

FALMOUTH TOWN COUNCIL

Minutes of a Meeting of the Planning & Licensing Committee held on Monday 22nd July 2024 in the Atherton Suite, The Old Post Office, Falmouth at 6.00 pm.

Present: Councillors S D Eva, D Clegg, A J Jewell CC, J Robinson, J Spargo,
B M A Ross and Z Young (from point mentioned).

In Attendance: A M Williams (Town Clerk)
E Middleditch (Administration Officer)
N Parriss (Peppes Pizza)
C Gilbert (The Falmouth Distilling Co Ltd)

P6219 **APOLOGIES**

None.

P6220 **INTERESTS AND DISPENSATIONS**

None.

(Councillor Young now entered the meeting).

P6221 **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 1st July 2024 be approved as a correct record of the proceedings and signed by the Chair.

P6222 **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 Jewell, 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 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 Robinson, seconded by Councillor Eva and

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

P6223 **HIGHWAYS/TRAFFIC MANAGEMENT/ROAD SAFETY**

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

Members duly noted road closure on Trelawney Road, Falmouth from 22nd to 24th July 2024 (19:00 to 07:00 hours) for Kier on behalf of South West Water to carry out works.

Members duly noted road closure on Market Street, Church Street and Arwenack Street, Falmouth from 22nd to 26th July 2024 (19:00 to 07:00 hours) for National Grid to carry out works.

Members duly noted road closure on Pendennis Road, Falmouth on 31st July 2024 (07:30 to 18:00 hours) for Heather McDermot at Structural Glass Design Ltd to carry out road works.

Members duly noted road closure on Mongleath Road, Falmouth from 2nd to 3rd August 2024 (24 hours) for Kier on behalf of South West Water to carry out works.

Members duly noted road closure on Cliff Road, Gyllyngvase Hill, Gyllyngvase Road, Gyllyngvase Terrace, De Pass Road, Emslie Road, Pendennis Road, Castle Drive, Falmouth, for their entire lengths on 14th August from 1500 hours to 2000 hours for Falmouth Week Air Display.

Members duly noted road closure on Killigrew Street, Falmouth from 19th August 2024 to 30th August 2024 (1900 hours to 0700 hours) for National Grid to carry out essential works.

Members duly noted road closure on Killigrew Street, Falmouth from 19th to 30th August 2024 (19:00 to 07:00 hours) to allow National Grid works to be completed on the highway. Please note that this is only an Intention Notice and as of yet an Order has not been issued.

Members duly noted road closure on Hillhead Road, Kergilliack from 2nd to 20th September 2024 (24 hours) for Scott Trembath at MJL Contractors Ltd to carry out works.

Members duly noted road closure on Market Street, Falmouth from 2nd September to 6th September 2024 (1900 hours to 0700 hours) for Kier on behalf of South West Water to carry out works.

Members duly noted road closure on Castle Drive, Falmouth from 11th to 13th September 2024 (09:30 to 16:00 hours) for Kelly Traffic Management to carry out works.

P6224 **DECISION LIST**

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

P6225 **LICENSING**

Street Trading Application

Food Frenzy Street Food, Forecourt of Central Garage, Avenue Road, Falmouth
Members duly considered a grant application from Mr Darren May (trading as Food Frenzy Street Food) who wishes to trade on private land/forecourt at Central Garage, Avenue Road, Falmouth. The land is privately owned, but if a trader is less than 5 m from the highway a Street Trading Consent is also required. The applicant has also requested that condition 18 is waived. This will also be subject to permission from the private landowners – Central Garage. Condition 18 of the standard conditions’ states ‘that the stall/vehicle shall not remain on site outside the hours stated on the consent’. The application is to trade from a food trailer (that stays on site overnight with permission from the owners of Central Garage) - L 10ft x W 7ft x H 8ft’. Where the vehicle, stall or container will be stored when not in use:- Left on site overnight – condition 18 waived. Proposed trading months from grant of Consent to December 2024 with proposed trading days of the week – Mondays to Sundays from 07:00 – 23:00 hours. Articles applied for – ‘Breakfast sandwiches, burgers, hot dogs, wraps, panini’s, jacket potatoes, chips, ice cream, hot and cold drinks’.

