

## **FALMOUTH TOWN COUNCIL**

Minutes of a Meeting of the Planning & Licensing Committee held on Monday 24<sup>th</sup> February 2025 in the Atherton Suite, The Old Post Office, Falmouth at 6.00 pm.

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

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

Also Attended: C Pitt (Collaborative Planning - PA24/09830)  
A Walker (Lavigne Lonsdale – PA24/09830)  
Z Groom (Pebble – Pavement License)

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.

The Chair amended the agenda order to enable the consideration of both the planning application PA24/09830 (Castle Drive) and the licensing application for 112 Church Street (Pebble) to facilitate attendance.

### **P6307 APOLOGIES**

An apology for absence was received and approved from Councillor J C Robinson (ill).

### **P6308 INTERESTS AND DISPENSATIONS**

It was noted that a granted dispensation was still extant that enabled the Committee to consider the planning application PA24/09830 in regard to Castle Drive as it was in the public interest to do so. The Council was the adjoining landowner and would take on the proposed parkland under planning condition.

### **P6309 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 3<sup>rd</sup> February 2025 be approved as a correct record of the proceedings and signed by the Chair.

### **P6310 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 3<sup>rd</sup> April 2000 and amended by Minute P3017.

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

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

(Councillor Young entered the meeting at 612pm)

P6311 **APPEAL DECISION**

PA24/06322 - Retrospective advertisement consent for 2no. 3mm aluminium composite panels with laminated print to face installed on garden wall - The Fitzroy, Cliff Road, Falmouth - Mr Jack Shields - Refused.

Members duly noted the appeal decision.

PA24/06495 - 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 - Mr Will Jackson - Refused.

Members duly noted the appeal.

P6312 **HIGHWAYS / TRAFFIC MANGEMENT / ROAD SAFETY**

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

Members duly noted road closure on Market Street, Church Street and Arwenack Steet, Falmouth on 24th February 2025 to 21st March 2025 (24 hours) for Cormac Solutions to carry out works.

Members duly noted road closure on High Street, Webber Street, and Market Street, Falmouth on 5th March 2025 (09:30 to 11:00 hours) for the St Pirans Day Children's Parade.

Members duly noted road closure on High Street and Webber Street, Falmouth on 16th March 2025 (10:00 to 12:30 hours) for the St Nazaire Service of Remembrance.

Members duly noted road closure on Webber Street, Falmouth on 25th March 2025 to 26th March 2025 (19:00 to 05:00 hours) for Kelly Communications to carry out works.

Members duly noted road closure on Trevaylor Road, Falmouth on 27th March 2025 (24 hours) for South West Water to carry out works.

Members duly noted road closure on Penwerris Lane, Falmouth on 22nd April 2025 (09:30 to 15:30 hours) for Sunbelt Rentals to carry out works.

Members duly noted road closure on Penwerris Lane, Falmouth on 24th April 2025 to 25th April 2025 (24 hours) for South West Water to carry out works.

Members duly noted road closure on North Parade, Tehidy Terrace, and Stratton Terrace, Falmouth on 28th April 2025 to 2nd May 2025 (09:30 to 17:00 hours) for South West Water to carry out works.

Members duly noted road closure on Castle Drive and Cliff Road, Falmouth on 11th May 2025 (06:00 to 16:00 hours) for Falmouth Race for Life 2025.

#### Trelawney Road, Falmouth Tree Replacement Scheme 2025

Members duly noted the details of the highway tree replacement scheme at Trelawney Road, which will commence on 17th March 2025.

#### P6313 **DECISION LIST**

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

#### P6314 **LICENSING**

##### **Premises Licence Application**

##### **Grapes Inn, 64 Church Street, Falmouth - The Craft Union Pub Company Ltd**

Members duly considered variation to license for opening/closing hours and replacement of Condition to Licence. To vary the terminal hour for all licensable activities (sale of alcohol, live music, recorded music, indoor sporting events, exhibition of films, late night refreshment and anything of a similar description) on Thursdays to Saturdays to 02:00, and to vary the terminal hour for opening hours on Thursdays to Saturdays to 02:30. To replace the conditions at Annex 2 of the licence with the attached new conditions further to liaison with the licensing police.

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

RESOLVED to recommend refusal as against existing policy which would have a cumulative impact on the Cumulative Impact Zone.

##### **Pavement Licence**

##### **Pebble, 112 Church Street, Falmouth**

Members duly considered pavement licence for the consumption of food and non alcoholic drinks Monday to Sunday 1000 hours to 1800 hours from 1st March 2025 to 1st March 2026 for three matching tables & chairs and black and gold rope barriers.

