

FALMOUTH TOWN COUNCIL

Minutes of a Meeting of the Planning & Licensing Committee held on Monday 20th February 2023 in the Atherton Suite, The Old Post Office, Falmouth at 6.00 pm.

Present: Councillors A Rowe (Chair), D Clegg, S D Eva, G F Evans MBE, A Jewell CC, J Robinson, B M A Ross and J M Spargo

Also in attendance: Councillor D Saunby CC

In Attendance: Val Rogers (Administration Officer)
M Bennett (Information Services Assistant)
E Mitchell & D Hughes (Agent & Applicant PA23/00419)
K Kruse (Applicant PA23/00495)

P5992 APOLOGIES

None.

P5993 INTERESTS

Councillor Eva declared a non-disclosable interest in PA23/00419 as he was a member of Falmouth Golf Club, Councillors Clegg and Jewell declared a non-disclosable interest in PA23/00419 as they are both neighbours of Falmouth Golf Club and they all left the meeting during the discussion. Councillor Ross declared a non-disclosable in PA23/00499 as he is a member of the Friends of Ponsharden Cemeteries and left the meeting during the discussion.

P5994 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 30th January 2023 be approved as a correct record of the proceedings and signed by the Chair.

P5995 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 Rowe, seconded by Councillor Eva 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 an amended 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 Clegg, seconded by Councillor Evans and

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

P5996 **APPEALS**

1. PA22/03428 - Application for a Lawful Development Certificate for an existing use of 2 x 20ft storage containers placed on car park. Castlematters Ltd, Tinnars Walk, Port Pendennis, Falmouth
2. PA20/09821 - Demolition of the existing building and development of 28 residential apartments (Use Class C3) with external landscaping, access, car parking and associated works. Sheldon House Nursing Home, Sea View Road, Falmouth
3. PA21/09322 - Outline application with some matters reserved for demolition of public house enabling a residential development of up to 10 dwellings. Boslowick Inn, Prislw Lane, Falmouth

Members duly noted the appeals.

P5997 **GOVERNMENT CONSULTATIONS ON PLANNING CHANGES**

Members duly noted the draft Cornwall Council response to the consultations.

P5998 **CURRENT GOVERNMENT CONSULTATIONS ON THE PLANNING SYSTEM**

Members duly noted the Government consultations affecting the planning system.

P5999 **CHANGES TO STREET LIGHTING**

Members duly noted the changes to street lighting in a move to reduce carbon emissions, reduce light pollution and save on energy costs.

P6000 **HIGHWAYS/TRAFFIC MANAGEMENT/ROAD SAFETY**

Members duly noted the concept designs for the following schemes that will seek approval from Cornwall Council Officers and the Portfolio holder prior to being submitted to Cormac for full design and programming:

FP3 Acacia Road - one way system (submitted by Councillor Saunby)

FP15 Melville Road crossing - feasibility study (submitted by Councillor Robinson)

FP17 Trelawney Road - road restrictions (submitted by Councillor Laurie Magowan)

FP12 Tregonigge Woods access from Fawkenor Close - this scheme does not currently have a draft design (submitted by Councillor Jewell)

Road Traffic Regulation Act 1984 S14: Temporary Prohibition of Traffic

Members duly noted the temporary road closure from Silverdale Road via the west side of Swanpool, Falmouth on 22nd March 2023 (0730 to 1700 hours) for Cormac Solutions to carry out works.

Members duly noted the temporary road closure on Prislw Lane, Falmouth from 24th March to 11th April 2023 (24 hours) for Wales & West Utilities to carry out works.

Members duly noted the temporary road closure on Webber Street, Falmouth from 27th February to 31st March (24 hours) for South West Water to carry out works.

Members duly noted the temporary road closure on Florence Terrace, Falmouth from 27th February to 3rd March (24 hours) for D A Giles Ltd to carry out works.

Members duly noted the temporary road closure on Venton Road and Conway Road, Falmouth from 9th March 2023 to 17th March 2023 (0730 to 1700 hours) for Cormac Solutions to carry out works.

Road Traffic Regulation Act 1984 S16A: Temporary Prohibition of Traffic

Members duly noted the temporary road closure on High Street, Market Street, Killigrew Street and Webber Street, Falmouth on 6th March from 0930 to 1100 hours for the St Piran's Childrens Parade.

