

FALMOUTH TOWN COUNCIL

Minutes of a Meeting of the Planning & Licensing Committee held on Monday 4th July 2022 in the Atherton Suite, The Old Post Office, Falmouth at 6.00 pm.

Present: Councillors J M Spargo (Vice-Chair Planning – in the Chair), D Clegg (Vice Chair Licensing), S D Eva and A J Jewell CC.

In Attendance: AM Williams (Town Clerk)
E Middleditch (Administration Officer)
Mr Semenenko (PA21/10143 – Valve Tower, Falmouth)
J J Mills RIBA ARB (PA22/05296 – 13 Melville Road, Falmouth)

Councillor Kirkham CC also attended.

P5895 APOLOGIES

Apologies for absence were received and approved from Councillors G F Evans MBE (ill), J Robinson (family commitment), A Rowe (family commitment) and Z Young (ill).

P5896 INTERESTS

Councillor Clegg declared a non-disclosable interest in PA22/05248 as she is known to the applicant and she left the meeting during the consideration thereof.

P5897 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 Jewell, 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 Jewell, seconded by Councillor Eva and

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

P5898 WITHDRAWN APPLICATIONS

PA22/00713 - 2 Kimberley Park Road, Falmouth. Roof ridge height extended to accommodate proposed loft conversion with two dormer windows to front elevation.

PA22/00534 - Land to Rear of 16-17 Church Street, Falmouth. Construction of 4 residential apartments.

Members duly noted the Withdrawn Applications.

P5899 HIGHWAYS/TRAFFIC MANAGEMENT/ROAD SAFETY

Members duly noted road closure on Stratton Terrace, Falmouth from 25th June 2022 to 15th July 2022 (24 hours) for Western Power Distribution to carry out cable fault repairs.

Members duly noted closure on Urban Footway F7057, Falmouth from 11th July 2022 to 29th July

2022 (24 hours weekends included) for Cormac Solutions to carry out works.

Members duly noted road closure on Fish Strand Hill, Falmouth from 13th July 2022 to 15th July 2022 (0730 to 1800 hours) for Kelly Traffic Management to carry out works.

P5900 **LICENSING APPLICATIONS**

None received.

P5901 **ANY OTHER BUSINESS THAT THE CHAIR CONSIDERS TO BE OF URGENCY**

None.

There being no further business the Chair declared the meeting closed at 7.15pm.

Signed: Dated:

- 5. Arwenack** **PA22/05490** **Mr Anthony Reilly**
(Case Officer: Matthew Haynes, Matthew.Heynes@cornwall.gov.uk)
Remove external natwest signage/manifestation/ marketing. Remove external ATM and make good to opening to match existing finishes. Cover up letterbox and night safe.
29-30 Market Street Falmouth.

Recommend approval.

- 6. Arwenack** **PA22/05797** **Great Western Railway**
(Case Officer: Nigel Brabyn, 01872 224461 nbrabyn@cornwall.gov.uk)
Works to trees in a conservation area (CA), works include crown lift all trees that are adjacent to the station, associated pedestrian walkways and access routes.
Falmouth Railway Station Avenue Road Falmouth.

Recommend approval as the works are minimal.

APPENDIX II

1. Arwenack PA21/10143 Mr Ivan Semenenko

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

Construction of extension to existing artist's studio.
Valve Tower Castle Drive Falmouth.

Recommend refusal as the Council do not wish to see any development on such a sensitive site regardless of design so to ensure no creeping expansion or change of use. The site is in an AONB and is in a prominent location which is highly visible from the waters edge.

2. Arwenack PA22/05296 Mr Davies

**(Case Officer: Ellis Crompton-Brown. 01872224453,
Ellis.Crompton-Brown@cornwall.gov.uk)**

Reconfiguration of 2 flats from split level to single levels, extension to ground floor in place of existing conservatory, new double garage to replace existing single garage # without compliance with conditions 2, 3 and 4 of decision notice PA21/05052 dated 12/05/2021.
13 Melvill Road Falmouth.