The applicant advised that the outside table and chairs offering would assist with promotion of internal coffee and cake shop which was supporting retail sales in a challenging environment. Produce was sourced locally supporting small businesses

and Pebbles was encouraging the whole shopping experience with catering, seating and dog treats and water bowls.

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

RESOLVED to recommend approval of the pavement license.

P6315 **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 6.37pm.

Signed: ..... Dated: .....

**APPENDIX I**  
**24TH FEBRUARY 2025**

- 1. Trescobeas** **Mr Kevin Maclean**  
**PA25/00023**  
**(Case Officer: Helen Trebilcock – [Helen.Trebilcock@cornwall.gov.uk](mailto:Helen.Trebilcock@cornwall.gov.uk))**  
Reserved Matters application for access, appearance, landscaping, layout and scale following outline consent PA21/10795 dated 04.01.22  
106 Dracaena Avenue, Falmouth.  
  
Recommend Approval.
- 2. Boslowick** **Mr Robert Kitchen**  
**PA25/00587**  
**(Case Officer: Mark Webb – [Mark.Webb@cornwall.gov.uk](mailto:Mark.Webb@cornwall.gov.uk))**  
Works to trees covered by a Tree Preservation Order (TPO) – T1 – Oak – Removal of two small branches.  
Gwelantyr, Swanpool, Falmouth.  
  
Recommend approval as there are larger trees to the North forcing it to grow towards the South, the minor pruning works requested will reduce the weight in the direction of growth which is a sensible measure to prevent it from failing.
- 3. Arwenack** **Mr R Edwards**  
**PA25/00598**  
**(Case Officer: Chloe Britten – [Chloe.Britten@cornwall.gov.uk](mailto:Chloe.Britten@cornwall.gov.uk))**  
Proposed eaves rooflight to residential duplex apartment.  
14 Maritime House, Discovery Quay, Falmouth.  
  
Recommend Approval.
- 4. Arwenack** **Mr Martin Oates**  
**PA24/00642**  
**(Case Officer: Mark Webb – [Mark.Webb@cornwall.gov.uk](mailto:Mark.Webb@cornwall.gov.uk))**  
Change of use of first floor into a self-contained flat.  
First Floor, 35 Market Street, Falmouth.  
  
Recommend Approval.
- 5. Arwenack** **Mrs Donald**  
**PA25/00716**  
**(Case Officer: Max Shepherd)**  
Works to trees in a conservation area (CA), works include T1- Copper beech - Reduce the lateral spread of crown by approx 2.5m on Northern side of crown. Minor sympathetic pruning will reduce the risk of contact with the roof once in leaf and allow a little more light at the front of the property. T2 - Holm Oak - re Pollard at the points outlined in the attached picture then reduce upper crown away from house. To allow more light in and reduce the risk of damage to the property.  
Avalon, Fenwick Road, Falmouth.  
  
For Your Information

## APPENDIX II

- 1. Arwenack** **Diane Hurst**  
**PA24/09086**  
**(Case Officer: Helen Trebilcock – Helen.Trebilcock@cornwall.gov.uk)**  
Listed Building Consent: The proposed works include the demolition and reconstruction of the front facade of the building on account of structural deterioration.  
Quay House, 36 Arwenack Street, Falmouth.

Recommend Approval.
- 2. Arwenack** **Castle Drive Development Ltd.**  
**PA24/09830**  
**(Case Officer: James Moseley - jmosley1@cornwall.gov.uk)**  
Redevelopment of site to provide 6 dwellings, a new town park and associated works.  
Oil Depot, Castle Drive, Falmouth.

Recommend approval as the changes from the original approved application are minimal and positive in terms of energy efficiency, biodiversity and sustainability and it was noted that the park land still to be gifted to the Town Council.
- 3. Arwenack** **Mrs Bridget Turner**  
**PA25/00025**  
**(Case Officer: Mark Webb – Mark.Webb@cornwall.gov.uk)**  
Change of use from existing office space to two residential dwellings. The Former School Of Art, Arwenack Avenue, Falmouth.

Recommend approval as the type of letting is considered acceptable and furthermore the preservation of the brass plaque, original timber floorboards and the central staircase with no external changes were met with approval.
- 4. Penwerris** **Ms J Philpott**  
**PA25/00674**  
**(Case Officer: Mark Webb – Mark.Webb@cornwall.gov.uk)**  
Proposed construction of pitched roof dormers to front and rear elevation without compliance with condition 2 of decision notice PA24/01607 dated 20/05/2024.  
1 Basset Place, Falmouth.

