

FALMOUTH TOWN COUNCIL

Minutes of a Meeting of the Planning & Licensing Committee held on Monday 27th November 2023 in the Atherton Suite, The Old Post Office, Falmouth at 6.00 pm.

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

In Attendance: E Middleditch (Administration Officer)
M Bennett (Administration Assistant)
N Carpenter (Applicant – PA23/02532 and PA23/08055)
D Monk (Chartered Surveyor – PA23/08616)

P6115 **APOLOGIES**

Councillors Rowe (work) and Spargo (ill).

P6116 **INTERESTS**

None.

P6117 **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 6th November 2023 be approved as a correct record of the proceedings and signed by the Chair.

P6118 **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 Eva, seconded by Councillor Robinson 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 Robinson and

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

P6119 **APPEALS**

PA20/09821 - Demolition of building and construction of 28 residential apartments and associated works - Sheldon House Nursing Home, Falmouth - Appeal Allowed. No Costs claimed.

Members duly noted the appeal decision.

P6120 **HIGHWAYS/TRAFFIC MANAGEMENT/ROAD SAFETY**

Members duly noted road closure on Trevethan Rise on 8th December 2023 to 14th December 2023 (0730 to 1700 hours) for Cormac to carry out essential works.

Members duly noted road closure Cliff Road and Castle Drive, for their entire length. on 3rd December 2023 (0945 to 1145 hours) for Falmouth Mob Match.

Members duly noted road closure from Emslie Road to Pendennis Road on 4th December 2023 to 8th December 2023 (0730 to 1800 hours) for Whitebox Construction Management to carry out essential works.

Members duly noted the cancellation of the road closure on Pendarves Road and Penwerris Lane on 4th December 2023 (0730 to 1700 hours)

Members duly noted the outcome of the Infra 22-179 Falmouth & Penryn CNP2 Year 2 – Scheme Decision Letter.

P6121 **DECISION LIST**

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

P6122 **LICENSING**

Street Trading Renewals

Mr Lance Turton, Dough an Dowr, Queen Mary Road, Falmouth.

Members duly considered street trading renewal for Mr Lance Turton who wishes to continue trading at Queen Mary Road, Falmouth selling pizzas, bagels and coffee from 1 January 2024 to 31 December 2024, Monday to Sunday from 08:00 to 22:00 hours.

It was proposed by Councillor Clegg, seconded by Councillor G Evans and

RESOLVED to support the application.

Mr Lee Alexander, Café Kernow, Site 2, Pendennis Point, Falmouth.

Members duly considered street trading renewal for Mr Lee Alexander who wishes to continue trading at Site 2, Pendennis Point, Falmouth selling Cornish coffee, milkshakes, cream teas, pasties, pastries, sweet treats and Cornish ice cream from 1 January 2024 to 31 December 2024, Monday to Sunday from 08:00 to 18:00 hours.

It was proposed by Councillor Clegg, seconded by Councillor G Evans and

RESOLVED to support the application.

Mr Lee Alexander, Falmouth Dairy, Site 2, Pendennis Point, Falmouth.

Members duly considered street trading renewal for Mr Lee Alexander who wishes to continue trading at Site 2, Pendennis Point, Falmouth selling ice creams, ice lollies, cold drinks, snacks and sweets from 1 January 2024 to 31 December 2024, Monday to Sunday from 09:00 to 22:00 hours.

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

RESOLVED to support the application.

Mr Masaya Shibasaki, Shibasaki Awesome Hair, Site 2, Cliff Road, Falmouth.

Members duly considered street trading renewal for Mr Masaya Shibasaki who wishes to continue trading at Site 2, Cliff Road, Falmouth selling hair styling products such as shampoos, conditioners, mousses and hairbrushes from 1 January 2024 to 31 December 2024, Wednesdays, Fridays and Saturdays from 09:00 to 18:30 hours.

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

RESOLVED to support the application.

Miss Anchalee Blake, Panchi, Site 3, Cliff Road, Falmouth.

Members duly considered street trading renewal for Miss Anchalee Blake who wishes to continue trading at Site 3, Cliff Road, Falmouth selling Thai rolled ice cream, bubble tea, hot drinks and canned drinks from 1 April 2024 to 31 October 2024, Monday to Sunday from 08:00 to 19:00 hours.

It was proposed by Councillor G Evans, seconded by Councillor Ross and

RESOLVED to support the application.

Ms Alice Farthing & Mr Salim Sabah, M Salih Trading as Fal Falafel Ltd, The Moor, Falmouth.

Members duly considered street trading renewal for Ms Alice Farthing and Mr Salim Sabah who wish to continue trading at The Moor, Falmouth selling fresh homemade middle-eastern street food and drinks from 1 January 2024 to 31 December 2024, Monday to Sunday from 10:00 to 23:00 hours.

