



Dear Councillor

You are hereby summoned to a meeting of Penryn Town Council's Planning Committee to be held on **Thursday 27 May 2021 at 7.00 p.m.** in the **Temperance Hall (Teetotal Hall), Lower Market Street, Penryn** for the transaction of the undermentioned business.

**Members of the public who wish to speak during public participation** regarding items on the agenda are asked to contact Penryn Town Council by 12pm on Thursday 27 May 2021 via email to [linda.body@penryn-tc.gov.uk](mailto:linda.body@penryn-tc.gov.uk) or telephone 01326 373086.

**Town Clerk**  
21 May 2021

## **PLANNING COMMITTEE AGENDA**

- 1. ELECTION OF CHAIRMAN**
- 2. APOLOGIES**  
To receive apologies for absence
- 3. DECLARATIONS OF INTEREST**  
To receive declarations of interest in respect of any items on the agenda
- 4. DISPENSATIONS**
- 5. PUBLIC PARTICIPATION**  
An opportunity for members of the public to address the Planning Committee concerning matters on the agenda. Members of the public who wish to speak should contact the Town Council by 12.00p.m. (noon) on Thursday 27 May 2021 to register. For full details of procedures for public speaking at Council meetings, please visit the Town Council's website, [www.penryntowncouncil.co.uk](http://www.penryntowncouncil.co.uk), click on the link below, or visit the Town Council offices and request a copy: [Protocol for Public Speaking at Council Meetings](#)
- PLEASE NOTE: This meeting has been advertised as a public meeting and as such could be filmed or recorded by broadcasters, the media, or members of the public. Please be aware that whilst every effort is taken to ensure that members of the public are not filmed, we cannot guarantee this, especially if you are speaking or taking an active role.***
- 6. ELECTION OF VICE-CHAIRMAN**

**7. PLANNING MINUTES**

To approve as a correct record minutes 90 to 100 of the virtual meeting of the Planning Committee held on 26 April [Pages 3 to 8]

**8. CORRESPONDENCE**

To receive items of correspondence relevant to the committee.

**9. PLANNING APPLICATIONS**

To consider the planning applications submitted for observation [Pages 9 to 10]

**10. DECISION NOTICES**

To note the planning decision notices from Cornwall Council [Pages 11 to 13]

**11. FALMOUTH & PENRYN CONSERVATION AREAS ADVISORY COMMITTEE (F&PCAAC)**

To note the minutes of the F&PCAAC meeting on 12 April 2021 [Pages 14 to 16]

**Membership:**

Councillor Bennett  
Councillor Grant  
Councillor Hanks  
Councillor Harrison  
Councillor Kirby  
Councillor Langan  
Councillor M May

Councillor Milan  
Councillor Ronchetti  
Councillor Tucker  
Councillor Wenmoth  
Councillor Widdon  
Councillor Williams

**MINUTES OF THE MEETING OF THE PLANNING COMMITTEE OF PENRYN HELD ON MONDAY 26 APRIL 2021 AT 7:00PM REMOTELY VIA ZOOM**

**Councillors**

Langan - Chairman, Bennett, Edwards, Garrett, R McSorley, M May, Tucker, Wenmoth and Widdon

**In Attendance**

Linda Body – Administration Officer

R Taylor, R Pearce and A West, Verto Homes Ltd  
M Greet, Savills

Councillor Langan observed a minute's silence at the meeting for Councillor Glanville Rickard, a long serving member of the Council, who had sadly passed away that morning and also Tracy Symons a local resident.

**90. APOLOGIES**

There were no apologies for absence received.

**91. DECLARATIONS OF INTEREST**

There were no declarations of interest.

**92. DISPENSATIONS**

There were no requests for dispensations.

**93. PUBLIC PARTICIPATION**

Mr M Eva requested to speak in support of his application PA21/01622 – 40 Greenwood Crescent, Penryn – outline planning for change of use of land within rear garden for 1-2 bedroomed dwelling, associated gardens, pathways and off road parking for two vehicles with new access.

