

FALMOUTH TOWN COUNCIL

Minutes of a Meeting of the Planning & Licensing Committee held on Monday 4th September 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 Ross. A Rowe and J Spargo

Also Present: Councillor L Magowan CC

In Attendance: V Rogers (Administration Officer)
M Bennett (Administration Assistant)
S Fudge (Licensing Applicant – Kings Head)
D Crookes (Licensing Applicant - Kernowine)
C Burns (Local Resident – Highways – Melvill Road)

P6078 APOLOGIES

None.

P6079 INTERESTS

None.

P6080 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 14th August 2023 be approved as a correct record of the proceedings and signed by the Chair.

P6081 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 Ross 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 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.

P6082 **APPEALS**

PA21/09638 - Erection of 40 residential properties, which includes 14 affordable house with associated infrastructure, access to the existing development and public open space to the west and north- OS Field 4569 Bickland Hill, Falmouth

Members duly noted the appeal hearing date.

P6083 **WITHDRAWN APPLICATION**

PA23/01765 - Proposed flat development to provide 2No two bedroom flats, 3 Avenue Road, Falmouth

Members duly noted the withdrawn application.

P6084 **CONSULTATION ON APPLICATION FOR MARINE LICENSE**

The consultation was duly noted.

P6085 **HIGHWAYS/TRAFFIC MANAGEMENT/ROAD SAFETY**

Development at Boscundle Avenue, Falmouth

Members duly noted that all of the provisions of the Agreement dated 18th October 2012 relating to the roads comprised in the above development have been complied with and the roads forming the subject of the Agreement shown coloured pink on the attached plan became highways maintainable at the public expense on 24th November 2022.

CNP Highways Scheme - Melvill Road, Falmouth

Members considered feasibility report outlining the recommended options for installing an informal pedestrian crossing on Melvill Road which was noted and agreed that a pedestrian crossing would be the preferred option due to the cost involved in installing a pedestrian refuge.

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

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

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

Members duly noted the road closure on North Parade, Tehidy Terrace, Stratton Terrace, Stratton Place and Dunstanville Terrace, Falmouth from 16th to 20th October 2023 (0730 to 1700 hours) for Cormac Solutions to carry out works.

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

Members duly noted the road closure on Castle Drive, Falmouth from 9th to 10th October 2023 (0730 to 1700 Hours) for Cormac Solutions to carry out works.

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

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

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

Members duly noted the road closure on Market Street, Church Street and Arwenack Street, Falmouth from 9th October to 12th October 2023 (1900 to 0700 hours) for South West Water to carry out works.

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

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

P6086 **DECISION LIST**

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

P6087 **LICENSING**

Premises License Applications

The Kings Head, 32 Church Street, Falmouth

Members duly considered the application for a variation to license for the extension of hours for Wednesdays only with an increase of 1 hour for on sale of alcohol and an increase for recorded music for 2.25 hours.

It was proposed by Councillor Rowe, seconded by Councillor Clegg and

RESOLVED to support the application.

Pavement License Applications

Kernowine, 21 Killigrew Street, Falmouth

Members duly considered the application to allow furniture on the “highway” to be used for the consumption of food, drink and alcohol. The premises has previously held a Pavement License which expired on 30 September, 2022.

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

RESOLVED to support the application.

Licensing Updates

Members duly noted the licensing updates.

P6088 **ANY OTHER BUSINESS THAT THE CHAIR CONSIDERS TO BE OF URGENCY**

None.

There being no further business the Chair declared the meeting closed at 6.45pm.

Signed: Dated:

APPENDIX I
4TH SEPTEMBER 2023

1. **Arwenack** **PA23/04999** **Ethical Project Developments Ltd**
(Case Officer: Nigel Brabyn. 01872 224461, nbrabyn@cornwall.gov.uk)

External alterations including refurbishment of front windows, replacement of rear windows, removal of redundant chimney to rear single storey roof, improvements to fire escape and associated edge protection, removal of external doors and infill, replacement of lean - to structure to rear single storey, creation of new window in west elevation, extension of roof ridge to existing single storey extension, and provision of rooflights south east roof slope of rear single storey roof.
Arwenack Hotel, 27 Arwenack Street, Falmouth.

