

FALMOUTH TOWN COUNCIL

Minutes of a Meeting of the Planning & Licensing Committee held on Monday 14th August 2023 in the Atherton Suite, The Old Post Office, Falmouth at 6.00 pm.

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

In Attendance: E Middleditch (Administration Officer)
M Bennett (Administration Assistant)
G Ellis (CAD Architects - PA23/04824)
M Hayden (Objector - PA23/04824)
R Brock (St Michaels Hotel)

P6068 APOLOGIES

Apologies were received and approved from Councillors B M A Ross (holiday) and A Rowe (ill).

P6069 INTERESTS

None.

P6070 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 17th July 2023 be approved as a correct record of the proceedings and signed by the Chair.

P6071 PLANNING APPLICATIONS

Members considered an amended 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 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 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.

P6072 **MAKING OF DEFINITIVE MAP MODIFICATION ORDER WILDLIFE COUNTRYSIDE ACT 1981 – SECTION 53**

The Cornwall Council (Addition of a footpath at Middle Point in the Parish of Falmouth) Modification Orders 2023

Members duly noted the above Order that was made by Cornwall Council on 11th July 2023.

P6073 **APPEALS**

PA21/09322 - Boslowick Inn, Prislow Lane, Falmouth - OPO Development (Cornwall Ltd). Appeal Dismissed. No costs claimed.

Members duly noted the Appeal Decision.

P6074 **HIGHWAYS/TRAFFIC MANAGEMENT/ROAD SAFETY**

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

Members duly noted road closure on Stratton Place and Dunstanville Terrace, Falmouth on 22nd August 2023 (24 hours) for South West Water to carry out works.

Members duly noted road closure on A39 between Falmouth Road Roundabout and Roundabout East of Hillhead Farm, Penryn from 2nd to 3rd September 2023 (1900 to 0600 hours) for Cormac Solutions to carry out works.

Members duly noted road closure on Church Street from the 4th to 8th September 2023 (1900 to 0700 hours) for National Grid to carry out essential works.

Members duly noted road closure on Hulls Lane, Falmouth from the 11th to 13th September 2023 (0800 to 1800 hours) for Kelly Communications to carry out works.

Members duly noted road closure on Castle Drive, Falmouth from the 18th to 20th September 2023 (0930 to 1500 hours) for Kelly Communications to carry out works.

Road Traffic Regulation Act 1984, S.16A:

Members duly noted the temporary closure on Cliff Road, Pendennis Road and Castle Drive on 3rd December 2023 (0945 to 1145 hours) for Falmouth Mob Match.

P6075 **DECISION LIST**

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

P6076 **LICENSING**

Premises License Applications

Gem Fish Bar, 6 Quarry Hill, Falmouth

Members duly considered the grant application for the sale by retail of alcohol on and off the premises Monday to Sunday from 1000 hours to 2300 hours.

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

RESOLVED to support the application in agreement with the Licensing Officer recommendation to reduce the sale of alcohol to 2240 for on sales to allow for drinking up time.

St Michael's Hotel, 7 Stracey Road, Falmouth

Members duly considered the grant application for regulated entertainment for the exhibition of films, live music and recorded music both indoors and outdoors Monday to Sunday from 1100 hours to 0000 hours (2300 hours outside), late night refreshment indoors only Monday to Sunday 2300 hours to 0500 hours and the sale of alcohol both on and off the premises Monday to Sunday 0000 hours to 0000 hours (24/7) with sale of alcohol ceasing at 2300 hours in the Garden Bar.

The applicant advised that the license was an adjustment to the existing to allow for cook in service during the nights and reported that the Garden Bar closes at 9pm to ensure that on an off site residents are not disturbed. Silent movies and background music are the main entertainment.

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

RESOLVED to support the application.

P6077 **ANY OTHER BUSINESS THAT THE CHAIR CONSIDERS TO BE OF URGENCY**

None.

There being no further business the Chair declared the meeting closed at 6.50pm.