Mr Eva reported that the bungalow would be sustainably built and that the design would best suit the site. He added that he would work closely with the town council and Cornwall Council. If planning permission, with all matters reserved, were to be granted, the project would be handed over to an architect to complete detailed drawings and building regulations for planning approval.

The council thanked Mr Eva for his report.

**94. PRESENTATION FROM MR M GREET OF SAVILLS – ST GLUVIAS CHURCH**

Mr Greet explained to the meeting that he manages the Diocese of Truro clergy and Glebe property (investment property held to generate income for clergy stipends) and that he wished to discuss the principle of the following scheme with Councillors before submitting a pre-app to Cornwall Council.

In an effort to (i) improve access for pedestrians walking Church Hill; (ii) provide parking to enable the church to be used long term; and (iii) to raise funds to enable the development of the proposed church car park; a draft scheme has been worked up for St Gluvias Glebe which would involve:

- a) A road and stepped access link serving a church car park from the field to the east of St Gluvias Church;
- b) A pedestrian route through the church, along the new steps and road for pedestrians to avoid Church Hill;
- c) The site for two dwellings which the Diocese would sell to raise funds for the development of the new road and car park – ‘enabling development’.

The permissive path would hopefully be a community facility, which the Town Council or other community organisation would be responsible for under a ‘permissive path’ agreement, as per others elsewhere in the county.

The car park would be let to the church (PCC) and it is possible they would allow third parties to use the car park when not required for church purposes to help raise funds for future maintenance.

The geography of the field, the TPOs, conservation area, ecology (badgers) and topography make the scheme quite challenging, but without a car park the future of the church will be in jeopardy long term.

After a general discussion the meeting agreed that the proposed scheme would be beneficial to all concerned.

The Town Council thanked Mr Greet for attending and he left the meeting.

## **95. PRESENTATION FROM VERTO HOMES – PENVOSE ZERO CARBON STUDENT VILLAGE**

Mr West reported to the meeting that Verto Homes (specialists in zero carbon smart homes) have submitted outline planning consent to Cornwall Council for the student village and it was currently undergoing their process of validation. The presentation today was to inform the town council of the updated, zero carbon, scheme and that a further, more in-depth presentation would be made when the actual application comes to the planning committee for consideration and discussion, later in the year.

A brief overview of the more deliverable masterplan are:

- Reduction from 2000 student beds to 1858
- 97 wheelchair accessible units
- 2100 trees planted on site
- Hotel, GP surgery and student parking for 341 cars – total parking spaces for 632 cars
- Park and Change facilities added
- Better sports facilities
- Retention of existing hedgerows on site
- Parking for 1000 bikes
- Commercial area with pedestrian/cycle linkage

The meeting suggested that overnight parking for the residents of Penryn would be advantageous along with the project tying in with the Penryn Transport Pool. Different uses would be beneficial for the accommodation blocks etc. outside of the student term times, i.e. the summer months.

The meeting thank Verto Homes for their presentation and they left the meeting.

**96. MINUTES**

**RESOLVED** that minute numbers 79 to 89 of the virtual meeting of the Planning Committee held on 15 March 2021 were approved and signed as a correct record.

*Proposed by Councillor M May and seconded by Councillor Tucker.*

*Councillor Wenmoth abstained from the vote as he had not been present at the meeting.*

**97. CORRESPONDENCE**

There was no correspondence to report to the meeting.

**98. PLANNING APPLICATIONS**

**PA20/09692/09693 – 14a, Lower Market Street, Penryn**

*Listed building consent – replacement of rotted wooden windows*

**RESOLVED** that the Town Council FULLY SUPPORTS the application.

*Proposed by Councillor McSorley and seconded by Councillor M May*

**PA21/00141 – Lower Budock Mill, Hill Head, Penryn**

*Outline application with some matters reserved for proposed construction of 2 new dwellings on infill plot of land currently used for storage.*

**RESOLVED** that the Council OBJECTS to the application due to over development, lack of parking, restriction on traffic flow and neighbouring properties being overlooked. The Council stated that there was also a lack of up to date paperwork, i.e. an updated heritage impact assessment would have been beneficial.

