

FALMOUTH TOWN COUNCIL

Minutes of a Meeting of the Planning & Licensing Committee held on Monday 3rd February 2025 in the Atherton Suite, The Old Post Office, Falmouth at 6.00 pm.

Present: Councillors D E Clegg, S D Eva, A J Jewell CC, J C Robinson, B M A Ross, and J M Spargo.

Councillor D Saunby CC also attended.

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

Also Attended: Miss E. Y. Cheung (PA25/00019)
Jenna Swanson (JS Planning Studio – PA24/09593)
Lisa Soly (Situ8 Ltd – PA24/09593)

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.

P6297 APOLOGIES

An apology for absence was received and approved from Councillor Z Young (personal).

P6298 INTERESTS AND DISPENSATIONS

None.

P6299 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 13th January 2025 be approved as a correct record of the proceedings and signed by the Chair.

P6300 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 Eva, 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 Robinson, seconded by Councillor Jewell and

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

P6301 PLANNING POLICY CONSULTATION – CORNWALL INTERIM POLICY STATEMENT

Members duly considered a response to Cornwall Council's Cornwall Interim Policy Position Statement Consultation and it was noted that more housing is needed but infrastructure should be in place to support the increase and densities need to be upped or more land will be lost.

P6302 APPEAL DECISION

PA24/01546 Chain Locker, Quay Street, Falmouth, TR11 3HH

Festoon lighting & associated festoon posts, new additional planters to perimeter & associated planting to provide natural screening to boundary, 3no. new 4 x 4m parasols/ jumbrellas, 8no. new millboard tables & gabion stools.
Cornwall Council Decision: Refused.

Members duly noted the Appeal decision.

PA24/01547 Chain Locker, Quay Street, Falmouth, TR11 3HH

Listed building consent for Festoon lighting & associated festoon posts, new additional planters to perimeter & associated planting to provide natural screening to boundary, 3no. new 4 x 4m parasols/ jumbrellas, 8no. new millboard tables & gabion stools.

Cornwall Council Decision: Refused.

Members duly noted the Appeal decision.

P6303 HIGHWAYS/TRAFFIC MANAGEMENT/ROAD SAFETY

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

Members duly noted road closure on Waterloo Road and Road To Rear Of 1 To 15 Norfolk Road, Falmouth on 7th February 2025 (09:30 to 15:30 hours) for Sunbelt Rentals to carry out works.

Members duly noted road closure on Avenue Road, Falmouth on 10th February 2025 to 12th February 2025 (20:00 to 06:00 hours) for Sunbelt Rentals to carry out works.

Members duly noted road closure on Hulls Lane, Arwenack Avenue and Grovehill Crescent, Falmouth on 13th February 2025 to 14th February 2025 (20:00 to 05:00 hours) for Sunbelt Rentals to carry out works.

Members duly noted road closure on Castle Drive and Cliff Road, Falmouth on 16th March 2025 (09:30 to 13:30 hours) for Run Falmouth Half Marathon to be held.

Members duly noted road closure on Hill Head, Penryn, on 17th March 2025 to 21st March 2025 (19:00 to 07:00 hours) for South West Water to carry out works.

Members duly noted road closure on Trelawney Road, Falmouth on 17 March 2025 to 28th March 2025 (07:30 to 17:00 hours) for Cormac Solutions to carry out works.

P6304 **DECISION LIST**

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

P6305 **LICENSING**

None received.

P6306 **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 6.55pm.

Signed: Dated:

APPENDIX I
3RD FEBRUARY 2025

- 1. Arwenack** **PA24/08974** **Mr Richard Milner**
(Case Officer: Mark Webb – Mark.Webb@cornwall.gov.uk)
Works to a tree subject to a Tree Preservation Order for Hornbeam (T1) - to prune tree, taking out any dead or damaged wood, and reduce as shown in accompanying photo. The tree grows at an angle and the proposed works are intended to prevent the tree becoming overly top-heavy and unsafe, as well as to reduce the proximity of branches growing towards the house.
61 Pengarth Rise, Falmouth.

Recommend refusal as the tree appears to be in a healthy condition with the lean caused by it being planted at the base of the wall and it has therefore grown in the direction of its light source and upon reaching the top of the wall it has straightened itself out. Furthermore the canopy pruning is excessive due to its distance from the house. The Council would be more minded to approve the removal of the very lowest limb and a much less vigorous reduction.

- 2. Arwenack** **PA25/09757** **Mr & Mrs David & Pat Lord**
(Case Officer: Helen Trebilcock – Helen.Trebilcock@cornwall.gov.uk)
Proposed garage replacement.
Falness, 4 Castle Drive, Falmouth.

Recommend Approval.

- 3. Boslowick** **PA24/09767** **Mrs Amelia White**
(Case Officer: Chloe.Britten@cornwall.gov.uk)
New proposed front porch.
Millefleurs House, Boslowick Road, Falmouth.

Recommend Approval.

