 (0900 to 1500 hours) for Sunbelt Rentals to carry out works.

Members duly noted Intention Notice for road closure on Market Street, Church Street and Arwenack Street, Falmouth from 14th October 2024 to 1st November 2024 (24 hours) for Ross Strick at Cormac Solutions Ltd to carry out works.

Members duly noted the road closure on Castle Drive, Falmouth from 11th September 2024 to 13th September 2024 (0930 to 1600 hours) for Kelly Traffic Management to carry out ducting work.

Road Traffic Regulation Act 1984, S.16A

Members duly noted the road closure on Cliff Road between the junctions of De Pass Road and Queen Mary Court and Queen Mary Court and Queen Mary Road, Falmouth on 22nd September 2024 (0500 to 2000 hours) for the Falmouth Triathlon.

P6242 **DECISION LIST**

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

P6243 **LICENSING**

None.

P6244 **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 6.30pm.

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

**9<sup>TH</sup> SEPTEMBER 2024**

**APPENDIX I**

- 1. Boslowick PA24/05270 Mr Robert E**  
**(Case Officer: Mark Webb. [Mark.Webb@cornwall.gov.uk](mailto:Mark.Webb@cornwall.gov.uk))**  
Works to trees subject to a Tree Preservation Order (TPO), works include reduce Ash and hazelnut tree.  
257 Longfield, Falmouth.

Recommend approval of repeating the pruning to just above the previous pruning points.  
Both trees have been severely reduced in the past and both have regrown well.
- 2. Trescobeas And Budock PA24/05498 Mr And Mrs Parker**  
**(Case Officer: Helen Trebilcock. [Helen.Trebilcock@cornwall.gov.uk](mailto:Helen.Trebilcock@cornwall.gov.uk))**  
Erection of garage.  
Nandu, Trescobeas Road, Falmouth.

Recommend approval.
- 3. Arwenack PA24/06295 Mr Dodd**  
**(Case Officer: Chloe Britten. [Chloe.Britten@cornwall.gov.uk](mailto:Chloe.Britten@cornwall.gov.uk))**  
Notification of works to a tree in a Conservation Area namely fell T1 Norway Maple.  
26 Avenue Road, Falmouth.

*For information only*
- 4. Arwenack PA24/06297 Mr David Scott**  
**(Case Officer: Chloe Britten. [Chloe.britten@cornwall.gov.uk](mailto:Chloe.britten@cornwall.gov.uk))**  
Notification of works to trees in a Conservation Area namely remove 1 dying Apple tree (T1) and to crown reduce 2 young Copper Beech trees (T2 and T3).  
Kinbrae House, Gyllyngvase Road, Falmouth.

*For information only*
- 5. Arwenack PA24/06332 Mr Jack Shields**  
**(Case Officer: Chloe Britten. [Chloe.Britten@cornwall.gov.uk](mailto:Chloe.Britten@cornwall.gov.uk))**  
Retrospective advertisement consent for 2no. 3mm aluminium composite panels with laminated print to face installed on garden wall.  
The Fitzroy, Cliff Road, Falmouth.

Recommend approval.

**6. Arwenack PA24/06574 John Bawden**  
**(Case Officer: Chloe Britten. [Chloe.Britten@cornwall.gov.uk](mailto:Chloe.Britten@cornwall.gov.uk))**

Works to trees in a Conservation Area for Lime (T1) - remove. Tree is in unsuitable location below BT wires. Replace with Black Mulberry. Sycamore (T2) - remove. Tree is in declining condition (please see photographs). Replace with Black Walnut. Lime (T3) - reduce radial spread from approximately 2.5m to 2m, and raise crown to approximately 2.5m, as pruning works.

Imperial Court, Bar Road, Falmouth.

*For Information Only*

**7. Arwenack PA24/06687 Mrs Jan Winslade**  
**(Case Officer: Chloe Britten. [Chloe.Britten@cornwall.gov.uk](mailto:Chloe.Britten@cornwall.gov.uk))**

Works to trees in a Conservation Area for Oak (T1) - raise to 5.2-5.3m over highway and raise 2.5m over footpath (please see accompanying photo). Copper Beech (T2) - reduce by 1.5-2m (please see accompanying photo). Cornus (T3) - fell. Myrtle (T4) - fell. T3 and T4 to be replaced by 2 Oak trees and 1 Apple tree.