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

RESOLVED to support the street trading application subject that recyclable products will be used and collection and recycling of products be carried out with regular litter picks of the site.

Pavement License

Peppes Pizza, 19 Killigrew Street, Falmouth

Members duly considered pavement license to allow furniture on the “highway” to be used for the consumption of food and drink.

The applicant advised that additional tables and chairs were required to cater for outside seating which would not impinge on the walkway.

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

RESOLVED to support the application to allow furniture on the highway.

Premises License Applications

The Falmouth Distilling Co Ltd, Loveday X Sam Marks, 23 High Street, Falmouth

Members duly considered grant for off sales of alcohol Monday to Wednesday 1000 hours to 1700 hours and Thursday to Saturday 1000 hours to 1900 hours.

The applicant advised that the business was a pop up shop that was currently operating under a TENS license until 6th September and was selling bottles of alcohol from its distillery.

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

RESOLVED to support the grant to license for off sales of alcohol.

The Falmouth Distilling Co Ltd, Lovedays, Unit 7 The Wave, Tregonigge Industrial Estate, Bickland Water Road, Falmouth

Members duly considered grant to license for sale by retail of alcohol on and off the site Monday to Sunday 0900 hours to 2230 hours with opening from 0900 hours to 2300 hours.

The applicant advised that the business would open on 1st August following a move from its previous location in Penryn and would run as a distillery with once monthly cocktail evenings on Fridays from 5pm to 8pm however a daily grant had been applied for to cover one off occasions such as at Christmas.

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

RESOLVED to support the grant for sale of alcohol on and off site.

Review of Gambling Policy

Cornwall Council, as Licensing Authority, is responsible for licensing and regulation of local gambling. This includes dealing with a number of functions relating to gambling activities such as bingo, betting, adult gaming, family entertainment centres, gaming machines and lotteries. The Council is required to publish a Statement of Principles under the Gambling Act (referred to as the gambling 'policy') and this policy must be reviewed every 3 years. The policy is likely to be reviewed again in less than 3 years as a result of expected changes being introduced as part of the Government's review of the Gambling Act, which aims to ensure gambling regulation is fit for the digital age. Therefore, the policy is simply being refreshed and renewed this year so that it remains lawful and enforceable.

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

RESOLVED to support the renewed Gambling Policy.

P6226 ANY LATE RECEIVED PLANNING APPLICATIONS 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:

22nd July 2024

APPENDIX I

1. Arwenack PA24/03635 Mr Manson

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

Construction of external staircase and associated works
20 Gyllyngvase Terrace, Falmouth.

Recommend approval.

2. Boslowick PA24/04243 Bull

(Case Officer: Chloe Britten. Chloe.Britten@cornwall.gov.uk)

Works to trees subject to a tree preservation order TPO - Beech and oak trees as per map to be crown raised to 8 metres.
6 Roscarrack Close, Falmouth

Recommend approval to red line only shown on annotated photo in the application as lifting to 4-5 meters is acceptable as the trees overhang the highway on the other side where the statutory height clearance is 5.33 meters. However there is a slight discrepancy in the application as the request is to lift the trees from over the new building in the back garden to 8 meters, however there is also an annotated photo that has a line on it at more like 4-5 meter height. The Council do not approve lifting to 8 meters.

3. Boslowick PA24/04389 Mr Carl Ortega

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

Works to trees subject to a Tree Preservation Order for 2 x Oaks - crown raise by 2m on garden side due to overshadowing. Works will allow more light into garden and will not have a detrimental effect on the amenity of the trees. Nothing over 60mm diameter at stem to be removed.
1 The Links, Falmouth

Recommend approval as this is minor pruning works to mature roadside Oaks.