- 4. Arwenack** **PA25/00092** **Mr Martin Rowe**
(Case Officer: Chloe Britten – Chloe.Britten@cornwall.gov.uk)
Works to trees in a conservation area (CA), works include prune 4 trees: T1 - an Oak in the middle of the rear lawn T2 - a Holm Oak in the SW corner of the rear garden T3 - a Laurel growing adjacent to and intermingled with the crown of T2 T4 - a Leylandii growing closely adjacent to T2 and T3.
11 Boscawen Road, Falmouth.

For Information Only.

5. Boslowick [PA25/00231](#) **David Floyd Turners Parks Group**
(Case Officer: Chloe Britten – Chloe.Britten@cornwall.gov.uk)

Works to trees subject to a Tree Preservation Order - (30) Oak - lowest branches lift above phone/power lines, 5.5 m high, (31) Oak - lowest large branch growing over hone roof, remove, cut back to main stem, (32) Oak - reduce limbs 1.5 - 2m growing towards gardens and (33) Oak - lift crown to 5.5 and reduce lateral growth 2m over road.

Twinbrook Park, Goldenbank, Falmouth.

Recommend approval as the lower branches are already being damaged by high vehicles.

6. Boslowick [PA25/00238](#) **Mrs Moira Mottram**
(Case Officer: Chloe Britten – Chloe.Britten@cornwall.gov.uk)

Works to trees subject to a Tree Preservation Order - crown raise T1 (Turkey Oak) to approximately 4.5m height and reduce the extensive crown in southern quadrant only from 13m to 9.5m.

12 Trenoweth Road, Falmouth.

Recommend Refusal as this Oak tree is one of the finest examples of its kind in Falmouth. A reduction of 3.5m in the direction of 12 Trenoweth Road is excessive and would have a negative impact on the trees appearance. The Council would be more minded to approve a less vigorous reduction including removal of ivy growing in the tree which may help increase light levels.

7. Arwenack [PA25/00286](#) **Bruce Pike**
(Case Officer: Chloe Britten – Chloe.Britten@cornwall.gov.uk)

Works to Tree within a Conservation Area (TCA) - T1 - Large canary palm - Remove all foliage.

First Floor Flat 36-37 Church Street, Falmouth.

For Information Only.

8. Arwenack [PA25/0326](#) **Mr Mark Bolt**
(Case Officer: Chloe Britten – Chloe.Britten@cornwall.gov.uk)

Listed building consent for removal of staircase linking the first floor to the loft room and replacement with a lighter structure, also enabling the re-opening of an existing doorway to the first floor front reception room.

19 Wodehouse Terrace, Falmouth.

Recommend Approval.

APPENDIX II

- 1. Arwenack** **PA25/00019** **Mr W Choudhry**
(Case Officer: Abbie Franklin – Abbie.Franklin@cornwall.gov.uk)
Construction of ground and first floor extensions and alterations.
Shirena, Minnie Place, Falmouth.

Recommend refusal as the property is in the Conservation Area, and Character Area 5 'The Terraced Suburbs'. Neighbourhood Development Plan Design Policies DG3 and DG7 apply. The extension takes up all the property's open space and is un-neighbourly in terms of loss of light and overbearing. The large and bulky extension is over development and will result in overlooking issues. If the proposed green roof is used as a 'garden', then the overlooking problem will be exacerbated. The large north-facing window overlooks the narrow space next to 16 Wodehouse Terrace's garden, and will affect their privacy. The proposal with its large scale and massing fails to meet the requirements of Neighbourhood Development Plan Policy DG3.

- 2. Penwerris** **PA24/09593** **Mr Richard Liebowitz**
(Case Officer: Mark Webb – Mark.Webb@cornwall.gov.uk)
Proposed construction of loft conversion with raised ridge height, dormer window additions to front and rear of property, replacement roof and associated works.
13 Erisey Terrace, Falmouth.

Recommend refusal as the rear extension design is over bearing and intrusive and will result in loss of light which is un-neighbourly and harmful to neighbours. The front elevations were considered acceptable.

- 3. Arwenack** **PA24/09524** **Ms Judith Goodchild**
(Case Officer: Mark Webb – Mark.Webb@cornwall.gov.uk)
Change of use from hostel to residential dwelling.
Accommodation, 9 Gyllyngvase Terrace, Falmouth.

Recommend approval.

- 4. Arwenack** **PA25/00025** **Mrs Bridget Turner**
(Case Officer: Mark Webb – Mark.Webb@cornwall.gov.uk)
Change of use from existing office space to two residential dwellings.
Former School of Art, Arwenack Avenue, Falmouth.

Recommend deferral to request site visit to establish the type of residential use and if any covenant is in place and to ensure the historical elements of the building are retained.

5. Arwenack **PA25/00183** **Kevin Lavery**
(Case Officer: Mark Webb – Mark.Webb@cornwall.gov.uk)

Listed building consent for the replacement of the rotten, first floor projecting bay window.

1 Florence Place, Falmouth.

Recommend approval.

6. Arwenack **PA25/00511** **Mr Chris Bally**
(Case Officer: Abbie Franklin – Abbie.Franklin@cornwall.gov.uk)

Works to trees in a conservation area (CA), works include Fell 4no. Ash trees, with Ash Dieback in areas adjacent to car park, road and footpath.

