

FALMOUTH TOWN COUNCIL

Minutes of a Meeting of the Planning & Licensing Committee held on Monday 2nd December 2024 in the Atherton Suite, The Old Post Office, Falmouth at 6.00 pm.

Present: Councillors D E Clegg, A J Jewell CC, B M A Ross, J C Robinson, J M Spargo and Z Young.

In Attendance: AM Williams (Town Clerk)
E Middleditch (Administration Officer)

Also Attended: R Hulbert (PA24/07811 – 9 North Parade, Falmouth)
G Chappel (PA24/08387 – Land South of Ashfiled Villas, Falmouth)

The Chair reminded attendees that the Council had committed to the Civility and Respect Pledge, that is to treat everyone participating in the meeting tonight with civility and respect in their roles. For us respect is treating others with dignity, recognizing boundaries, being non-judgmental and accepting of differences. Behaviour breaching that commitment will not be tolerated. In dealing with the business of the meeting we will adhere to our agenda and the processes set out in our Standing Orders. Please be aware that the meeting is a public one and there may be recordings of your participation.

P6272 APOLOGIES

Apologies for absence were received and approved from Councillor S D Eva (holiday) and Councillor G F Evans MBE (ill).

P6273 INTERESTS AND DISPENSATIONS

None.

P6274 MINUTES

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

RESOLVED that that the minutes of the Planning and Licensing Committee held on 11th November 2024 be approved as a correct record of the proceedings and signed by the Chair.

P6275 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 Clegg, seconded by Councillor Jewell 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 Jewell and

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

P6276 **HIGHWAYS/TRAFFIC MANAGEMENT/ROAD SAFETY**

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

Members duly noted road closure on B3292 Treluswell to Penryn from Monday 2nd December to Thursday 5th December 2024 for planned overnight maintenance works

Members duly noted road closure on Vernon Place, Falmouth from 9th December 2024 to 17th December 2024 (07:30 to 18:00 hours) for National Grid to carry out works.

Members duly noted road closure on Trelawney Road, Falmouth from the 16th December 2024 to the 20th December 2024 (0730 to 1700 hours) for Cormac Solutions Ltd to carry out works.

Members duly noted road closure on Hillhead Road, Kergilliack from the 17th December 2024 to the 18th December 2024 (0800 to 1600 hours) for Cormac Solutions Ltd to carry out works.

P6277 **DECISION LIST**

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

P6278 **LICENSING**

Premise License Application

Ellihaye (Boat), Port Pendennis Marina, Tinnerys Walk, Port Pendennis, Falmouth

Members duly considered grant to license for sale by retail of alcohol on the premises Monday to Sunday 1000 hours to 2200 hours. Ellihaye is a boat running tours from Falmouth, it carries 12 paying passengers and 2 crew. The boat will not be moored selling alcohol in the harbour only when out to sea.

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

RESOLVED that the Town Council approve the grant to license.

P6279 **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 7.00pm.

Signed: Dated:

APPENDIX I

1. **Arwenack** [PA24/08160](#) **Mr & Mrs Goldburn**
(Case Officer: Helen Trebilcock – Helen.Trebilcock@cornwall.gov.uk)

Existing access and driveway widened with replacement gates and gate posts.
Cleeve, 19 Spernen Wyn Road. Falmouth

Recommend approval.

2. **Boslowick** [PA24/08386](#) **Mr Hall**
(Case Officer: Abbie Franklin – Abbie.Franklin@cornwall.gov.uk)

Works to trees subject to a Tree Preservation Order (TPO), works include crown reduction of approx 1.5m to suitable points in line with BS3998 with nothing over 40mm removed should allow more light into the under canopy whilst retaining a the trees presence in the area.

Echoes, Swanpool, Falmouth.

Recommend approval as the Beech has been reduced in the past and further reduction above the previous pruning points is acceptable.