P6001 **DECISION LIST**

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

P6002 **LICENSING**

Premises License Application

Lemon Twist Tapas Bar, 1 Maritime House, Discovery Quay, Falmouth

To consider variation to license to vary times for live and recorded music, late night refreshment (2300 to 0100 hours), retail sale of alcohol (0800 to 0100 hours) and opening hours (0800 to 0130 hours) on Friday and Saturday only. Existing opening hours Monday to Sunday 0800 to 0030 hours).

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

RESOLVED that the Council objects to the premises license, extending the hours of live music would cause a public nuisance within the Cumulative Impact Zone.

Street Trading

Mr Grzegorz Jurkiewicz, trading as Family J Ice Creams Ltd, Site 1 Cliff Road, Falmouth

To consider street trading grant application for Mr Grzegorz Jurkiewicz who wishes to trade at Site 1 Cliff Road, Falmouth selling ice creams, cold drinks and snacks from grant of consent to 31st December 2023 Mondays to Sundays 0900 to 1900 hours.

This street trading application was deferred to the next meeting when the applicant would be able to attend.

Licensing Act 2003 - Cumulative Impact Policies for Truro, Falmouth, Newquay and Penzance

Members duly noted that on 17th January 2023 Cornwall Council approved the Cumulative Impact Policies in respect of the above with immediate effect.

P6003 **ANY OTHER BUSINESS THAT THE CHAIR CONSIDERS TO BE OF URGENCY**

None.

There being no further business the Chair declared the meeting closed at 6.40pm.

Signed: Dated:

APPENDIX I
20TH FEBRUARY 2023

- 1. Penwerris** **PA22/11242** **Mr Grant Jensen**
(Case Officer: Mark Ball, 01726 223495, Mark.Ball@cornwall.gov.uk)
Advertisement Consent: Installation of 1No. Post Mounted Sign.
Land Adjacent To Falmouth Court Care Home, Dracaena Avenue, Falmouth.

Recommend Approval.

- 2. Arwenack** **PA23/00057** **Mr Steve Smith**
(Case Officer: Nigel Brabyn. 01872 224461, nbrabyn@cornwall.gov.uk)
A steel framed balcony cantilevered from a third storey flat on a converted chapel.
Access to the balcony will be achieved through the widening an existing opening to the proportions of other existing openings found below.
7 Gyllyng Hall, Falmouth.

Recommend Approval.

- 3. Boslowick** **PA23/00229** **Mrs Joanne Pascoe**
(Case Officer: Ellis Crompton-Brown. 01872224453, [Ellis.Crompton- Brown@cornwall.gov.uk](mailto:Ellis.Crompton-Brown@cornwall.gov.uk))
Works to trees under a tree preservation order namely: Lime, Ash, Norway Maple and Mixed Broadleaf Pruning.
Land At Longfield, Longfield, Falmouth.

Recommend Approval.

- 4. Penwerris** **PA23/00344** **Mr K Taylor**
(Case Officer: Ellis Crompton-Brown. 01872224453, Ellis.Crompton- Brown@cornwall.gov.uk)
Erection of rear ancillary garden annexe.
6 Trevethan Rise, Falmouth

Recommend approval.

- 5. Trescobeas and Budock** **PA23/00631** **Mrs Betty Richards**
(Case Officer: Mark Webb)
External ramped access & installation of new part-glazed access door.
129 Conway Road, Falmouth.

Recommend Approval.