Recommend refusal as the removal of the existing conditions are not acceptable. The sedum roof reduces the visual impact and enhances the environment. The loss of privacy is also unacceptable but the Council are minded to support the re-routing of the path.

3. Trescobeas And Budock PA21/09638 Miss Eve Somerville

(Case Officer: Peter Bainbridge, 01209 614070 peter.bainbridge@cornwall.gov.uk)

Erection of 41 residential properties, which includes 14 affordable houses with associated infrastructure, access to the existing development and public open space to the west and north.
OS Field 4569 Bickland Hill Falmouth.

Recommend refusal due to loss of green buffer zone between Falmouth and Budock and inadequate tree protection measures.

4. Penwerris PA22/04780 Mr M Harris
(Case Officer: Nigel Brabyn, 01872 224461 nbrabyn@cornwall.gov.uk)

Erection of bungalow
Land At Penwerris Farm Dracaena View.

Recommend approval subject to car park having permeable surface.

- 5. Boslowick** **PA22/05248** **Miss Madison Stephens**
(Case Officer: Nigel Brabyn, 01872 224461 nbrabyn@cornwall.gov.uk)
Outline application with all matters reserved for proposed dwelling.
2 Crossways Falmouth.
- Recommend approval.
- 6. Arwenack** **PA22/05469** **Mr & Mrs B & E Chandler & Fontaine**
(Case Officer: James Moseley 01209 614004, jmoseley1@cornwall.gov.uk)
Extension and alterations including new detached home office to replace existing garage and a single storey rear extension with associated refurbishments and landscaping.
1 Tredynas Road Falmouth.
- Recommend approval subject to ancillary domestic use to 1 Tredynas Road, Falmouth.
- 7. Arwenack** **PA22/05448** **Mathew And Bianca Parry**
(Case Officer: Nigel Brabyn, 01872 224461 nbrabyn@cornwall.gov.uk)
Proposed dormer to front elevation, glazing changes to rear and internal works to create attic two bedrooms.
26A Melvill Road Falmouth.
- Recommend approval.
- 8. Arwenack** **PA22/05646** **Mr Ross**
(Case Officer: Mark Ball, 01726 223495 mark.ball@cornwall.gov.uk)
Addition of an extra storey to an existing bungalow.
Blue Waters Wodehouse Terrace Falmouth.

Recommend refusal as the site is in the Conservation Area, in very close proximity to Grade II Listed buildings: 34 Wodehouse Terrace, and 9-10 Gyllyng Street which the site overlooks. It is also in Character Area 4 'The Cliff'. Neighbourhood Plan Policies DG3, DG6 and DG7 apply. The proposal is overbearing in height and mass, particularly as it is on a corner site adjacent to a pedestrian pathway. The architecture is undistinguished and fails to respect the local distinctiveness. The west elevation, with its blocked-out panels and large expanse of 'blind' wall is out of character with the area. The east elevation is equally out of character, with its large horizontal windows, which have little or no precedent in the immediate neighbourhood. The roof is squat with over-large upstands adding to its height and presence. The scheme takes no advantage of the sloping site, which could have been used to lower the height of the building and fit better into the surroundings. The scheme will have a negative impact on the Conservation Area, and views into it of the east elevation. The development is overbearing, not in keeping with the street scene and results in public loss of view from the highway.

- 9. Arwenack** **PA22/05716** **Mr Peter Turner**
(Case Officer: **Matthew Haynes**, Matthew.Heynes@cornwall.gov.uk)
Proposed roof extension to rear of property.
14 De Pass Gardens Falmouth.

Recommend approval subject that the large flat roof is a sedum roof.

- 10. Trescobeas And Budock** **PA22/05776** **Mr And Mrs Gray**
(Case Officer: **Ellis Crompton-Brown**. 01872224453,
Ellis.Crompton-Brown@cornwall.gov.uk)
Householder application for Proposed Two Storey Rear Extension.
9 Trelissick Road Falmouth.

Recommend refusal due to poor design, out of character with the area and inappropriate materials.