

FALMOUTH TOWN COUNCIL

Minutes of a Meeting of the Planning & Licensing Committee held on Monday 15th August 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, G F Evans MBE, A J Jewell CC and Z Young

In Attendance: E Middleditch (Administration Officer)
V Rogers (Administration Officer)
A West – Verto Homes (PA21/04825 – Land at Penvose Farm, Penryn)

P5912 APOLOGIES

Apologies for absence were received and approved from Councillors A Rowe (family matter) and J Robinson (holiday) .

P5913 INTERESTS

None.

P5914 MINUTES

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

RESOLVED that that the minutes of the Planning and Licensing Committee held on 25th July 2022 be approved as a correct record of the proceedings and signed by the Chair.

P5915 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 Clegg, 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 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.

P5916 WITHDRAWN APPLICATIONS

PA22/02134 - Melvill Court, Sea View Road, Falmouth. Works to trees in a tree preservation order (TPO) - felling of a Mimosa.

PA22/03413 - Braemar, 9 Avenue Road, Falmouth. Erection of 3 x 1 bedroom flats.

PA21/01419 - 7 Killigrew Street, Falmouth. Change of use to allow takeaway (sui generis use) alongside restaurant (use class E).

Members duly noted the withdrawn application.

P5917 CONSULTATION ON THE SCHEDULE OF MODIFICATIONS TO THE CLIMATE EMERGENCY DEVELOPMENT PLAN SUBMISSION DOCUMENT

Members duly considered response to the consultation.

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

RESOLVED that the Committee delegate Councillor Clegg in liaison with Councillor D Evans to send response to the consultation for the consideration of the Grounds, Facilities and Environmental Action Committee so that a response can be formulated from the Council.

P5918 SHORT TERM HOLIDAY LET CONSULTATION

Members duly considered response to the consultation and resolved to endorse NALC's current policy positions with further responses to Questions 6 to 9 as follows:

Q6. Do you consider the increase in short term and holiday letting in England to have had adverse consequences in the housing market?

Yes this is a major problem.

Q7. Do you consider noise, anti-social or other nuisance behaviour in other short term or holiday lets in England to be a problem?

Yes but this is only a minor problem.

Q8. Aside from the impacts on housing and incidents of anti-social / nuisance behaviour, do you consider the increase in short-term and holiday letting in England to have had other adverse impacts on local communities and residents?

Yes. Has resulted in evictions, pressure on parking and homelessness.

Q9. Which of the following do you consider to be the most appropriate form of response in the short-term letting market?

Develop a licensing scheme with physical checks of the premises.

P5919 PLANNING NEWS FOR LOCAL COUNCILS AND AGENTS

Members duly noted the summer Newsletter.

P5920 SOUTH WEST FREIGHT STRATEGY

Members duly noted the South West Strategy which is addressing the challenges, opportunities and priorities for the South West to 2050.

P5921 HIGHWAYS/TRAFFIC MANAGEMENT/ROAD SAFETY

Members duly noted road closure on Langton Terrace, Falmouth from 15th August 2022 to 19th August 2022 (24 hours for Cormac to carry out trial holes.

Members duly noted road closure on Gyllyngvase Hill, Falmouth from 22nd to 23rd August 2022 (0800 to 1800 hours for Kelly Traffic Management to carry out works.

Members duly noted road closure from Emslie Road to Pendennis Road, Falmouth from 25th August 2022 to 16th September 2022 (0730 to 1800 hours) for Whitebox Construction Management to carry out works.

Members duly noted closure on Urban Footway F7062, Falmouth from 29th August 2022 to 2nd September 2022 (24 hours) for RBS Groundworks Ltd to carry out works.

P5922 **DECISION LIST**

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

P5923 **ANY OTHER BUSINESS THAT THE CHAIR CONSIDERS TO BE OF URGENCY**

None.

There being no further business the Chair declared the meeting closed at 7.05pm.