St Ruan Tresahar Road Falmouth Cornwall TR11 4EE

*For Information Only*

**8. Boslowick PA24/06681 Mr & Mrs Richardson**  
**(Case Officer: Abbie Franklin [Abbie.Franklin@cornwall.gov.uk](mailto:Abbie.Franklin@cornwall.gov.uk))**

Proposed single storey rear extension

32 Mongleath Avenue Falmouth Cornwall TR11 4PR

Recommend approval.

**9<sup>TH</sup> SEPTEMBER 2024**

**APPENDIX II**

**1 Arwenack PA24/05685 Mr Paul Lower**

**(Case Officer: Janice Taylor. [jataylor@cornwall.gov.uk](mailto:jataylor@cornwall.gov.uk))**

Demolition of existing single storey extension and part of party garden wall and construction of replacement single storey extension to rear of property.

5 Bar Terrace, Bar Road, Falmouth.

Recommend approval subject that repair and rebuild of party garden wall stonework is replicated as closely as possible to the rest of the historic wall.

**2. Arwenack PA24/05686 Mr Paul Lower**

**(Case Officer: Helen Trebilcock. [Helen.trebilcock@cornwall.gov.uk](mailto:Helen.trebilcock@cornwall.gov.uk))**

Listed building consent for demolition of existing single storey extension and part of party garden wall and construction of replacement single storey extension to rear of property.

5 Bar Terrace, Bar Road, Falmouth.

Recommend approval subject that repair and rebuild of party garden wall stonework is replicated as closely as possible to the rest of the historic wall.

**3. Arwenack PA24/06029 Mr and Mrs David Scott**

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

Demolition in a conservation area, side and front extensions, roof extension and alterations, porch canopy extension and alterations, boundary wall and landscape alterations.

Kinbrae House, Gyllyngvase Road, Falmouth.

Recommend approval subject that the fencing is replaced with Cornish hedge to be more in character with the street scene.

**4. Arwenack PA24/06045 Catherine Self**

**(Case Officer: Helen Trebilcock. [helen.trebilcock@cornwall.gov.uk](mailto:helen.trebilcock@cornwall.gov.uk))**

Change of Use from mixed use C1 Hotel and C3 Dwellinghouse to Sui Generis (HMO) and C3 Dwellinghouse.

Eden Lodge, 54 Melvill Road, Falmouth.

Recommend refusal as the proposal is in the Conservation Area and Character Area 6 'Seaside Resort and Wooded Suburbs'. NDP Policy HMO1 (especially HMO1.1.iii), and Policy BE4 'Protection of existing stock of holiday accommodation' apply. So too do design policies DG3 and DG4. The proposal is in breach of HMO1. The proposal fails to establish that it meets the criteria set out in Policy BE4, and so does not comply.

The application also fails in relation to design policies DG3 and DG4s.

5. **Boslowick** [PA24/06071](#) **Mr & Mrs Ridgeon**  
(Case Officer: **Abbie Franklin** [Abbie.Franklin@cornwall.gov.uk](mailto:Abbie.Franklin@cornwall.gov.uk))  
Proposed two story side extension and front porch.  
6 Carrick Road, Falmouth.

Recommend approval.

6. **Arwenack** [PA24/06125](#) **Ms Natasha Harvey**  
(Case Officer: **Helen Trebilcock**. [helen.trebilcock@cornwall.gov.uk](mailto:helen.trebilcock@cornwall.gov.uk))  
Erection of dwellinghouse and garage and associated landscaping without compliance with  
Condition 2 of appeal decision notice APP/D0840/W/21/3277614 dated 06.12.2021.  
Stansville, Boscawen Road, Falmouth.

Recommend refusal due to the larger amended garage design that would have a negative impact on the street scene within the Conservation Area which is in breach of the existing planning conditions.

7. **Arwenack** [PA24/06278](#) **Mr & Mrs Buist**  
(Case Officer: **Abbie Franklin** [Abbie.Franklin@cornwall.gov.uk](mailto:Abbie.Franklin@cornwall.gov.uk))  
Internal and external alterations to the existing dwelling with a proposed two-storey side extension, external landscaping and solar panels.  
Otta House, 2 Spernen Wyn Road, Falmouth

Recommend refusal as the proposals are overbearing and would significantly change the character of the property in the Conservation Area.

