

FALMOUTH TOWN COUNCIL

Minutes of a Meeting of the Planning & Licensing Committee held on Monday 17th March 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), G F Evans MBE, A J Jewell CC, J Robinson, B M A Ross, J M Spargo and Z Young.

Councillor D Saunby CC also attended.

In Attendance: E Middleditch (Administration Officer)
H Attree (Administrative Assistant)

Also Attended: Lisa Soly (Situ8 Ltd – PA25/00752)
Dan Mitchell (Influence Planning Ltd – PA25/01329)
Eloise Rowe (Above the Bookshop, 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.

The Chair amended the agenda order to enable the consideration of both the planning applications PA25/00752 (Penrose Farmhouse) and PA25/01329 (Boslowick Inn) and the licensing application for 21 Church Street (Above the Bookshop) to facilitate attendance.

P6316 **APOLOGIES**

None

P6317 **INTERESTS AND DISPENSATIONS**

None.

P6318 **MINUTES**

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

RESOLVED that the minutes of the Planning and Licensing Committee held on the 24th February 2025 be approved as a correct record of the proceedings and signed by the chair.

P6319 **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 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 Clegg, seconded by Councillor Robinson and

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

P6320 APPEAL DECISION

PA22/10666 Land South West Of Bridge House Apartments, Melvill Road, Falmouth. Construct Nine New Apartments with associated infrastructure. Cornwall Council Decision: Refused.

Members duly noted the Appeal decision.

P3621 HIGHWAYS/TRAFFIC MANAGEMENT/ROAD SAFETY

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

Members duly noted road closure on Hill Head, Penryn on 17th March 2025 to 21st March 2025 for planned overnight works.

Members duly noted road closure on Trelawney Road, Falmouth on 17th March 2025 to 28th March 2025 (07:30 to 17:00 hours) for Cormac Solutions Ltd 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 Market Strand, Falmouth on 26th April 2025 (12:00 to 13:00 hours) for Falmouth Pride 2025 to take place.

Members duly noted road closures on Killigrew Street, Webber Street, High Street, Market Street, Church Street, Arwenack Street, and Grove Place, Falmouth for Falmouth Town Council Events (Falmouth International Sea Shanty Festival, Sea Sunday, Family Day, Oyster Festival, Christmas Light Switch On Parade, Falmouth's Festival Weekend, and Harmony Choir) dated between 13th June to the 24th December 2025 to take place.

P6322 DECISION LIST

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

P6323 **LICENSING**

Premise License Application

Above the Bookshop, First Floor, 21 Church Street, Falmouth.

Members duly considered variation to license for opening hours, reduction of sale of alcohol hours, and removal of live and recorded music.

The applicant advised that trading hours would be reduced by half an hour in the evenings on Sundays otherwise the existing licence was unchanged.

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

RESOLVED to support the variation to the licence.

P6324 **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 6.45pm.

Signed: Dated:

APPENDIX I
17th MARCH 2025

1. **Arwenack** **PA25/00179** **Mr David White**
(Case Officer: Chloe Britten – Chloe.Britten@cornwall.gov.uk)
Change of use to mixed-use, including retained commercial use and new residential use.
60 Church Street, Falmouth.

Recommend Approval.

2. **Arwenack** **PA25/01041** **Mr Chris Judd**
(Case Officer: Abbie Franklin – Abbie.Franklin@cornwall.gov.uk)
Advertisement consent for proposed fascia sign.
Costa Coffee, 35 Market Street, Falmouth.

Recommend Approval.

3. **Penwerris** **PA25/01137** **Mr & Mrs Mills**
(Case Officer: Chloe Britten – Chloe.Britten@cornwall.gov.uk)
Sub Division of dwelling into two to include loft conversion and rear extension.
Treworthal, Meadowbank Road, Falmouth.

Recommend Approval.

4. **Arwenack** **PA25/01153** **Rosie Dunford & Chris Legassick**
(Case Officer: Abbie Franklin – Abbie.Franklin@cornwall.gov.uk)
Alterations & rear extension to dwelling.
33 Glasney Road, Falmouth.

Recommend Approval.

5. **Penwerris** **PA25/01332** **Mr Dan Stembridge**
(Case Officer: Mark Webb – Mark.Webb@cornwall.gov.uk)
Carport with integrated solar panels.
Cressy House, 10 Park Terrace, Falmouth.

Recommend Approval.

6. **Arwenack** **PA25/01431** **Mrs Jones**
(Case Officer: Mark Ball – Mark.Ball@cornwall.gov.uk)
Conversion of Redundant Store Rooms to Form One Apartment.
Rosemullion, 57 Melvill Road, Falmouth.

Recommend Approval.