Signed: Dated:

- 6. Boslowick** **PA23/05353** **Mr Phillip Hall**
(Case Officer: Ellis Crompton-Brown. 01872224453, Ellis.Crompton-Brown@cornwall.gov.uk)
Works to trees under a tree preservation order (TPO) namely: Japanese Red Cedar (6890) Remove the two lower branches and some dead minor growth around.
1 The Walled Garden, Penmere Drive, Falmouth.
- Recommend approval as the pruning is minimal and will improve the shape and look of the tree with no detrimental effect.
- 7. Arwenack** **PA23/05578** **Bunker**
(Case Officer: James Moseley 01209 614004, jmoseley1@cornwall.gov.uk)
Construction of single storey rear extension.
Chylean, 17 Spernen Wyn Road, Falmouth.
- Recommend approval.
- 8. Arwenack** **PA23/05764** **Mr Freddie Riley**
(Case Officer: Mark Webb: Mark.Webb@cornwall.gov.uk)
Application to request permission to install solar (PV) panels to the front roof section of the property.
9 Marlborough Road, Falmouth
- Recommend approval.
- 9. Arwenack** **PA23/05828** **Mr Geoff Cumins**
(Case Officer: Nigel Brabyn. 01872 224461, nbrabyn@cornwall.gov.uk)
Notification of works to a Tree within a Conservation Area, namely fell one semi mature Mimosa tree with included co-dominant stems to ground level.
Grove Hotel, 1 Grove Place, Falmouth
- For information only.*
- 10. Trescobeas and Budock** **PA23/06033** **Mr F Garside**
(Case Officer: Mark Webb: Mark.Webb@cornwall.gov.uk)
Works to a tree subject to a Tree Preservation Order for Monterey Cypress (T1) - fell. Tree has a split in a main scaffold limb which has worsened on recent reinspection leaving part of the crown hanging over the sports hub car park. Removal of limb would only leave crown exposed which has a number of other dead and storm damaged limbs. Felling is therefore deemed the safest option. Replant with Monterey Pine.
Falmouth Community School, Trescobeas Road, Falmouth.
- Recommend approval as the Cedar is in a bad state and will need to be felled.

APPENDIX II

1. **Trescobeas and Budock PA23/04824 Mr David Hemlock**
(Case Officer: Nigel Brabyn. 01872 224461, nbrabyn@cornwall.gov.uk)

Demolition of existing domestic garage and erection of new dwelling and landscaping.

130 Dracaena Avenue, Falmouth.

Recommend refusal as the development is an extension to a student property which would result in an HMO which contravenes NDP Policy HMO1.

- Arwenack PA23/03585 Mr Steven Bond**

(Case Officer: Mark Webb: Mark.Webb@cornwall.gov.uk)

Removal of existing single storey rear extension, construction of replacement two storey rear extension and internal alterations

9 Norfolk Road, Falmouth.

Recommend approval.

2. **Penwerris PA23/04217 Mr M Espinosa**
(Case Officer: James Moseley 01209 614004, jmoseley1@cornwall.gov.uk)

Proposed extensions and improvements to the existing dwelling and loft conversion with dormer extension.

31 Dracaena Avenue, Falmouth.

Recommend refusal due to overdevelopment, lack of amenity space and the design is contravening NDP Policies DG3 and DG8.

3. **Arwenack PA23/04298 Mr And Mrs Jenkins**
(Case Officer: Mark Ball, 01726 223495, Mark.Ball@cornwall.gov.uk)

Listed building consent for replacement of existing roof covering inclusive of 2 no dormer windows, 2no. Dormer windows to incorporate: New timber fascia, section of hipped roof over main stairwell to incorporate slates, adjustments/renewal of existing lead flashings, replacement of existing single glazed roof light, to front pitch increase the size of 2no. existing roof lights, to front pitch create structural opening for 1 no additional roof light, removal of internal dwarf wall.

Bay Tree, 32 Woodlane, Falmouth.

Recommend approval.

4. **Arwenack** **PA23/05666** **Hydrogen Falmouth Ltd**
(Case Officer: Mark Ball, 01726 223495, Mark.Ball@cornwall.gov.uk)
Conversion of laundry room to one additional student bedroom, conversion of store to laundry room, and new bin enclosure.
Hydrogen, Fish Strand Hill, Falmouth.

Recommend refusal as the addition of one bedroom contravenes NDP Policy HMO1.

5. **Penwerris** **PA23/05797** **Ms K.Stephens**
(Case Officer: Mark Webb: Mark.Webb@cornwall.gov.uk)
Proposed loft conversion and extension with deck above.
29 Beacon Road, Falmouth.

Recommend refusal due to overlooking issues from the Decking area.