**TOWN AND COUNTRY PLANNING ACT 1971**

**FOR SUBMISSION TO THE COUNCIL ON 9<sup>th</sup> SEPTEMBER 2024**

Mr David Hemlock	Demolition of existing domestic garage and erection of a new dwelling with landscaping. 130 Dracaena Avenue, Falmouth. PA24/00715	Approved*
Mrs Susie Fishwick	Replace existing painted timber windows at street and rear elevations with heritage uPVC windows. 3 Gyllyng Street Falmouth <u>PA24/0610</u>	Approved *
Mr McMillan	Works to trees in a Conservation Area for Elm (T1) - reduce crown height by approx. 2m and reduce lateral spread by 1.5m, then crown lift over neighbouring property and garden (please see accompanying photo). Tree is growing in a small courtyard garden and the works will help maintain the overall size of the tree while keeping good shape. Mimosa (T2) - reduce crown height and spread by approx. 3m, and crown lift to 2.5m above pavement (please see accompanying photos). Tree is a nice feature of Avenue Road but getting too large for the location and is heavily one sided. The works will reduce the overall size and help balance the crown. 2 Glyn Cottages, Avenue Road, Falmouth. PA24/05528	Decided not to make a TPO
Mr David Lord	Notification of works to a tree in a Conservation Area namely remove three leylandi trees. Falness , 4 Castle Drive, Falmouth. <u>PA24/05656</u>	Decided not to make a TPO
Mr Ian Shorthouse	Demolition of one house Construction of 5 apartments and 2 houses with associated parking and landscaped amenity space Without compliance of condition 2 of decision notice PA20/04042 dated 26/01/2021. Waters Edge, 22 North Parade, Falmouth. PA24/03991	Approved
Russell Buck	Works to trees in a Conservation area (TCA) 3 x lawsons cypress 4 x hollys & 1 x arbutus and 1 x medium / mature holm oak works as per Tree survey. 2 Stracey Road, Falmouth. PA24/05490	Decided not to make a TPO

Carl Ortega	Works to trees subject to a Tree Preservation Order for 2 x Oaks - crown raise by 2m on garden side due to overshadowing. Works will allow more light into garden and will not have a detrimental effect on the amenity of the trees. Nothing over 60mm diameter at stem to be removed. 1 The Links, Falmouth. PA24/04389	Approved
Mr Audis	Application for a Lawful Development Certificate for a proposed mono pitch garden room in rear garden. 24 King Charles Street, Falmouth. <u>PA24/05820</u>	Granted
Cyderhouse Co Ltd (c/o Joe Healey)	Use of outdoor area for restaurant space; replacement of canopy with a zinc roof, to include a terrace for the two existing apartments; and upgrade of windows and doors to main cafe and apartments above the cafe, and conversion of first floor office to an en-suite bedroom. Gyllyngvase Beach Café, Cliff Road, Falmouth. PA24/04113	Approved
Mr Mike Underwood	Works to trees subject to a Tree Preservation Order (TPO), works include G1 - This group consists of mainly Ilex oak, cut back to boundary by approximately 0.5 metre. 100 Swans Reach, Falmouth. PA24/05725	Approved
Mr & Mrs Clements	Demolition of conservatory and construction of extension. Trees, 5 Kergilliack Road, Falmouth. PA24/05194	Approved
Mr & Mrs J Bryant	Proposed rear extension and installation of solar panels to roof. 20 Arwenack Avenue, Falmouth. PA24/03961	Approved
Mr Charles Ross	Extension of existing construction hall and demolition of existing structures and amendments to forecourt layout. Pendennis Shipyard Ltd, Bridon Building Third Floor. Falmouth Docks, Falmouth. PA24/01841	Approved



Mr Hugo Luck	Listed Building Consent to repaint exterior of property in alternative colours to current. 17 Stratton Terrace, Falmouth. PA24/05157	Approved
Mr And Mrs J & H Peters	Proposed replacement garage. 91A Marlborough Road, Falmouth. PA24/05266	Approved
Mr Spargo	Works to trees in a conservation area (CA), works include T1 - Cypress - Fell tree. The tree has been planted too close to the boundary wall and has now outgrown its place. The tree also has an included union at the base and showing some signs of decay in the buttress. T2 - Laurel - remove marked limbs which overhang the car park and the boundary wall to prevent further damage. Reduce remaining tree to approx 12' height to maintain a more suitable height and spread for the location. 60 Kimberley Park Road, Falmouth. PA24/05977	Decided not to make a TPO
Bull	Works to trees subject to a tree preservation order TPO - Beech and oak trees as per map to be crown raised to 8 metres. 6 Roscarrack Close, Falmouth. PA24/04243	Approved