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

RESOLVED to support the application.

P6123 **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 LIST I
27th NOVEMBER 2023

1. **Arwenack** **PA23/06861** **Mr and Mrs Craig Wright**
(Case Officer: Mark Webb: Mark.Webb@cornwall.gov.uk)
Addition of external deck.
19 Boscawen Road, Falmouth

Recommend approval.

2. **Budock** **PA23/08160** **C/O of agent**
(Case Officer: Mark Webb: Mark.Webb@cornwall.gov.uk)
Detailed planning application for the erection of 133 residential dwellings (including affordable housing) with associated access, estate roads, car parking, infrastructure and open space without compliance of condition 2 in relation to decision notice PA19/10381 dated 10/12/2021.
Pen Bethan Land, Adjacent To Hillhead Road, Falmouth.

Recommend approval.

3. **Arwenack** **PA23/08805** **Mr. Richards**
(Case Officer: Ellis Crompton-Brown. 01872224453, Ellis.Crompton-Brown@cornwall.gov.uk)
Works to trees in a Conservation Area for 2 x Cherry Trees (T1) - reduce to below the guttering on property and allow trees to reform into a smaller more manageable size. Both trees have grown tall and are affecting roof and guttering. Bay Tree (T2) - reduce as shown in accompanying photo. The tree has a sparse upper crown and is currently spreading over neighbouring garden. Reduction will help to maintain a nice shape and more suitable size. Whitebeam (T3) - fell tree. Tree had a large portion of dead wood on the road side of the tree, minor pruning works were carried out to remove the dead wood with the aim of reducing the chance of failure. Unfortunately, this tree is now showing further dieback and owner is worried about potential damage to property.
Wyn Cottage, 20 Spernen Wyn Road, Falmouth.

For Information Only

4. **Boslowick** **PA23/09067** **Burt**
(Case Officer: Chloe Britten. chloe.britten@cornwall.gov.uk)
Works to a tree subject to a Tree Preservation Order for Oak (T18) - crown reduce tree by 1.5 metres all-round from approximately 8 - 6.5 metres height and 7.5 - 6 metres spread. Following substantial limb failures from Storm Ciaran, the tree has now been left compromised and exposed on its outer extremities. The works aim to retrench the veteran tree and manage in a more compact form.
131 Longfield, Falmouth

Recommend approval.

5. **Arwenack** **PA23/08910** **Mr & Mrs L & C Armitage**
(Case Officer: Mark Webb: Mark.Webb@cornwall.gov.uk)
Proposed alterations to fenestration and internal alterations.
Penpol, 11 Silverdale Road, Falmouth.
- Recommend approval.
6. **Arwenack** **PA23/07521** **Miss M Holmes**
(Case Officer: Mark Webb: Mark.Webb@cornwall.gov.uk)
Proposed rear extension
26 Wodehouse Terrace, Falmouth
- Recommend approval.
7. **Penwerris** **PA23/08771** **Mr Mark Roberts**
(Case Officer: Mark Ball. 01726 223495, Mark.Ball@cornwall.gov.uk)
Non material amendment in relation to decision notice PA16/07769 dated 14.11.16
123 Killigrew Street, Falmouth, TR11 3PX
- Recommend approval.
8. **Arwenack** **PA23/09221** **Mark Eddy**
(Case Officer: Chloe Britten. chloe.britten@cornwall.gov.uk)
Notification of works to Trees in a Conservation Area namely fell by dismantling T1 –
1 x medium lawsons cypress (outgrown ornamental shrub)
Trevu, 45 Melvill Road, Falmouth
- Recommend refusal. This Lawsons Cypress is a prominent tree offering some level of amenity, it is a suitable distance from the property to not have any negative impact and due to its restricted rooting environment will not thrive in the location, so won't massively increase in size over several years. There is no real justification for its removal and no replacement planting is specified it is therefore best left in place.
9. **Penwerris** **PA23/09177** **Mr Burnett**
(Case Officer Ellis Crompton-Brown. 01872224453, Ellis.Crompton-Brown@cornwall.gov.uk)
Replacement PVCu windows to ground floor flat.
3 White Hats Ltd Ground Floor Malins Hall High Street
- Recommend approval.
10. **Boslowick** **PA23/09345** **Mr and Mrs Jewell**
(Case Officer: Helen Trebilcock NO CONTACT DETAILS)
Non-material amendment to decision PA210/11178 dated 19.02.2021 for a reduction in the size of the bi-fold doors to the south and east elevations and the removal of two windows in the north elevation.

Recommend Approval

APPENDIX II

- 1. Penwerris** **PA23/08710** **Mr Anthony Garner-Patel**
(Case Officer: **Ellis Crompton-Brown. 01872224453, Ellis.Crompton-Brown@cornwall.gov.uk**)
Listed Building Consent for the proposed re-roofing of existing outbuilding
5 Tehidy Terrace Falmouth Cornwall TR11 2SZ

Recommend approval.