4. Arwenack PA24/04674 Mr Mark Bolt

(Case Officer: Chloe Britten. Chloe.Britten@cornwall.gov.uk)

Demolition and reconstruction of the three flue brick chimney stack to the front elevation and internal lining of flues with Thermocrete.
19 Wodehouse Terrace, Falmouth

Recommend approval.

5. Arwenack

PA24/04835

Mr James Skelding

(No case officer)

Works to trees in a conservation area (CA), works include T1. Holm oak. An overall reduction in height of between 2-3 meters and bringing in the sides to match. G2. Row of mixed species including holly and myrtle trees. Would like to reduce the whole row by 1.5 meters underneath the BT cable. Also cut back any low hanging branches over the foot path on the one side.

2 Stracey Road, Falmouth

The Council can see no reason to apply for a TPO as due to the trees close proximity to residential buildings they will need regular management.

6. Arwenack

PA24/05143

Mr Stephen Trezona

(Case Officer: Chloe Britten. Chloe.Britten@cornwall.gov.uk)

Notification of works to trees in a Conservation Area namely to fell Sitka

1 Spruce (T1) and fell Monterey Cypress (T2).

Maenhay Bungalow, Arwenack Avenue, Falmouth.

For information only

7. Penwerris

PA24/05145

Mr Stephen Trezona

(Case Officer: Helen Trebilcock. Helen.Trebilcock@cornwall.gov.uk)

Notification of works to trees in a Conservation Area namely fell one Elm

(T1).

5 Kimberley Park Road, Falmouth

For Information Only

8. Trescobeas And Budock

PA24/05194

Mr & Mrs Clements

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

Demolition of conservatory and construction of extension.

Trees 5 Kergilliack Road, Falmouth

Recommend approval.

APPENDIX II

1. Arwenack [PA24/01546](#) **St Austell Brewery**

(Case Officer: Chloe Britten. Chloe.Britten@cornwall.gov.uk)

Festoon lighting & associated festoon posts, new additional planters to perimeter & associated planting to provide natural screening to boundary, 3no. new 4 x 4m parasols/jumbrellas, 8no. new millboard tables & gabion stools.
Chain Locker, Quay Street, Falmouth

Recommend approval.

2. Arwenack [PA24/01547](#) **St Austell Brewery**

(Case Officer: Chloe Britten. Chloe.Britten@cornwall.gov.uk)

Listed building consent for Festoon lighting & associated festoon posts, new additional planters to perimeter & associated planting to provide natural screening to boundary, 3no. new 4 x 4m parasols/ jumbrellas, 8no. new millboard tables & gabion stools.
Chain Locker, Quay Street, Falmouth.

Recommend approval.

3. Arwenack [PA24/03961](#) **Mr & Mrs J Bryant**

(Case Officer: Chloe Britten. Chloe.Britten@cornwall.gov.uk)

Proposed rear extension and installation of solar panels to roof.
20 Arwenack Avenue, Falmouth.

Recommend approval in principle but the new window to the extension could more closely represent the size and proportions of the existing windows and the weatherboard cladding is an inappropriate material where the rest of the house is rendered.

4. Penwerris [PA24/05206](#) **Mrs Robin Amanda Creswell**

(Case Officer: Chloe Britten. Chloe.Britten@cornwall.gov.uk)

Demolition of single-storey side extension and construction of new two-storey side extension.
25 Old Hill Crescent, Falmouth

Recommend refusal due to poor and insensitive design.

5. Feock And Kea

PA24/04690

Mr and Mrs Talbot

(Case Officer: Camellia Bullingham.)

Proposed replacement dwelling and associated works

Gwel An Dwr Feock Truro

Whilst outside of the Councils area it does object to the over development and based on the raised elevation of the new property in relation to the existing which will be far more detrimentally visible from the water with a serious light pollution issue with the amount of glass on the back elevation.