- 6. Boslowick** **PA23/00745** **Mrs Joanne Pascoe**
(Case Officer: Nigel Brabyn. 01872 224461, nbrabyn@cornwall.gov.uk)
Works to trees under a tree preservation order: T24 - Semi mature Beech. Fell. T25 – Beech, Fell. G12 - Coppice Ash adjacent street lights. G20 Single Ash. Fell. G22 Single Sycamore stem within coppice stool. Coppice. G23 Single paint marked, small/medium, Ash. Fell. Basal cavity, extensive lean, low canopy over highway & affected by Ash dieback. G25 2 x mature, large Sycamore. Prune to remove all basal epicormic and minor stems originating at ground level.
Cornwall Housing Site, TR11 4HY.
- Recommend Approval.
- 7. Penwerris** **PA23/00755** **Mr Michael Hellier**
(Case Officer: Marc Delpeche)
Certificate of lawfulness for existing use of dwelling as two flats.
Chatley House, 29 Berkeley Vale, Falmouth.
- Recommend Approval.
- 8. Arwenack** **PA23/00879** **Mr Peter Churchill,**
St Michaels Resort
(Case Officer: Mark Ball, 01726 223495, Mark.Ball@cornwall.gov.uk)
Non-material amendment in relation to decision notice PA17/11714 dated 06/07/2018 for alteration to the roof design and foundation layout for the Woodland Lodges.
St Michaels Resort, 7 Stracey Road, Falmouth
- Recommend approval.
- 9. Arwenack** **PA23/00925** **Mrs Bryanna Redgrave**
(Case Officer: Marc Delpeche, 01872 322222, 07565203552)
Application for a Lawful Development Certificate for an existing use of land/building as a C3 self contained unit and for operational development in breach of planning.
Mousehole, Minnie Place, Falmouth
- Recommend approval.
- 10. Arwenack** **PA23/00934** **Mr & Mrs Imms**
(Case Officer: Mark Webb 01872 322222)
Raise flat roof to construct warm roof.
1 Pendennis Rise, Falmouth
- Recommend approval.

- 11. Arwenack PA23/00948 Mr & Mrs Dersley**
(Case Officer: Mark Ball, 01726 223495, Mark.Ball@cornwall.gov.uk)
Raise flat roof to construct warm roof.
1A Pendennis Rise, Falmouth
- Recommend approval.
- 12. Arwenack PA23/00961 Imperial Court**
(Case Officer: Mark Ball, 01726 223495, Mark.Ball@cornwall.gov.uk)
Works to trees within a conservation area - works to T1 (Lime), T2 (Lime) and T3 (Sweet Chestnut)
Imperial Court, Bar Road, Falmouth.
- Recommend Approval.
- 13. Penwerris PA23/00998 Mrs Claire Peate**
(Case Officer: James Moseley 01209 614004, jmoseley1@cornwall.gov.uk)
Change of use from Guest House (C1) use to dwelling house (C3).
Lyonesse Guest House, 17 Penerris Terrace, Falmouth
- Recommend approval.
- 14. Boslowick PA23/00999 Mr And Mrs Bray**
(Case Officer: Ellis Crompton-Brown. 01872224453, Ellis.Crompton-Brown@cornwall.gov.uk)
Non-material amendment in relation to decision notice PA21/12815 dated 30/09/2022 to replace the Juliet balcony with a window, increase size of proposed first floor window on south elevation, amend ground floor store door and window on the south elevation and alterations of first floor layout.
23 Turnaware Road, Falmouth.
- Recommend Approval.
- 15. Penwerris PA23/01029 Mrs Vanessa Roebuck**
(Case Officer: Mark Ball, 01726 223495, Mark.Ball@cornwall.gov.uk)
Notification of works to Trees in a Conservation Area namely remove T1 Eucalyptus light reduction of T2 Eucalyptus, the removal of 2 small low branches from T3 Cherry and the removal of T4 Palm.
3 Basset Place, Falmouth.
- Recommend Approval.

APPENDIX II

1. **Boslowick** **PA23/00419** **Mr David Hughes**
(Case Officer: James Moseley 01209 614004, jmoseley1@cornwall.gov.uk)

Construction of two dwellings.

Land South Of Site 1A, Golden Bank, Swanpool Road, Falmouth.

Recommend refusal as the application is in breach of NDP FOS 5 and would harm the integrity and role of general open spaces and sports facilities. The area is in an AONB and is protected from development under NDP FOS 1 and should be returned to green space.

2. **Arwenack** **PA23/00495** **Mr Klaus Kruse**
(Case Officer: Mark Ball, 01726 223495, Mark.Ball@cornwall.gov.uk)

Extension to an existing house in a conservation area.

Wellington House, 1 Wellington Place, Falmouth.

Recommend approval.

3. **Trescobeas and Budock** **PA23/00499** **Henrietta Boex**
(Case Officer: Ellis Crompton-Brown. 01872224453, Ellis.Crompton-Brown@cornwall.gov.uk)

Non material amendment in relation to decision notice PA21/03918 dated 22.07.21: Amendment of material for the steps in the Jewish Cemetery path from stone to timber. Amendment to design of landscaping at the north west entrance to the Jewish Cemetery.