- 2. Penwerris** **PA23/08709** **Mr Anthony Garner-Patel**
(Case Officer: **Ellis Crompton-Brown. 01872224453, Ellis.Crompton-Brown@cornwall.gov.uk**)
Proposed re-roofing of existing outbuilding.
5 Tehidy Terrace Falmouth Cornwall TR11 2SZ

Recommend approval.

- 3. Penwerris** **PA23/08834** **Mr Simon Banks**
(Case Officer: **Mark Webb: Mark.Webb@cornwall.gov.uk**)
Listed Building Consent to remove and dispose of all hip tiles, ridge tiles and rafters and replace with new. Remove lead-lined roof covering to first floor bay window replace with alternative. Rebuild chimney stacks as required to match existing, but with cement render finishes replaced with a lime render.
The Vicarage, 12 Stratton Terrace, Falmouth.

Recommend approval.

- 4. Arwenack** **PA23/02532** **Nigel Carpenter**
(Case Officer: **Mark Ball. 01726 223495, Mark.Ball@cornwall.gov.uk**)
Variation of Condition 2 (approved plans) of Application No. PA14/07349 dated 10th December 2014 (Creation of spa and wellness leisure resort (including a total of 73 residential apartments) utilising the site and remaining buildings associated with the former Falmouth Beach Hotel together with the current St Michael's Hotel. The proposal will comprise of the following elements:- Erection of extensions and alterations to existing building to create resort reception, bistro, extended function suite and improved spa facilities (St Michaels Hotel building); erection of extension and alterations to existing building to create additional hotel bedrooms and improved health club facilities (Croft building); erection of new multi-use resort building providing 56 residential apartments, cafe/restaurant and 'village' shop and covered

parking for 104 cars (The Liner); demolition of Captains House and Tremor buildings and erection of 14 residential apartments; demolition of The Cottage and erection of 3 residential apartments; erection of 4 x woodland lodges to provide additional hotel bedrooms with living space; demolition of Mermaid building and formation of pedestrian and vehicular access from Cliff Road; associated hard and soft landscaping.

St Michaels Resort, 7 Stracey Road, Falmouth

Recommend approval.

- 5. Arwenack PA23/08055 Nigel Carpenter**
(Case Officer: Chloe Britten. chloe.britten@cornwall.gov.uk)

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.' With variation of condition 7 of decision PA23/02531 dated 26/07/2023.

The Captains Apartments, 5 Stracey Road, Falmouth

Recommend approval.

- 6. Penwerris PA23/08616 c/o Jodie Macmillan Ocean BMW**
(Case Officer: Mark Ball. 01726 223495, Mark.Ball@cornwall.gov.uk)

Extension and alterations to existing car sales and service building

Cornwall Car Centre Ltd, Dracaena Avenue, Falmouth

Recommend approval.

- 7. Penwerris PA23/06485 Mr & Mrs A Fletcher**
(Case Officer: James Moseley 01209 614004, jmoseley1@cornwall.gov.uk)

Loft conversion, alterations to existing ground floor extension and associated works.
16 Budock Terrace, Falmouth, TR11 3N

Recommend approval.

- 8. Arwenack PA23/07320 Mr C Dawes**
(Case Officer: Mark Webb: Mark.Webb@cornwall.gov.uk)

Proposed dormer

1 Burley Court, New Street, Falmouth.

Recommend approval.

- 9. Arwenack PA23/09284 Mrs J Winslade**
(Case Officer: Helen Trebilcock NO CONTACT DETAILS)

Application for a permission in principle for the Construction of a single dwelling
St Ruan, Tresahar Road, Falmouth

Recommend approval in principle subject to appropriate size, position and access.

TOWN AND COUNTRY PLANNING ACT 1971
FOR SUBMISSION TO THE COUNCIL ON 27th NOVEMBER 2023

Mr & Mrs Burley	Replacement roof to create first floor accommodation with rear balcony, infill extension to carport, internal alterations and front porch. 9 Trelawney Avenue, Falmouth. PA22/03768	Approved*
Mr And Mrs Geake	Erection of shed (demolition of existing garage) 5 Florence Terrace, Falmouth. PA23/05946	Approved
Barclays Bank plc	Removal of existing external signage and branding, removal of external ATM and repair existing window to match existing and removal of existing night safe and replace window panel with glazing pane to match existing. 6 Killigrew Street, Falmouth. PA23/06860	Approved
Jane Barret	Works to a tree subject to a Tree Preservation Order and in a Conservation Area for Eucalyptus (T1) - fell to ground level due to impaired condition (tree is in decline). 10 Florence Terrace, Falmouth. PA23/07631	Approved