TOWN AND COUNTRY PLANNING ACT 1971

FOR SUBMISSION TO THE COUNCIL ON 22nd JULY 2024

Mr & Mrs D Muddeman	Proposed new dwelling 26 North Parade Falmouth PA22/08245	Approved
Miles Carden	Submission of details to discharge condition 3 in relation to Decision notice PA24/00487 dated 30.04.2024 North Quay Quay Street Falmouth PA24/04166	Disch of cond not all conditions agreed
Mrs Sarah Randall	Works to trees in a conservation area (CA), works include prune Yew Tree where it is overlying 8 Kimberley Place. Height to be taken down where it overhangs 8 Kimberly Place Penrose 9 Kimberley Place Falmouth PA24/03832	Decided not to make a TPO
Mr Livingston	Install PVCu conservatory to the rear of the property 3 Beacon Crescent Falmouth PA24/03269	Approved
Donald Eide	Prior Approval for installation of solar photovoltaics equipment on the roof of a non-domestic building. To install Solar PV on the metal rooftops of two buildings on the same site. Each system will be connected to its own supply meter - Meter1: 118.32kW (272 PV modules - Longi Solar 435W, 1 x 3 phase inverter) and Meter 2: 217.5kW (500 PV modules - Longi Solar 435W, 2 x 3 phase inverter). Watson Marlow Ltd Bickland Water Road Falmouth PA24/02925	Prior approval not req'd
Mr Robin Upton	Dual use of the property for student accommodation (sui generis use) and residential/holiday let (C3 use). Armyn House Bar Road Falmouth PA24/02647	Approved
Mr Robin Upton	Dual use of the property at student halls of residence (sui generis use) and residential/holiday let (C3 use) The View New Street Falmouth PA24/02646	Approved

Mr Robin Upton	Dual use of the property for HMO (sui generis use) and residential/holiday let (C3 use). 11 Arwenack Street Falmouth PA24/02648	Approved
Alison Turner & Ian Lancaster	Renovation and extension to existing property, including associated external and landscaping works The Beach House Boscawen Road Falmouth PA24/02614	Refused
Mr Paul Newland	Application for a Lawful Development Certificate for an Existing use for the continued use as a HMO (use class C4) 6 Arwyn Cottages Avenue Road Falmouth PA23/09907	Granted
Mr Harry James-Mills	Certificate of lawfulness for existing use of garage as a bedroom 40 Gyllyng Street Falmouth PA23/09769	Granted
Ethical Project Developments Ltd	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 PA23/04999	Approved
Mr And Mrs J English	Non material amendment in relation to decision notice PA23/00431 dated 24.02.23 for revised roof height and change of design to roof lantern. 16 The Causeway Falmouth PA24/04253	Approved
Greenside Tree Services Ltd	Notification of works Trees in a Conservation Area namely reduce crown height to one Ash tree Flat 2 15 Woodlane Falmouth PA24/04190	Decided not to make a TPO

Mr & Mrs Oliver	Alterations, extension, loft conversion and revised driveway access 24 Tredova Crescent Falmouth PA24/03739	Withdrawn
CitiPark	Application for a car park management system featuring an ANPR camera bollard, camera on the café building and Pay and Display machine (Revised Design) Maenporth Beach, Falmouth PA24/01709	Approved *
Mr John Knowles	Works to Trees in a Conservation Area namely removal of T1 (Cornus). Crown raise T2 (Palm). Crown raise T3 (Lime). Reduce the height of the small trees and shrubs that form the lower boundary hedge line to G1. Mariners, Penwerris Lane, Falmouth PA24/04387	Decided not to make a TPO (TCA apps)
Mrs Marie Nasr	Notification of works to Trees in a Conservation Area namely - Tree 28 Lawson cypress - Dead tree - Remove to ground level. Tree 29 Austrian pine - Remove significant deadwood over 50mm diameter. Bay Court, Cliff Road, Falmouth PA24/04481	Decided not to make a TPO (TCA apps)
Mrs Katie Shea	Notification of works to Tree in a Conservation Area namely fell 1 dead tree. 3 Stratton Place, Falmouth. PA24/04650	Decided not to make a TPO (TCA apps)
Mr John Buist	Works to trees in a Conservation Area for Prunus (T1) - remove. 3 x Cordylines (T2, T3 and T5) - remove. Japanese Cedar (T4) - remove. These removals will allow for re-landscaping works. Lawson Cypress (T6) - reduce to maintain to reasonable tidy size. Yew (T7) - reduce to maintain to reasonable tidy size. Lawson Cypress (T8) - remove due to poor condition. Holly (T9) - remove due to poor condition. Works should allow re-landscaping and re-planting of the garden. Wisteria Lodge, 2 Spernen Wyn Road, Falmouth. PA24/04618	Decided not to make a TPO (TCA apps)