Signed: Dated:

APPENDIX I
15th AUGUST 2022

1: Penwerris **PA22/05952** **Mr Mark English**
(Case Officer: Matthew Heynes, Matthew.Heynes@cornwall.gov.uk)

The proposals include internal alterations to provide open-living space, improving accessibility. The proposals also include a 1m extension to the South-East elevation to provide larger bedroom space. Furthermore, a 3x3m extension to South-West elevation to provide ensuite facilities and 3x3m conservatory to the South-West elevation. Lastly, a new parking area is proposed.
3 Beacon Crescent Falmouth.

Recommend approval subject to permeable surface for car parking space and sloped roof on side extension.

2. Penwerris **PA22/06199** **Mr Gary Lane**
(Case Officer: Matthew Heynes, Matthew.Heynes@cornwall.gov.uk)

Replace existing rear flat roof with pitched roof, natural slates to match existing.
2 Kimberley Park Road Falmouth.

Recommend approval.

3. Trescobeas & Budock **PA22/06317** **Ms Jackie Walkden**
(Case Officer: Matthew Heynes, Matthew.Heynes@cornwall.gov.uk)

Conversion of the existing integral garage and creation of a new bay window.
9 Frost Court Falmouth.

Recommend approval.

4. Arwenack **PA22/06794** **Mr. Mark Donald**
(Case Officer: Matthew Heynes, Matthew.Heynes@cornwall.gov.uk)

Works to trees in a conservation area (TCA), works include - T1 One Myrtle and Pittosporum reduce back to old points and clear from property. T2 One Holm Oak and Beech, clear from property roof leaving 2m clearance. T3 One dying Holly covered in Ivy, fell. T4 Group of dead and dying Holly, fell to prevent failure.

Avalon Fenwick Road Falmouth.

Recommend approval.

APPENDIX II

- 1 Mabe, Perranarworthal and St Gluvias PA21/04825 Mr Andy West**
(Case Officer: Peter Bainbridge, 01209 614070 peter.bainbridge@cornwall.gov.uk)
Reserved matters application for appearance, landscaping, layout and scale following Outline Approval PA16/11983 dated 26.09.2018 for proposed development of a student village, new highway access, landscaping and associated infrastructure.
Land At Penvose Farm Roskrow Penryn Cornwall.

Recommend approval due to improved highways access with the introduction of roundabout, altered bus service route and park and change facilities. The buildings are of good quality with low carbon rating and the development will alleviate the pressure on Falmouths housing stock and save family homes. The Council's recommendation for approval is subject to condition that all accommodation is for student use only to ensure that the accommodation cannot be used for holiday lets.

- 2. Arwenack PA22/06423 Ms Nina Jones**
(Case Officer: Nigel Brabyn. 01872 224461, nbrabyn@cornwall.gov.uk)
'Renovation and conversion of stone store building into a 1 bedroom dwelling' with removal of condition 2 of decision PA22/00443 dated 26/04/2022.
Stone Building Of South Junction Of Florence Terrace And Trelawney Road.

Recommend refusal as the Council require clarification on Condition 2.

- 3. Penwerris PA22/06481 Jess & Lauren Mills**
(Case Officer: Nigel Brabyn. 01872 224461, nbrabyn@cornwall.gov.uk)
Conversion and extension of detached garage to create ancillary accommodation for holiday use and family members.
10 North Parade Falmouth.

Recommend refusal due to poor design, overdevelopment, over bearing and loss of parking.

- 4. Arwenack PA22/07018 Mr Freddie Riley**
(Case Officer: James Moseley 01209 614004, jmoseley1@cornwall.gov.uk)
Removal of single storey extension and replacement with new two storey rear extension and single storey side infill extension. Proposed extension to existing garage to provide new garage and workshop space to rear of property.
10 Marlborough Road Falmouth.

Recommend refusal due to poor design, over massing and overlooking.