Recommend approval.

2. **Boslowick** **PA23/05847** **Mr & Mrs Oliver**
(Case Officer: Mark Webb: Mark.Webb@cornwall.gov.uk)

Proposed Extension.
14 Rosva Morgowr, Falmouth.

Recommend approval.

3. **Arwenack** **PA23/06087** **Katharine Harrall**
(Case Officer: Ellis Crompton-Brown. 01872224453,
Ellis.Crompton-Brown@cornwall.gov.uk)

Dismantle crumbling chimney stack and re-build to same size and design using cottage bricks or similar and new chimney pots. Remove existing gutter/walkway between roofs of no4 and no6, make good roofs and replace with GRP box gutter and lead flashings.
4 New Street, Falmouth

Recommend approval.

4. **Arwenack** **PA23/06088** **Katherine Harrall**
(Case Officer: Ellis Crompton-Brown. 01872224453,
Ellis.Crompton-Brown@cornwall.gov.uk)

Listed building consent to dismantle crumbling chimney stack and re-build to same size and design using cottage bricks or similar and new chimney pots. Remove existing gutter/walkway between roofs of no4 and no6, make good roofs and replace with GRP box gutter and lead flashings.
4 New Street, Falmouth

Recommend approval.

- 5. Arwenack** **PA23/06234** **Mr H Stiles**
(Case Officer: Nigel Brabyn. 01872 224461, nbrabyn@cornwall.gov.uk)
Application to determine if prior approval is required for proposed change of use from light industrial to a residential dwelling without compliance of condition PA.2(2) of Part 2 of Schedule 2 of the GDPO in relation to decision notice PA20/04919 dated 26.10.2020
Penrose Sailmakers, Upton Slip, Church Street, Falmouth.

Recommend approval.

- 6. Arwenack** **PA23/06467** **Hedger**
(Case Officer: James Moseley 01209 614004, jmoseley1@cornwall.gov.uk)
Works to trees in a Conservation Area for 4 x Cypress (G1) - reduce the Eastern most of the 4 trees and the Western most of the 4 trees by 2 metres all round in order to manage trees in a more compact form and reduce sail effect/wind loading of the lateral spread of the canopies.
Roxburgh, Melvill Road, Falmouth.

For information only.

- 7. Arwenack** **PA23/06735** **Mr Ray Millman**
(Case Officer: Mark Webb: Mark.Webb@cornwall.gov.uk)
Works to a tree in a Conservation Area for Cypress (T1) - reduce crown. Tree has outgrown its space and is encroaching on neighbouring properties. Tree is currently 4.5-5 meters tall and it is intended that the height will be reduced by 0.75-1 meter. Tree will also be trimmed at the sides to stop encroachment onto neighbouring properties.
Pencol, Florence Terrace, Falmouth.

For information only.

- 8. Penwerris** **PA23/06881** **Jones**
(Case Officer: Matthew Lean:)
Works to a tree in a Conservation Area for Pittosporum - routine pruning to reduce height and spread of tree. Tree will be kept in a natural shape, just reduced to better suit the location.
Windsor Cottage, 2 Windsor Villas, Windsor Terrace, Falmouth.

For information only.

APPENDIX II
4TH SEPTEMBER 2023

1. **Boslowick** **PA23/04063** **Mr Josh Leonard**
(Case Officer: **Mark Ball**, 01726 223495, Mark.Ball@cornwall.gov.uk)
Siting of shepherds hut for use as holiday accommodation.
Sunny Bank, 25 East Rise, Falmouth.

Recommend refusal due to lack of parking, facilities and is unneighbourly with the risk of noise disturbance. . The proposal changes the character of the area and would set a precedent if approved.