*Proposed by Councillor Langan and seconded by Councillor Edwards.*

*Councillor Widdon left the meeting.*

**PA21/01155 – 31 and 31a Higher Market Street, Penryn**

*Listed building consent to replace two softwood windows with double glazed sash windows. Paint shop windows and door and maintain and repair existing windows.*

**RESOLVED** that the Town Council FULLY SUPPORTS the application subject to the works being carried out as per the application form and subject to any advice from the Conservation Officer.

*Proposed by Councillor McSorley and seconded by Councillor Edwards.*

**PA21/01804 – 13 College Green, Penryn**

*Works to trees namely – Holly (T1) – reduce overhang back to boundary, Holly (T2) – reduce overhang back to boundary, Holly (T3) – reduce overhang back to boundary, Hazel (T4) – reduce overhang back to boundary – subject to a Tree Preservation Order (TPO).*

**RESOLVED** that the Town Council has NO OBJECTIONS to the application subject to satisfactory advice from the Tree Officer.

*Proposed by Councillor McSorley and seconded by Councillor Wenmoth.*

**PA21/01808 – Land North West of High Cross, Enys, Penryn**

*Conversion of former stables (last used as a commercial builders store) to a single dwelling house.*

**RESOLVED** that the Town Council OBJECTS to the application and would challenge the application in terms of Policy 7, point 3. The proposal is outside of the development boundary and for our emerging Neighbourhood Plan but also in terms of development within the countryside. The proposal has no architectural merit.

*Proposed by Councillor Langan and seconded by M May.*

**PA21/02369 – 18 Bodinar Road, Penryn**

*Rear ground floor extension and loft conversion*

**RESOLVED** that the Town Council has NO OBJECTIONS to the application. In conjunction with the forthcoming adoption of our Neighbourhood Plan and the declaration of the Climate Emergency, Penryn Town Council encourage all applications where relevant to consider renewable energy options, such as solar panels and non-gas reliant heating; energy efficiency measures, such as insulation; sustainably sourced materials and inclusion of electric car charging points. Consideration should be given to sustainable best practice schemes, such as BREEAM.

*Proposed by Councillor Langan and seconded by Councillor McSorley.*

**PA21/02452 – 1 Erow Glas, Penryn**

*Works to trees – (T1) Leylandi, prune – (T2) Eucalyptus, prune to achieve clearance of encroaching branches over property and highway – subject to a Tree Preservation Order (TPO).*

**RESOLVED** that the Town Council has NO OBJECTIONS to the application subject to satisfactory advice from the Tree Officer.

*Proposed by Councillor Wenmoth and seconded by Councillor Bennett.*

**PA21/02517 – St Gluvias Church, Church Hill, Penryn**

*Works to trees, namely – (T9) Sycamore, (T11) English Yew, (G1) 3 x Lime, (G5) 10-20m x Elm and 10-20 x Sycamore, variety of tree works, largely removal of epicormic growth, removal/coppicing of 1 Elm tree (G5) – within a conservation area.*

**RESOLVED** that the Town Council has NO OBJECTIONS to the application.

*Proposed by Councillor Garret and seconded by Councillor Tucker.*

**PA21/02985 – 19a Poltair Meadow, Penryn**

*Works to trees namely – T1 (Oak), reduce crown – subject to a Tree Preservation Order (TPO)*

**RESOLVED** that the Town Council has NO OBJECTIONS to the application subject to satisfactory advice from the Tree Officer.

*Proposed by Councillor McSorley and seconded by Councillor Wenmoth.*

**PA21/02303 – 25 Trelowen Road, Penryn**  
*Single Storey rear extension*

**RESOLVED** that the Town Council has NO OBJECTIONS to the application. In conjunction with the forthcoming adoption of our Neighbourhood Plan and the declaration of the Climate Emergency, Penryn Town Council encourage all applications where relevant to consider renewable energy options, such as solar panels and non-gas reliant heating; energy efficiency measures, such as insulation; sustainably sourced materials and inclusion of electric car charging points. Consideration should be given to sustainable best practice schemes, such as BREEAM.