Mr & Ms Parker - Hill	Extensions at basement, ground floor and first floor levels, internal alterations and a loft conversion. 44 Trevethan Road, Falmouth. PA24/02148	Approved*
Ms Judy Naylor	Notification of works to trees in a Conservation Area namely removal of one Cypress Leylandii and remove back to main stem collar pruning point overhanging branches to the larger golden Macrocarpa Cypress 14 Stracey Road, Falmouth PA24/04777	Decided not to make a TPO
Mr And Mrs S Clark	Proposed change of use of hotel to a dwelling. Highcliffe Hotel, 22 Melvill Road, Falmouth PA24/04059	Approved
Cornwall Hospice Care David Johns	Repair and replacement of damaged and failed timber window and door installations 36 - 37 Church Street Falmouth PA24/03908	Approved
Gylly Beach Limited	Change of Use from Sui Generis - Hot Food Takeaway, to Class E(b) Sale of food and drink for consumption (mostly) on the premises. Bakery, Gyllyngvase Beach Café, Cliff Road, Falmouth. PA24/03665	Approved
Mrs Eleanor Sparkes	An erection of a 900mm fence on top of the Cornish wall. 2 Kew Kekulyek, Falmouth. PA24/03558	Approved
Mr M Bevans	Demolition of Existing Garage, Construction of Replacement Extension(s) & Garage, Construction of New Access, Conversion of Loft & Associated Works. 16 Springfield Road, Falmouth. PA24/03266	Approved

Mrs Sarah Kate Randall	Listed Building Consent to erect a black iron railing/ handrail adjacent to the outside front 3 steps going up to the front door, for safety purposes. Kimberley House, 8 Kimberley Place, Falmouth. PA24/02523	Approved
Mr Paul Day	Submission of details to discharge Condition 3 in respect of Decision Notice PA23/07367 dated 24.11.23. 4 Tehidy Terrace, Falmouth. PA24/04791	S52/S106 and discharge of condition apps
Mr Paul Day	Submission of details to discharge Condition 3 in respect of Decision Notice PA23/07366 dated 24.11.23. 4 Tehidy Terrace, Falmouth. PA24/04608	S52/S106 and discharge of condition apps
Mr Anthony Garner-Patel	Submission of details to discharge Condition 3 in respect of Decision Notice PA23/07226 dated 24.11.23. 5 Tehidy Terrace, Falmouth. PA24/04790	S52/S106 and discharge of condition apps
Mr Anthony Garner-Patel	Submission of details to discharge Condition 3 in respect of Decision Notice PA23/07225 dated 24.11.23. 5 Tehidy Terrace, Falmouth. PA24/04700	S52/S106 and discharge of condition apps
Mr and Mrs Williams	Non material amendment in relation to Decision Notice PA22/04041 dated 17/03/23 - Omission of kitchen extension and proposed alteration to approved outbuilding. 9 Chapel Terrace, Vernon Place, Falmouth. PA24/04757	Not acceptable as amendment
Mr Stephen Woodcock	Advertisement consent for a non-illuminated shop sign. 8 Killigrew Street, Falmouth. PA24/04143	Approved
Tim & Charlotte Attlee	Listed Building Consent for:- Reinstating a ceiling and having replaced a 20th C window with a 12 pane sliding sash. Apartment 7, Quayside, 6 Grove Place, Falmouth. PA24/04144	Approved