- 7. Penwerris** **J Ward**
(Case Officer: James Moseley – jmoseley1@cornwall.gov.uk)
Listed building consent for the rearrangement of the kitchen and downstairs accessible toilet.
3 Tehidy Terrace, Falmouth.
- Recommend Approval.
- 8. Arwenack** **Mr Ben Brown**
(Case Officer: Abbie Franklin – Abbie.Franklin@cornwall.gov.uk)
Change of use from four self-contained flats to a single dwelling with self-contained annexe.
16A Tredynas Road, Falmouth.
- Recommend Approval.
- 9. Boslowick** **Mr Matthew Rose**
(Case Officer: Mark Ball – Mark.Ball@cornwall.gov.uk)
Works to Tree(s) subject to a preservation order (TPO) Complete removal of infected/rotten Horse Chestnut Tree at rear of property.
8 Prislow Close, Falmouth.
- Recommend approval as the tree is in an advanced stage of decline and should be removed for safety reasons.
- 10. Arwenack** **Mr Tim Bunhill**
(Case Officer: Mark Webb – Mark.Webb@cornwall.gov.uk)
First floor rear extension to enclose an existing terrace. Additional roof windows to the street elevation. Larger windows to the side elevations.
Highbury Mews, Florence Terrace, Falmouth.
- Recommend Approval.

APPENDIX II

1. **Arwenack** **PA25/00532** **Kerensa Support Limited**
(Case Officer: Mark Webb – Mark.Webb@cornwall.gov.uk)

Construction of 2nd storey extension to create covered entryway and associated works.

Tresillian House, 3 Stracey Road, Falmouth.

Recommend Approval.

2. **Boslowick** **PA25/00752** **Mr & Mrs Boissier Wyles**
(Case Officer: Chloe Britten – Chloe.Britten@cornwall.gov.uk)

Replacement of two existing outbuildings with two storey coach house/store/workshop, proposed veranda addition to house with extended patio, replacement of existing tennis court with swimming pool, games court and ancillary garden areas, with associated landscaping.

Penrose Farmhouse, Maenporth, Falmouth.

Recommend refusal as the proposal would cause harmful impact to the setting and character of the Grade II listed farmhouse so does not meet the requirements of NPPF Sections (2024), and Policy 24 of Cornwall Structure Plan Strategic Policies 2010-2030. Height and massing are excessive and the veranda design is not appropriate.

3. **Boslowick** **PA25/00753** **Mr & Mrs Boissier Wyles**
(Case Officer: Chloe Britten – Chloe.Britten@cornwall.gov.uk)

Listed Building consent for the replacement of two existing outbuildings with two storey coach house/store/workshop, proposed veranda addition to house with extended patio, replacement of existing tennis court with swimming pool, games court and ancillary garden areas, with associated landscaping.

Penrose Farmhouse, Maenporth, Falmouth.

Recommend refusal as the proposal would cause harmful impact to the setting and character of the Grade II listed farmhouse so does not meet the requirements of NPPF Sections (2024), and Policy 24 of Cornwall Structure Plan Strategic Policies 2010-2030. Height and massing are excessive and the veranda design is not appropriate.

4. **Penwerris** **PA25/01227** **Mr M Ginns**
(Case Officer: Helen Trebilcock – Helen.Trebilcock@cornwall.gov.uk)

Proposed 2-storey dwelling with basement storage. Formation of amenity terrace over the rear extension of no.93 North Parade (pitched roof has approval for removal, PA24/03316).

River View, 93 North Parade, Falmouth.

Recommend refusal due to over development and harmful to the immediate surroundings and neighbours.

5. Boslowick **PA25/01329 OPO Development (Cornwall) Ltd**
(Case Officer: James Moseley – jmoseley1@cornwall.gov.uk)

Conversion of former public house (including managers accommodation) into four residential dwellings and the construction of six dwellings within former carpark and beer garden.

Boslowick Inn, Prislow Lane, Falmouth.

Recommend Approval.

6. Arwenack **PA25/01343** **Miss Ross**
(Case Officer: Abbie Franklin – Abbie.Franklin@cornwall.gov.uk)

Ground floor extension, replacement windows & new external cladding.

7 Railway Cottages, Falmouth.

Recommend Approval.

7. Trescobeas **PA25/01050** **Mrs A Holmes**
(Case Officer: Chloe Britten – Chloe.Britten@cornwall.gov.uk)

Proposed Driveway and Drop Kerb.

Gwel Hyns Horn, 22 Penmere Hill, Falmouth.

Recommend refusal due to highways safety with dangerous access due to poor visibility on a blind corner which would further conflict with the pavement and pedestrians. The existing decision as set at Appeal by the Planning Inspectorate for 'no vehicular access to be permitted' are still relevant and should remain a condition.