*Proposed by Councillor McSorley and seconded by Councillor Tucker.*

**PA21/01622 – 40 Greenwood Crescent, Penryn**

*Outline planning for change of use of land within rear garden for 1-2 bedrooomed dwelling, associated gardens, pathways and off-road parking for two vehicles with new access*

**RESOLVED** that the Town Council has NO OBJECTIONS to the application.

*Proposed by Councillor M May and seconded by Councillor McSorley.*

**PA21/02447 – Asda Stores Ltd., Penryn**  
*Home Shopping Improvements*

**RESOLVED** that the Town Council agrees with the principle for extending the home shopping facilities area but has concerns in regard to moving the disabled parking bays to across the busy road, which would be dangerous for shoppers.

*Proposed by Councillor McSorley and seconded by Councillor Wenmoth.*

**PA21/03245 – 6 College Ope, St Thomas Street, Penryn**

*Alterations to existing detached family annexe and conversion of existing garage to from kitchen/living area with variation of condition 5 of decision PA16/08018 dated 18/11/2016.*

**RESOLVED** that the Town Council has NO OBJECTIONS to the application.

*Proposed by Councillor McSorley and seconded by Councillor M May.*

**Street Trading Consent – End of Driveway, Waterworks Cottage, College Wood, Penryn**

**RESOLVED** that the Town Council FULLY SUPPORTS the application. However, the Council did air concerns of any possible litter problems and that there could be a parking issue, which would need to be taken into consideration.

*Proposed by Councillor McSorley and seconded by Councillor M May.*

**99. DECISION NOTICES**

The list of decision notices received since the last meeting were noted.

**100. FALMOUTH & PENRYN CONSERVATION AREAS ADVISORY COMMITTEE MINUTES (F&PCAAC)**

The minutes of the Falmouth & Penryn Conservation Advisory Committee held via Zoom on 1 March 2021 were noted.

There being no further business to transact the meeting was closed at 9.15pm

**CHAIRMAN**

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## PENRYN TOWN COUNCIL

### PLANNING

#### Planning Applications – Committee Meeting 27 May 2021



App. No	Details	Response Deadline
<a href="#">PA21/02314</a>	<b>2A Waterside House, Falmouth Road, Penryn</b> Retention of a portable container based building used as a 'portable learning suite' in conjunction with activities at Waterside House. Previous planning application number PA14/00133 Mr B Hudd, Hudd Properties Ltd	28 May 2021
<a href="#">PA21/02714</a>	<b>33 Trewarton Road, Penryn</b> Single storey pitched roof extension and works to existing house and garage to provide wheelchair access bedroom and shower with variation of condition 2 of decision PA20/01474 dated 07/04/2020 Mr S Walters	8 June 2021
<a href="#">PA21/03099</a>	<b>Land at College Farm, College Hill, Penryn</b> Reserved matters for scheme comprising 7 residential units, associated infrastructure (including retaining structures and works to the highway), access, parking, servicing and landscaping following outline consent PA16/06414. No environmental assessment was submitted. A reserved matters consent has already been approved for 121 residential units on site and construction work has already started on that part of the site RJ Walker	28 May 2021
<a href="#">PA21/03670</a>	<b>12 Polsethow, Penryn</b> Replacement of existing approved balcony Mr Phillips and Mrs Barker-Phillips	28 May 2021
<a href="#">PA21/03918</a>	<b>The Jewish and Congregationist Cemeteries, Ponsharden, Falmouth</b> Works to repair the cemeteries (scheduled ancient monuments) including repair of the walls, hedges and boundaries enclosing the cemeteries, consolidation of the remains of the Mortuary Chapel and Othel, repair and consolidation of approximately 80 monuments, landscaping, tree maintenance, reconstruction of a collapsed retaining wall and consolidation of the north boundary bank adjacent to the highway. Henrietta Boex, Falmouth Town Council	28 May 2021