6. **Boslowick** **PA23/05847** **Mr & Mrs Oliver**
(Case Officer: Mark Webb: Mark.Webb@cornwall.gov.uk)
Proposed Annexe Extension.
14 Rosva Morgowr, Falmouth.

Recommend approval.

TOWN AND COUNTRY PLANNING ACT 1971
FOR SUBMISSION TO THE COUNCIL ON 14th AUGUST 2023

Nigel Carpenter	Provision of 7no. apartments on site of former dwelling without compliance of condition 2 in relation to decision notice PA20/09117 dated 31/03/2021. 5 Stracey Road, Falmouth. PA23/02531	Approved*
Jane Smith	Retrospective: Use of existing annexe accommodation for family members and paying guests. Annexe Rear Of 6 Kimberley Park Road Falmouth. PA22/07229	Approved*
JD Wetherspoon PLC	Creation of roof level terrace (Resubmission of application PA17/06817) with non compliance of conditions 2 and 6 of PA20/01473 dated 23/02/2021 The Packet Station, 4 The Moor, Falmouth. PA22/09730	Approved
Mr Douglas Conn	Proposed conversion of first, second and third floors above existing shop to 4no residential flats, including formation of new entrance hallway and new access from street level to the flats. 36 Market Street, Falmouth. PA22/09827	Approved
Mr Mike Shields	Replacement of existing windows and doors with new timber to match. Replacement of existing rainwater goods with uPVC to match. Replacement of existing soffits and barge boards with uPVC to match. Flat 1 - 17, 43 High Street, Falmouth. PA23/02857	Approved
Mr & Mrs Ohly	Proposed two-storey extension to create annexe. 4 Trescobeas Manor, Trescobeas Road, Falmouth. PA23/03459	Approved

Ms And Mr Robinson And Lawley	Change of use from three flats to one dwelling with associated remodelling. 11 Clare Terrace, Falmouth. PA23/03552	Approved
Dan Robb (nr18) & Mark Bolt (nr19)	To repair a breach in the mid-feather between party wall flueways of 2nr mid-terrace grade II listed buildings. To remedy the loss of structural integrity and dilapidation of the party brick chimney stack astride the party wall. 18 And 19 Wodehouse Terrace, Falmouth. PA23/03606	Approved
Dan Robb (nr18) & Mark Bolt (nr19)	Listed building consent to repair a breach in the mid-feather between party wall flueways of 2nr mid-terrace grade II listed buildings. To remedy the loss of structural integrity and dilapidation of the party brick chimney stack astride the party wall. 18 And 19 Wodehouse Terrace, Falmouth. PA23/03607	Approved
Mr & Mrs Rogers	Alterations & first floor extension. 191 Boslowick Road, Falmouth. PA23/03716	Approved
Mrs Linda Kennedy	Resiting of combined BT Public Telephone Kiosk and Cash Machine. Public Conveniences, Grove Place, Falmouth. PA23/03721	Approved
J.Duggan and G.McDonald	Rear single storey extension in a conservation area. 61 Marlborough Road, Falmouth. PA23/03769	Approved
Mr Steven Brindle	Replacement roof slates, replacement dormer window, rebuilding of chimney. Pendeen, 3A Bar Terrace, Bar Road, Falmouth. PA23/03813	Approved
Mr Steven Brindle	Listed Building Consent for replacement roof slates, replacement dormer window, rebuilding of chimney. Pendeen, 3A Bar Terrace, Bar Road, Falmouth. PA23/03814	Approved

Mr and Mrs Chadwick	Garden room extension and associated works. Carmino House, 2 Sea View Road, Falmouth. PA23/04103	Approved
Mrs Storey	Works to trees subject to a tree preservation order (TPO) G1 - Sycamore trees on the boundary of 186 Longfields and 30 Church way. The proposal is to crown lift the row of trees to 4.5m to allow adequate clearance above gardens. 63 Church Way, Falmouth. PA23/04552	Approved
Mr Chris Lee	Works to trees subject to Tree Preservation Order - T1 Scots Pine, fell by sectional dismantling, replace with 1 Scots Pine and T2 - Monterey Cypress, fell by sectional dismantling to a 5m stump, replace with 1 Cedar of Lebanon. Marlborough House, Silverdale Road, Falmouth. PA23/04977	Approved