3. **Arwenack** [PA24/08408](#) **Mrs Maria Browne**
(Case Officer: Mark Webb – Mark.Webb@cornwall.gov.uk)

Works to trees in a conservation area (CA), works include . Fell Eucalyptus Tree (A), Group B reduce by 30%, Group C reduce along fence, Dracaena Palm Remove unhealthy stems (D&E) , Crown raise beech (F) Remove Conifer (G) Remove Ash (H) Reduce Cherry Tree by 30% (I) Remove limbs from Ash (J) Holly Reduce height of stem to 2m (K) (L)Apple tree cut back to fence, willow tree cut to ground level Group M pollard Mertle, Holly cut to ground level, Leylandii reduce to 30%, Group N Holly Cut to ground level, Ash cut to ground level.`

Methodist Homes For The Aged, Langholme, Arwenack Avenue, Falmouth.

For information only.

4. **Boslowick** [PA24/08430](#) **Mr Penhaligon**
(Case Officer: Chloe Britten – Chloe.Britten@cornwall.gov.uk)

Works to trees subject to a Tree Preservation Order - T23 - Re-pollard Poplar to previous points, retain sap risers where possible, sever Ivy. G1- Reduce damaged lateral over garage roof by 3m where possible due to recent wind damage. Prune 0.5m clear of BT wires.

Flat 1, Swanpool Gardens, Swanpool, Falmouth.

Recommend approval as these are reasonable pruning works.

- 5. Penwerris** [PA24/08597](#) **Mrs Jenny Sewell**
(Case Officer: **Chloe Britten – Chloe.Britten@cornwall.gov.uk**)
Works to trees subject to a Tree Preservation Order (TPO), works include T1- Turkey Oak- reduce limbs away from conservatory giving 4-5m clearance & reduce large lateral limb over drive to reduce weight and remove significant rubbing branch T2 Holly- Reduce by approx 1-1.5m to maintain as shrub T3 Pittosporum- Reduce by approx 1.5m back old pruning wounds to maintain as hedge/shrub screen from road. The Hollies, Tresahar Road, Falmouth.

Recommend Approval.

- 6. Penwerris** [PA24/08609](#) **Mr Paul Cull**
(Case Officer: **Mark Ball – Mark.Ball@cornwall.gov.uk**)
Works to trees in a conservation area (CA), works include T1- Betula pendula. Crown reduce by 2-3m T2- Yucca. Remove 2x tallest stems. T3- Cupressus macrocarpa. Remove branches overhanging garden from neighbour's tree and remove branch stubs.
9 Dunstanville Terrace, Falmouth.

For information only.

- 7. Arwenack** [PA24/08661](#) **Cpt Grodon Kent**
(Case Officer: **Mark Webb – Mark.Webb@cornwall.gov.uk**)
Works to trees in a Conservation Area for 2 x Golden Macnacarpus Trees - remove. Trees are becoming too large for the area they occupy, have been poorly crown lifted/pruned in the past and are not feasible to maintain in their current condition. Works should allow for more light and space, and the possibility of planting more suitable shrubs. Another tree of the same species will also be able to use the space to grow and maintain the character of the area.
14 tracey Road, Falmouth.

For information only.

APPENDIX II

- 1. Arwenack** **PA24/07045** **Mr Justin Paull**
(Case Officer: Abbie Franklin – Abbie.Franklin@cornwall.gov.uk)

Change of use from flats to a single dwelling, and first floor glazed balcony extension over flat roof where existing approved extension has not yet been constructed.
16A Tredynas Road, Falmouth.

Recommend refusal due to overlooking issues and un-neighbourly as overbearing and potential noise nuisance issues from the balcony area.

- 2. Penwerris** **PA24/07811** **Mr and Mrs Doran**
(Case Officer: Chloe Britten – Chloe.Britten@cornwall.gov.uk)

Create 1no. parking space in rear garden.
9 North Parade, Falmouth.

Recommend refusal due to highways concerns as vehicles reversing 70 metres down a quiet lane is not acceptable on safety grounds. The application should incorporate on site vehicular turning provision.

- 3. Arwenack** **PA24/08209** **Mr Finn Jones**
(Case Officer: Helen Trebilcock – Helen.Trebilcock@cornwall.gov.uk)

Demolition of an existing bungalow and redevelopment into a two-storey family home.
51 Trelawney Road, Falmouth.

Recommend refusal due to over development, overlooking issues and failure to respond to climate emergency.

- 4. Trescobeas** **PA24/08387** **Hannah Julian**
(Case Officer: Mark Webb – Mark.Webb@cornwall.gov.uk)

Proposed Residential Dwelling.
Land South Of 6 Ashfield Villas, Falmouth.