2. **Penwerris** **PA23/05661** **Miss Christina Everington**
(Case Officer: **Mark Webb**: Mark.Webb@cornwall.gov.uk)
Retention of raised decking (Mezzanine) at the back of the house (above our parking space)
Tregavone Cottage, Lister Hill, Falmouth.

Recommend approval.

3. **Boslowick** **PA23/06807** **CitiPark**
(Case Officer: **Nigel Brabyn**. 01872 224461, nbrabyn@cornwall.gov.uk)
Car park management system featuring an ANPR camera, associated signage and Pay and Display machine.
Maenporth Beach, Maenporth, Falmouth

Recommend refusal due to the proposal being visually intrusive in an AONB and is in conflict with Policies 12, 23 and 24 of the Cornwall Local Plan.

4. **Arwenack** **PA23/04965** **Janet & Christine Oates**
(Case Officer: **James Moseley** 01209 614004, jmoseley1@cornwall.gov.uk)
Change of use of incidental residential studio to self contained residential accommodation.
The Old Shop, Waterloo Road, Falmouth

Recommend refusal due to lack of amenity space and the accommodation is below national minimum space standards.

5. **Boslowick** **PA23/06531** **Dr James Eckersley**
(Case Officer: **Mark Webb**: Mark.Webb@cornwall.gov.uk)
Non-material amendment to decision PA17/10554 dated 16.01.2018 to enlarge the kitchen window from 1250mm wide by 1050 high to 1770mm wide by 1000mm high.
5 Stewart Court, Falmouth.

Recommend refusal due to poor design.

TOWN AND COUNTRY PLANNING ACT 1971
FOR SUBMISSION TO THE COUNCIL ON 4th SEPTEMBER 2023

Mr Peter Blackburn	Works to trees under a tree preservation order (TPO) namely: Group 1 (Sycamores): 30% crown reduction. Crown lift selected first branches. T1 (Sycamore): 30% crown reduction. First lower limb removal. Group 2 (Sycamores) 30% crown reduction. Penmere Manor Hotel, Mongleath Road, Falmouth. PA23/03971	Refused*
Arbenneck Developments Limited	Change of use from former veterinary surgery and two apartments to three apartments and construction of three townhouses. Revised design following refused application PA22/08175. Rosemullion Veterinary Practice, 66 Melvill Road, Falmouth. PA23/04353	Approved*
Mr & Mrs Heslip	Proposed extension over garage, single storey rear extension and replacement porch. 12 Bosmeor Road, Falmouth. PA23/05231	Approved*
Mr Christopher Lee	Works to trees within a tree preservation order (TPO) namely: Removal of 8 Beech trees. Marlborough House, Silverdale Road, Falmouth. PA23/04775	Part Approved/Part Refused*
Mr Davies	Reconfiguration of 2 flats from split level to single levels. 13 Melvill Road Falmouth Cornwall. PA22/05296	Approved
Cornerstone	Proposed Rooftop upgrade to the existing telecommunications installation. Ships And Castle Leisure Centre, Pendennis Headland, Falmouth. PA23/02671	Approved
Sue Cook	Advertisement consent to replace existing double-sided internally illuminated 6-sheet	Approved

	bus shelter advertising displays with double-sided digital displays. Fernbank Advertising Ltd, Adshel 7002 0037, The Moor, Falmouth. PA23/03288	
Yik Tsang	Listed building consent for replacement roof covering to include weather proofing, upgrade to insulation and new rooflights. 27 Market Street, Falmouth. PA23/04331	Approved
Mr Lucien Trathen.	Construction of a replacement dwelling, previously approved under PA23/01450 (Amended siting and design of dwelling). St Johns Guesthouse, 35 Melvill Road, Falmouth. PA23/04491	Approved
St Ledger Brown	Residential development. Ithaca, 42 Wodehouse Terrace, Falmouth. PA23/04634	Approved
Mr and Mrs Dufour-Cox	Construction of a two-storey extension. 8 The Nurseries, Falmouth. PA23/04711	Approved
Mr David Telling	Change of use of independent workshop/ studio to a residential annexe. 8 Tregothnan Road, Falmouth. PA23/04769	Approved