Land North Of Pendennis Castle, Castle Drive, Falmouth.

Members duly noted the application is for information only but request the case officer clarify whether any re-planting scheme is in place.

TOWN AND COUNTRY PLANNING ACT 1971

FOR SUBMISSION TO THE COUNCIL ON 3RD FEBRUARY 2025

Name of Applicant	Work, Location, App. Number	Decision
Mr Mike Jeffs	Submission of details to discharge Conditions 4, 6 and 8 in respect of Decision Notice PA21/04472 allowed on Appeal APP/D0840/W/22/3292448 dated 27.02.23. Market Quay, Market Street, Falmouth. PA24/0453	Discharge of conditions, not all conditions agreed*
Justin Paull	Change of use from flats to a single dwelling, and first floor glazed balcony extension over flat roof where existing approved extension has not yet been constructed. 16A Tredynas Road, Falmouth PA24/07045	Withdrawn*
Katy Senior	Submission of details to discharge Conditions 3, 4 and 5 of Decision Notice PA24/01687 dated 05/07/2024. Tregenver Adult Learning Facility, Tregenver Road, Falmouth. PA24/07210	Discharged*
Ian Lancaster and Alison Turner	Pre-application advice for the renovation and extension to existing property, including associated external and landscaping works. The Beach House, Boscawen Road, Falmouth. PA24/00786/PREAPP	Closed – Advice Given
Mr Tim Brettell	Works to trees subject to a Tree Preservation Order (TPO), works include T1-Oak- Fell to reduce the risk of damage to property or persons. This tree is within close proximity and leaning towards the building. Replant a tree of the same species as shown on the sketch plan. MSB Fitness Ltd, 2 Falmouth Business Park, Bickland Water Road, Falmouth. PA24/08945	Approved*
Mr and Mrs Richard and Louise Collett	Application for Technical Details Consent (TDC) following Permission in Principle approval PA24/00852 dated 11.03.2024 Land Rear of Chy Avallen, 69 Trescobeas Road, Tremanor Way, Falmouth. PA24/08963	Granted*
Mr David Hounsell	Side rear extension and associated refurbishment works. 11 Erisey Terrace, Falmouth. PA24/08221	Approved
Hannah Julian	Proposed residential dwelling. Land South of 6 Ashfield Villas, Falmouth. PA24/08387	Approved

Mrs Winslade	Application for the proposed construction of a single storey dwelling in the existing curtilage of Carberry House. St Ruan, Tresahar Road, Falmouth PA24/08526	Approved
Ms Davidson	Proposed permanent stationing of a modified former shipping container to provide indoor seating area for existing cafe to replace existing open-sided, covered seating area and extension of existing raised external decking access. Castle Beach, Cliff Road, Falmouth. PA24/08761	Approved
Alice Sommerlad	Retention and installation of cast iron railings, granite setts and gates to secure the cellar area along with the renovation and re-roofing of the nearby buildings including the old butcher's shop, storage building and WC. Beerwolf Books, 3 Bells Court, Market Street, Falmouth. PA24/08769	Approved
Alice Sommerlad	Change of use of part of the land to be used for outdoor space in conjunction with the public house at Beerwolf Books (retrospective application). Beerwolf Books, 3 Bells Court, Market Street, Falmouth. PA24/08854	Approved
Mr Giles Easingwood	Application for a lawful development certificate for proposed conversion of 2no. first floor one bedroom flats into 1no. two bedroom flat by creating access through an internal adjoining wall. Trelawney And Treffry, Greenbank House, 3 Stratton Terrace, Falmouth. PA24/09000	Granted (CAADs, PIPs and LUs only)
Mrs Doughty	Works to trees in a conservation area (CA), works include (insert proposed works as details on the application form) G1- This hedge consists of mainly escalonia- remove to enable replanting. Maskee House, 4 Spernen Wyn Road, Falmouth. PA24/09192	Decided not to make TPO
Dr Tom Tregenza	Works to trees subject to a Tree Preservation Order, works include pruning on 4 of the 5 large oak trees (Quercus robur). Pruning is designed to remove small boughs (less than 20cm in diameter) that have signs of decay, or that are crossing other boughs and several of which are overhanging the road adjacent to Trefilian. Remove part of the bole from the main trunk of tree 04. Trefillan, Swanpool, Falmouth. PA24/09349	Approved

Prof Mark Cropper	Works to trees in a conservation area, including Laurel, reduce its size and windage and to improve its shape. Dolphin Place, Penwerris Terrace, Falmouth. PA24/09621	Decided not to make TPO
Mr M Hawksley	Non-material amendment in relation to decision notice PA24/00095 dated 27.02.2024 for change of roof material from lead to EPDM. Stonedge, Budock Terrace, Falmouth. PA24/09657	Approved
Katy Senior	Submission of details to discharge Condition numbers 3, 4 and 5 in respect of Decision Notice PA24/01688 dated 05/07/24. Tregenver Adult Learning Facility, Tregenver Road, Falmouth. PA25/00063	Discharged