Recommend approval as in keeping with neighbouring properties.

5. Arwenack **PA24/08548** **Mr Joe Healey**
(Case Officer: Helen Trebilcock – Helen.Trebilcock@cornwall.gov.uk)

'Use of outdoor area for restaurant space; replacement of canopy with a zinc roof, to include a terrace for the two existing apartments; and upgrade of windows and doors to main cafe and apartments above the cafe, and conversion of first floor office to an en-suite bedroom' without compliance of Condition 2 of Decision Notice PA24/04113 dated 20.08.24.

Gyllyngvase Beach Café, Cliff Road, Falmouth.

Recommend approval subject to the proposed wall being removed and the public right of way if established is maintained at all times.

6. Arwenack **PA24/08761** **Ms Davidson**
(Case Officer: Mark Webb – Mark.Webb@cornwall.gov.uk)

Proposed permanent stationing of a modified former shipping container to provide indoor seating area for existing cafe to replace existing open-sided, covered seating area and extension of existing raised external decking access.

Castle Beach, Cliff Road, Falmouth.

Recommend approval as the proposals will be more resilient to storm damage.

7. Arwenack **PA24/08769** **Alice Sommerlad**
(Case Officer: Mark Webb – Mark.Webb@cornwal.gov.uk)

Retention and installation of cast iron railings, granite setts and gates to secure the cellar area along with the renovation and re-roofing of the nearby buildings including the old butcher's shop, storage building and WC.

Beerwolf Books, 3 - 4 Bells Court, Market Street, Falmouth.

Recommend approval subject to 10pm cessation of use by the public.

8. Arwenack **PA24/08854** **Alice Sommerlad**
(Case Officer: Helen Trebilcock – Helen.Trebilcock@cornwall.gov.uk)

Change of use of part of the land to be used for outdoor space in conjunction with the public house at Beerwolf Books (retrospective application).

Beerwolf Books, 3 Bells Court, Market Street, Falmouth.

Recommend approval subject to 10pm cessation of use by the public.

TOWN AND COUNTRY PLANNING ACT 1971

FOR SUBMISSION TO THE COUNCIL ON 02ND DECEMBER 2024

Name Of Applicant	Works, Location, App. Number	Decision
Cornerstone	Proposed rooftop installation upgrade to the existing telecommunications equipment. Cornish College, Killigrew Street, Falmouth. PA24/00907	Approved*
Practical Developments (SW) Ltd	General alterations to previously approved flat roofed area with access to a balcony. 2 Boscawen Road, Falmouth. PA24/06958	Approved*
Mr D Clarkson	Proposed extensions and internal alterations. 10 Lansdowne Road, Falmouth PA24/06995	Approved*
Dan Hatt	Change of use of the former Methodist Church to a composite use including commercial spaces on the ground floor, apartments at first floor and retaining the second floor space for a community and private function space. Falmouth Methodist Church, Killigrew Street, Falmouth. PA22/11305	Approved*
Dan Hatt	Listed Building Consent: Change of use of the former Methodist Church to a composite use including commercial spaces on the ground floor, apartments at first floor and retaining the second floor space for a community and private function space. Falmouth Methodist Church, Killigrew Street, Falmouth. PA22/11306	Approved*
Mr David Floyd	Exception Notice for 13 x Oak Trees and 1 x Holly Tree, works include removal of deadwood/removal of broken branches. Twinbrook Park, Goldenbank, Falmouth. PA24/01343/PREAPP	Closed – Advice Given
Mr James Aspinall	The installation of photovoltaic slate to the front and rear elevation roof of Rose Cottage.	Approved