App. No	Details	Response Deadline
<a href="#">PA21/03956</a>	<p><b>Refined Precious Metals Ltd., Commercial Road, Penryn</b>  Change of use and replacement of existing use class E(g)(iii) industrial unit, with proposed mix use maritime development including use class E(g)(i)(ii)/(iii) at ground floor, E(c)(iii) at first floor and a new separate C3(a) dwelling at second floor  Refined Precious Metals Ltd</p>	2 June 2021
<a href="#">PA21/04797</a>	<p><b>St Gluvias Cemetery, Love Lane, Gorrans, Penryn</b>  Works to trees namely – (G1) Elms, Fell – (G2) Sycamore, high coppice – (G3) Turkey Oak and Sycamore remove branches – (T4) Willow, remove branches – (T5) Yew, Fell – (T6) Yew, remove branches – (T7) Beech, Fell - (T8) Beech, Fell – subject to a Tree Preservation Order (TPO)  Mr J Mitchell, CC Environment</p>	3 June 2021
<a href="#">PA21/04508</a>	<p><b>Old Stable Cottage, Love Lane, Gorrans, Penryn</b>  Addition of a single storey link extension, conversion of existing barn to living accommodation plus a single storey extension to form a utility room and internal alterations  Mr S Hill</p>	10 June 2021
<a href="#">PA21/00911</a>	<p><b>51 Alderwood Parc, Penryn – Amended Plans</b>  Provision of annexe for family member  Tanya Powell</p>	28 May 2021



# PENRYN TOWN COUNCIL

## Planning Decision Notices

### Committee Meeting – 27 May 2021

Application No.	Details	Decision	Decision Date	Council's Observations
PA21/01804	<p><b>Location:</b> 13 College Green, Penryn</p> <p><b>Proposal:</b> Works to trees namely - Holly (T1) - reduce overhang back to boundary, Holly (T2) - reduce overhang back to boundary, Holly (T3) Page 27 of 50 - reduce overhang back to boundary, Hazel (T4) - reduce overhang back to boundary - subject to a Tree Preservation Order (TPO)</p> <p><b>Applicant:</b> Mr M Disley</p>	APPROVED	27 April 2021	No objections
PA21/02517	<p><b>Location:</b> St Gluvias Church, Church Hill, Penryn</p> <p><b>Proposal:</b> Works to tree namely - (T9) Sycamore, (T11) English Yew, (G1) 3 x Lime, (G5) 10-20 x Elm and 10-20 x Sycamore, variety of tree works, largely removal of epicormic growth, removal/Coppicing of one Elm Tree(G5) - subject to a Tree Preservation Order (TPO)</p> <p><b>Applicant:</b> Cornwall Council</p>	APPROVED	27 April 2021	No objections
PA20/11423	<p><b>Location:</b> 1 Bella Vista Gardens, Truro Hill, Penryn</p> <p><b>Proposal:</b> Reserved matters application for appearance, landscaping, layout and scale following outline approval PA20/06942 for construction of two dwelling houses</p> <p><b>Applicant:</b> Mr A Waite</p>	APPROVED	9 April 2021	No objections. The landscape should incorporate and enhance the biodiversity in accordance with Policy 23 of the Cornwall Local Plan. The council also highlights the notes of concern regarding privacy by the neighbours.

<b>Application No.</b>	<b>Details</b>	<b>Decision</b>	<b>Decision Date</b>	<b>Council's Observations</b>
PA21/01170	<b>Location:</b> 44 Woodland Avenue, Penryn <b>Proposal:</b> Proposed single storey extension on front of dwelling <b>Applicant:</b> Mr and Mrs M Creeden	APPROVED	9 April 2021	No objections. However, for the privacy of neighbouring properties frosted glass to be used where necessary.
PA21/01236	<b>Location:</b> 9 Bodinar Road, Penryn <b>Proposal:</b> Construction of utility/bathroom extension <b>Applicant:</b> Mr M Allison	APPROVED	13 April 2021	No objections.
PA20/04766	<b>Location:</b> Islington Wharf, church Hill, Penryn <b>Proposal:</b> External refurbishment and improvements to buildings A and B. Replacement of building C with new two storey building <b>Applicant:</b> W Bolitho	APPROVED	13 May 2021	The Town Council agrees in principle to the application but would object to the use of aluminium or plastic windows being used in this conservation area.
PA21/02022	<b>Location:</b> Streamside, Tremoughdale, Penryn <b>Proposal:</b> Conversion of existing double garage to accommodation, internal alterations and construction of new single garage <b>Applicant:</b> Mr and Mrs Copley	APPROVED	14 May 2021	No objections
PA21/02303	<b>Location:</b> 25 Trelowen Drive, Penryn <b>Proposal:</b> Single Storey Extension <b>Applicant:</b> Mr M Blackmore	APPROVED	17 May 2021	No objections
PA21/02369	<b>Location:</b> 18 Bodinar Road, Penryn <b>Proposal:</b> Rear ground floor extension and loft conversion <b>Applicant:</b> Mr D Miles	APPROVED	17 May 2021	No objections