The Jewish And Congregationalist Cemeteries, Ponsharden, Falmouth.

Recommend approval.

4. **Boslowick** **PA23/00732** **Mr Christian Freudenthal**
(Case Officer: Nigel Brabyn. 01872 224461, nbrabyn@cornwall.gov.uk)

The existing bungalow has a maintenance backlog in large parts and is becoming too small for the growing family. To create the required space the garage and an intermediate building will be demolished. In this place, an extension with a usable attic area is to be established.
62 Boslowick Road, Falmouth

Recommend approval.

5. **Arwenack** **PA22/10984** **Mr Richard Laing**
(Case Officer: Nigel Brabyn. 01872 224461, nbrabyn@cornwall.gov.uk)

Conversion of 2 Garages into holiday let.

23 Pendennis Rise, Falmouth

Recommend refusal due to substandard holiday accommodation and poor quality.

TOWN AND COUNTRY PLANNING ACT 1971
FOR SUBMISSION TO THE COUNCIL ON 20th FEBRUARY 2023

Deborah Mitchell	Subdivision of existing dwelling to provide an additional separate two bed dwelling. 3 Grovehill Crescent, Falmouth. PA22/05901	Approved*
Mr Drew Langdon	Conversion of existing ground floor retail unit into two with residential change of use to form two residential units to the upper floors. 20 Church Street, Falmouth. PA22/09551	Approved*
Mr Drew Langdon	Listed Building Consent for Conversion of existing ground floor retail unit into two with residential change of use to form two residential units to the upper floors. 20 Church Street, Falmouth. PA22/09552	Approved*
Mr & Mrs Brown	Proposed first floor extension and change of use of self contained annexe to a dwelling without compliance of condition 2 in relation to decision notice PA21/06946 dated 14/10/2021. 2 East Rise, Falmouth. PA22/11040	Approved*
EBC Partnerships Ltd	Reserved matters application following outline approval PA18/02967 for 37no. dwelling (including affordable housing) and open space with variation of condition 1 in respect of decision PA20/06773. Land At Kergilliack Road, Falmouth. PA22/02821	Approved
Dr Paul Morris	Listed building consent for replacement of bay sash window with like for like wooden replacement. 11 Upper Flat, Florence Terrace, Falmouth. PA22/06815	Approved
Dr Paul Morris	Listed building consent for like for like replacement of an existing sash window. Upper Flat 11, Florence Terrace, Falmouth. PA22/07893	Approved

Arbenneck Developments Ltd	Change of use from veterinary surgery to three apartments and construction of three townhouses. 66 Melvill Road, Falmouth. PA22/08175	Refused
Mr Freddie Riley	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. PA22/09216	Approved
Ethical Project Developments Ltd	Re-location of previously approved parking area with construction of a steel framed parking structure, reduction of parking spaces, addition of roof infill link and addition of balcony. Arwenack Hotel, 27 Arwenack Street, Falmouth. PA22/10049	Approved
Mrs E Saint-Simmons & Mr M Simmons	Adding an extension to a semi-detached house, with some external and internal alterations and refinements. 84 Pengarth Rise, Falmouth. PA22/10490	Approved
Mr M Painter	Proposed single storey garage to the rear of the property. 8 Clare Terrace, Falmouth. PA22/10527	Approved
Mr C Young	Application of tree works in a Tree Preservation Order: Felling of a White Poplar. Lakeside, Swanpool, Falmouth. PA22/10583	Approved
Mr Bruce Radford	Replacement of rooflight with dormer window. 1 Beacon Terrace, Falmouth. PA22/10956	Approved
Ms Amanda Summers	Advertisement consent to replace existing double-sided internally illuminated 6-sheet	Approved

	<p>bus shelter advertising displays with a single digital bus shelter advertising display which will portray static advertising images that change every 10 seconds.</p> <p>7002-0014, Land At Ponsharden Industrial Estate, Ponsharden Industrial Estate, Falmouth.</p> <p>PA22/11274</p>	
Mr B Davis	<p>Non-material amendment to decision PA21/09933 dated 02.10.2021 to change approved ground floor external stonework to white render.</p> <p>7 Pennance Field Goldenbank Falmouth.</p> <p>PA23/00038</p>	Approved