	Rose Cottage, Symons Hill, Falmouth. PA24/05477	
Mr James Aspinall	Listed building consent for the installation of photovoltaic slate to the front and rear elevation roof of Rose Cottage. Rose Cottage, Symons Hill, Falmouth. PA24/05478	Approved
Mr M Ginns	Proposed construction of a 3-storey dwelling with off-road parking and amenity area. River View, 93 North Parade, Falmouth. PA224/05862	Withdrawn
Mr and Mrs Stephens	Proposed conversion of existing building into 2no. flats. 69 Killigrew Street, Falmouth. PA24/06227	Approved
Mr Will Jackson	Demolition of existing house and the construction of a self-build dwelling with associated new vehicular access, parking and landscaping. Boldmere, 13 Spernen Wyn Road, Falmouth. PA24/06495	Refused
Mr Tom Bennetts	Application for works to a Tree subject to Tree Preservation Order namely lift the height of the crown to approximately 4 metres and thin the crown to allow more light through (T19 - Beech tree). The Poundings, Swanpool, Falmouth. PA24/07074	Approved
Mr and Mrs Teasdale	Application for a Lawful Development Certificate for proposed single-storey rear infill extension. 10 Lambs Lane, Falmouth. PA24/07129	Refused
Ms Anna Crouse	Proposed demolition of existing verandah and steps, and construction of single storey extension to rear of property. 5 Tresco Place, Falmouth. PA24/07188	Approved
Mrs Joanne Pascoe	Application for works to Trees subject to Tree Preservation Order	Approved

	<p>namely A1 (G17) White Poplar - reduce part failed branch to point of failure and remove detached hanging branch (in Beech Tree) A1 (G77) Oak - remove failed/detached hung up stem A1 (G38) Monterey Pine - remove broken branch A1 (T1) Beech -Reduce Northern Stem by 5m and reshape A1 (T4) Sycamore - Repollard at previous pollard points. Remove epicormic growth. Land at Tregonigie Greenbelt, Bickland Water Road, Falmouth. PA24/07489</p>	
Mr James	<p>Works to trees subject to a Tree Preservation Order (TPO), works include T1 - Maple - Reduce crown by approx 2m on over extended growth. 144 Longfield, Falmouth. PA24/07527</p>	Approved
Mr R. Jefferd	<p>Proposed balcony extension and associated works. 10 Tredova Crescent, Falmouth. PA24/07604</p>	Approved
Mrs Lorraine Drybrough	<p>Notification of works to Trees in a Conservation Area namely: T1 – Dying Palm Tree, fell. T2 – Bay Tree, reduce whole crown to four metres above ground level and shape. T3 – Multi-stemmed Bay Tree, fell 3 smaller stems nearest house and reduce whole crown of remaining larger stem to five metres above ground level. Dingley Dell, 22 Avenue Road, Falmouth. PA24/07695</p>	Decided Not To Make A TPO
Mr Richard Tiptaft	<p>Works to Tree within a Conservation Area (TCA) – Reduction of overgrown Bay Tree in rear garden by approximately 30%. 6 Basset Place, Falmouth. PA24/07785</p>	Decided Not To Make A TPO
Mr Joe Healey	<p>Non-material amendment in relation to decision notice PA24/04113 dated 20/08/2024, namely 1) Addition of</p>	Withdrawn

	<p>roof lights to seaward elevation. 2) Inclusion of wall on terraced area. 3)Increase height of glass balustrade. Gyllyngvase Beach Café, Cliff Road, Falmouth. PA24/07799</p>	
Laura Sagar	<p>Works to trees in a conservation area (CA), works include T1 - 1 x medium magnolia - initiate pollarding regime at approximately 3m height. Good Winds, 13 Stratton Terrace, Falmouth. PA24/07880</p>	Decided not to make a TPO
Mr Simon Roebuck	<p>Notification of works to Trees in a Conservation Area namely felling of T1 Eucalyptus. 3 Basset Place, Falmouth PA24/07887</p>	Decided Not To Make A TPO
Mr Mike Shields	<p>Change of window details to use 16mm units including glazing dividers and applied timber bars (all hardwood) as opposed to the 14mm units consented under the previous NMA application. Flat 1, 43 High Street, Falmouth. PA24/07957</p>	Approved
Mr Matthew Rose	<p>Proposed removal of unsafe dead branches from Horse Chestnut Tree, as shown in photographs. 8 Prislw Close, Falmouth. PA24/07961</p>	Approved
Divya Sajjala	<p>Under The Electronic Communications Code (Conditions and restrictions) (Amendment) Regulations 2017 - BT intends to install fixed line broadband electronic communications apparatus. Street Record, Queen Anne Gardens, Falmouth. PA24/08895</p>	Closed – Advice Given