<b>Application No.</b>	<b>Details</b>	<b>Decision</b>	<b>Decision Date</b>	<b>Council's Observations</b>
PA21/02985	<b>Location:</b> 19a Poltair Meadow, Penryn <b>Proposal:</b> Works to trees namely – T1 (Oak), reduce crown – subject to a Tree Preservation Order (TPO) <b>Applicant:</b> Mr T Sheen	APPROVED	12 May 2021	No objections
PA21/03137	<b>Location:</b> 38 Trelowen Drive, Penryn <b>Proposal:</b> Loft conversion <b>Applicant:</b> Mr and Mrs Harries	APPROVED	12 May 2021	No objections

# 5ALMOUTH & PENRYN CONSERVATION AREAS ADVISORY COMMITTEE

## MINUTES of ZOOM Meeting hold

Monday 12<sup>th</sup> April 2021 at 2.15p.m.

### Present:

Rosemary Riddette-Gregory (Chair)	Falmouth & District Hotels & B.I.D
Angela Shields	Falmouth Civic Society
Martin Sanders	Falmouth Bay Residents Association
John Spargo	Falmouth Town Council
Grenville Tresidder	R.I.C.S
Ruth Abraham	Falmouth Town Management

### Apologies:

Bev Kendall	Cornish Buildings Group
Heather Rowley	Falmouth Bay Residents / Civic Society

### 1.0 Apologies for Absence

As above.

### 2.0 Comments on 1<sup>st</sup> March 2021 Agenda

Accepted and signed as a true and accurate record.

### 3.0 Matters arising not on the agenda.

None.

### 4.0 Applications presented at the meeting.

PA21/02413 <i>F&amp;PCAAC</i>	6	<b>land Adjacent 6 Gyllyng Street Falmouth</b> Construction of dwelling. <i>The Committee consider this to be a thoughtful, sensitive design for a difficult site and trust that the final build will not impact on the public view from Gyllyng Street.</i>
PA21/01660 <i>F&amp;PCAAC</i>	10	<b>'Belvedere' St Anthony Way Falmouth TR11 4EG</b> Construction of extensions and loft conversion including a balcony. <i>Object on the grounds of over-development, scale and massing and the potential loss of light for and overlooking of neighbours. Un-neighbourly proposal.</i>
PA20/11165 <i>F&amp;PCAAC</i>	1	<b>Grove Hotel, Grove Place Falmouth Cornwall TR11 4AU</b> Listed building consent for use of 1 Grove Place as a residential property and 2 Grove Place as let accommodation. <i>No objection.</i>
PA21/01767 <i>F&amp;PCAAC</i>	5 - 7	<b>Church Street Falmouth TR11 3DP</b> Advertisement consent to display 1no projecting sign, various fascia signs including floodlights and lanterns. <i>The appearance is totally inappropriate for the setting and we would like to lodge a <b>very strong objection</b>. The Committee find the overall appearance of the proposed design to be frankly hideous and abominable. The proposed design would undoubtedly cause harm to the Conservation Area.</i>