8. Arwenack **PA25/01802** **Miss Z Dodd**
(Case Officer: Mark Webb – Mark.Webb@cornwall.gov.uk)

Proposed loft conversion with front and rear dormers, internal alterations and rear extension.

12 Melvill Crescent, Falmouth.

Recommend refusal due to poor design, out of keeping with the street scene and un-neighbourly.

TOWN AND COUNTRY PLANNING ACT 1971
FOR SUBMISSION TO THE COUNCIL ON 17th MARCH 2025

| Applicant | Works, Location, and App. Number | Decision |
|---------------------------------------|--|--|
| Mrs L Butler | Proposed studio over garage. 12 Boscundle Avenue, Falmouth. PA24/04879 | Approved* |
| Mr Richard Milner | Works to a tree subject to a Tree Preservation Order for Hornbeam (T1) - to prune tree, taking out any dead or damaged wood, and reduce as shown in accompanying photograph. 61 Pengarth Rise, Falmouth. PA24/08974 | Approved* |
| Pendennis Leisure CIO | Pre application advice to refurbish the former Ships and Castles leisure centre to create a multipurpose building incorporating swimming and fitness facilities, training centre, heritage interpretation and other community amenities. Pendennis Community Centre, Castle Drive, Falmouth. PA24/00418/PREAPP | Closed – advice given |
| Trustees of Falmouth Methodist Church | Pre-application advice for the demolition of former Court House building and development of a new church building. Magistrates Court, Park Terrace, Falmouth. PA24/01466/PREAPP | Closed - advice given |
| The Greenbank Hotel | Proposed expansion and refurbishment of the hotel to include restaurant, bedrooms, disabled access and additional parking provision. Greenbank Hotel, Stratton Place, Falmouth. PA24/02790 | Approved |
| Mr Andy Medlin | Alterations to existing building comprising of thermal and energy related improvements, with associated repairs, to the Listed Building. Municipal Building, The Moor, Falmouth. PA24/08324 | Approved |
| Mr Andy Medlin | Listed Building Consent for alterations to existing building comprising of thermal and energy related improvements, with associated repairs, to the Listed Building. Municipal Building, The Moor, Falmouth. PA24/08325 | Approved |
| Mr and Mrs Cox | Extend porch and reposition garage to include dormer (part retrospective). 1 The Nurseries, Falmouth. PA24/08679 | Approved |
| Mr W Speed & Mrs T Costin | Submission of details to Discharge Condition 3, 7 and 10 (partially) in respect of Decision Notice PA22/02939 dated 02/08/2022. Hooked On The Rocks, Swanpool Road, Falmouth. PA24/09259 | S52/S106 and discharge of condition apps |
| Harry & Helena Scott & Cochran | Single Storey Extension and Alterations. 8 Pendarves Road, Falmouth. PA24/09478 | Approved |

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| Mr Richard Liebowitz | Proposed construction of loft conversion with raised ridge height, dormer window additions to front and rear of property, replacement roof and associated works. 13 Erisey Terrace, Falmouth. PA24/09593 | Refused |
| Mrs Amelia White | New proposed front porch. Millefleurs House, Boslowick Road, Falmouth. PA24/09767 | Approved |
| Mr W Choudhry | Construction of ground and first floor extensions and alterations. Shirena, Minnie Place, Falmouth. PA25/00019 | Withdrawn |
| Mrs Bridget Turner | Change of use from existing office space to two residential dwellings. The Former School of Art, Arwenack Avenue, Falmouth. PA25/00025 | Approved |
| Mr & Mrs Evans | Proposed single storey rear extension. 102 Treverbyn Road, Falmouth. PA25/00176 | Granted (CAADs, PIPs and Lus only) |
| Kevin Lavery | Listed building consent for the replacement of the rotten, first floor projecting bay window. 1 Florence Place, Falmouth. PA25/00183 | Approved |
| Mr David Floyd | Works to trees subject to a Tree Preservation Order - T30 Oak - lowest branches lift above phone/power lines, T31 Oak - lowest large branch growing over home roof, remove, cut back to main stem, and T33 - lift crown to levels shown on annotated photo. Twinbrook Park, Goldenbank, Falmouth. PA25/00231 | Approved |
| Mr Chris Bally | Works to trees in a conservation area (CA), works include Fell 4no. Ash trees, with Ash Dieback in areas adjacent to car park, road and footpath. Locations indicated on attached plan. Land North Of Pendennis Castle, Castle Drive, Falmouth. PA25/00511 | Decided not to make a TPO |
| Mrs Donald | 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. PA25/00716 | Decided not to make a TPO |