Recommend Approval.
- 5. Penwerris** **Mr Jack Orders**  
**PA25/00767**  
**(Case Officer: Abbie Franklin – Abbie.Franklin@cornwall.gov.uk)**  
Custom build/self build: Conversion of the existing garage into a self-contained annexe.  
6 Park Crescent, Falmouth.

Recommend Approval.

**TOWN AND COUNTRY PLANNING ACT 1971**

**FOR SUBMISSION TO THE COUNCIL ON 24th FEBRUARY 2025**

Mr Finn Jones	Demolition of an existing bungalow and redevelopment into a two-storey family home. 51 Trelawney Road, Falmouth. PA24/08209	Approved *
French	Variation of Conditions 3, 6, 7, 8, 9 and 13 of Application No. C1/8100668H dated 12th February 1986 (F Johns and Son residential development (Phase 6) Queen Anne Gardens Falmouth (Plots 35 to 60) OS reference: SW7832 7932 sites: 020647) Land South Of 40 Queen Anne Gardens, Queen Anne Gardens, Falmouth. PA23/00917	Approved
Mr Edwin John Wilburn	Proposed facelift of Seabank Flats which includes rendering the existing external walls and essential repairs, maintenance and replacements. Seabank, Gyllyngvase Hill, Falmouth. PA24/01916	Approved
Mr Andrew Housman	Prior Approval for the change of use of a hotel to a dwellinghouse. Lerryn Hotel De Pass Road Falmouth PA24/08303	Planning Permission required
Kevin Lavery	Replacement of the rotten, first floor projecting bay window. 1 Florence Place. Falmouth. PA24/09112	Approved
Mr and Mrs A Jordan	The proposed subdivision of the top floors of the dwelling to form 2 apartments, the change of use of the annexe to a self-contained apartment, the demolition of two ground floor buildings and various extensions and alterations to the existing buildings. 33 Woodlane, Falmouth. PA24/09156	Approved
Ms Natasha Harvey	Application for a Lawful Development Certificate to confirm material start to permission PA24/06125 dated 8th October 2024 to confirm use class C3 of site. Land South Of Stansville Boscawen Road, Falmouth PA24/09327	Granted
Lux Blu	Proposed Lawful Development Certificate to confirm permitted use of 9 apartments as unrestricted C3 use. Anchorage Apartments, Gyllyngvase Road, Falmouth. PA24/09341	Granted (CAADs, PIPs and LUs only)

Mr and Mrs Naylor	Single storey rear kitchen extension, subtle layout alterations and a landscaped carport. Kerensa, 7 Fenwick Road, Falmouth. PA24/09407	Approved
Mr and Mrs Richardson	Notification for Prior Approval for a larger home extension namely a proposed single storey, flat roof extension. 32 Mongleath Avenue, Falmouth. PA24/09517	Planning Application required
Mr D Smithies	Replacement shopfront and altered access, partial conversion and extension to create 7no. Use Class C3 dwellings with associated external alterations and retained ground floor commercial unit with basement storage. 29 - 30 Market Street Falmouth PA24/06377	Approved
Mr & Mrs Tabor	Application for a Lawful Development Certificate for Proposed hip to gable extension. 59 North Parade, Falmouth. PA24/09700	Granted (CAADs, PIPs and LUs only)
Miss Lindsay Marns	Works to trees in a conservation area (CA) - Fell 2 magnolias and large evergreen and re-plant/replace appropriately.. 8 Stracey Road, Falmouth. PA25/00032	Decided not to make a TPO
Mr Martin Rowe	Works to trees in a conservation area (CA), works include prune 4 trees: T1 - an Oak in the middle of the rear lawn T2 - a Holm Oak in the SW corner of the rear garden T3 - a Laurel growing adjacent to and intermingled with the crown of T2 T4 - a Leylandii growing closely adjacent to T2 and T3 11 Boscawen Road Falmouth PA25/00092	Decided not to make a TPO
Mr Michael Ahrens	Certificate of lawfulness for proposed replacement roof structure, roof covering and installation of roof lights. The Coach House, Woodlane Drive, Falmouth. PA25/00467	Granted (CAADs, PIPs and LUs only)
Luke Gilchrist	Electricity Act 1989: The Overhead Lines (Exemption) (England and Wales) Regulations 2009. Street Record, Penwerris Lane, Falmouth. PA25/00875	Closed - advice given



Bruce Pike	Works to Tree within a Conservation Area (TCA) - T1 - Large canary palm - Remove all foliage. First Floor Flat 36 - 37 Church Street Falmouth PA25/00286	Decided not to make a TPO
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