<p><b>PA21/02681</b></p> <p>F&amp;PCAAC</p>	<p>5</p>	<p><b>Tredynas Road Falmouth Cornwall TR11 4LS</b></p> <p>The proposal is to demolish existing rear extension and replace with single story rear extension for open plan kitchen/living/dining area. Further works to include minor internal layout alterations. <i>The Committee object to the design and feel that the overbearing massing would be minimised by using a different treatment on the roof rather than continuing it down the vertical. We suggest simply using slate on the roof to match the host building and this would facilitate easier maintenance in the medium to long term.</i></p>
<p><b>PA21/01946</b></p> <p>F&amp;PCAAC</p>		<p><b>'Stansville' Boscawen Road Falmouth TR11 4EN</b></p> <p>Erection of a dwellinghouse and garage and associated landscaping. <i>The Committee would like to express their extreme <b>strong objection</b> to any development on this site which forms a coastal strip at the limits of a Falmouth urban area. We understand that planning history for this site shows a stream of refusals because Cornwall Council has always determined that there SHOULD NOT be development at this location. The inter war architecture and character of this road is very important and often overlooked and under-estimated. To introduce such a modern design would be very detrimental to the Conservation Area and against stated objectives of the strongly emerging Neighbourhood Plan. The Applicant should be well aware following Pre-Application enquiries over a number of years of what the response would likely be to this application. The Committee very much hope that the Planning Department will stick to their principles on this.</i></p>
<p><b>PA21/02457</b></p> <p>F&amp;PCAAC</p>		<p><b>White Wings Harbour Terrace Falmouth TR11 2AW</b></p> <p>Renovation and extension works to an existing dwelling including removal of an existing garage. <i>The Committee strongly object to this proposal. We really wish that people who wanted to live in a 'New England' design house would go and do it in New England not in old Falmouth especially within the formal boundaries of the Conservation Area in Falmouth. The height, massing and scale of this proposed building are at odds with the current street scene and there is a totally inappropriate proposed use of materials and finishes. We appreciate that the existing building does not harmonise in any way with the Victorian terrace behind it BUT that is not a reason or an excuse to make matters worse by introducing this design. This is not even a good example of a 'New England' style property, it is in fact totally incongruous and would clash horribly with its surroundings. It would be highly visible from Harbour Terrace, from the other side of the valley and from the Harbour approach; as such we believe it would be harmful to the character of the Conservation Area.</i></p>
<p><b>PA21/03008</b></p> <p>F&amp;PCAAC</p>	<p>22</p>	<p><b>22 Wodehouse Terrace Falmouth TR11 3EN</b></p> <p>Listed Building consent for:- Proposed rear garage, reinstating metal hand railing to front of building, re-roofing of existing 2nd rooflight window and removal of rear chimney. <i>No objection to this proposal but recommend that the railings are painted black all over. From what we can see it would appear that the Chimney stack</i></p>

		<i>might be original in which case there would have to be a very good reason for removing it. Conservation Officer should please check.</i>
<b>PA21/00071</b>		<b>Cornwall Car Centre Ltd Dracaena Avenue Falmouth TR11 2ES</b> Proposed demolition of existing car sales unit and construction of 26 residential apartments. <i>The Committee strongly object to this proposal. The currently permitted development on this site had interest, character and variety in the design. Somehow in fitting in so many extra units these attributes have been lost. At 3 storeys and with a flat roof this building would be a considerable intrusion into the current street scene and we fear it could become 'tomorrows slum'. The new designs are more akin to a commercial building sited on an Industrial estate whereas Dracaena Avenue is predominantly residential with large public spaces and the main gateway to Falmouth which deserves a better, more appropriate design. We suggest they either build the original approved design or go back to the drawing board.</i>
<i>F&amp;PCAAC</i>		

#### 5.0 Any other Business

**Harrogate House** – this appears to be ‘Sold Subject to Contract’.

**Penrose Sail Makers (Upton Slip)** – is this a Listed Building as recently been sold?

*Appears NOT to be Listed but some neighbouring properties are.*

RA speak to Mark Williams reference use of office space for future Conservation meetings.

#### 6.0 Date of Next Meeting

Monday 10<sup>th</sup> May 2021.