

DRAFT MINUTES

At a future meeting the council will consider the accuracy of these minutes, so they may be subject to change. Please check the minutes to that meeting to confirm whether or not they have been amended

MINUTES OF A MEETING OF FOWEY TOWN COUNCIL PLANNING COMMITTEE HELD ON WEDNESDAY 20th MARCH 2019 AT 6.00 pm IN FOWEY TOWN HALL

Present Cllr G Asker, Cllr J Berryman, Cllr Mrs F Day,
The Mayor Cllr Mrs R Finlay (*ex officio*), Cllr Mrs L Simms

In Attendance The Town Clerk, Sally Vincent (part)
Cllr C Woodside
18 members of the public

18/92 **Apologies** Cllr P Fassam

18/93 **Declaration of Interests**

Pecuniary – None

Non Registerable – None

Dispensations – None

18/94 **Public Participation & Questions**

Lisa from Situ8, acting on behalf of the applicant in PA19/00915, gave a detailed outline of the application and reported that CC planning had advised that the principle of developing the site was accepted, dependent on the design of the house. In her opinion the design of the current application had not changed materially from that put forward for pre planning advice. Lisa confirmed that the dwelling would be for the owners personal family use.

Members of the public voiced objections to the applications citing, *inter alia*, the following reasons

- The access through Lawhyre was only 14 foot wide and access onto the highway was difficult
- The development would be within the AONB
- The dwelling would be overbearing
- This was a sensitive site within the Conservation Area
- The site was possibly medieval
- The design of the proposed dwelling was completely out of character with the surrounding properties

18/95 **Minutes of the Meeting held on 20th February 2019**

It was proposed by Cllr Berryman, seconded Cllr Day and RESOLVED that the minutes be confirmed and be signed by the Chairman.

18/96 Matters Arising not on the Agenda (for report only)

None

18/97 Planning Applications

1. PA19/00915. Proposed dwelling. Land West of Lawhyre Farm Cottages, Polvillion Road. The Chairman reminded members that despite the strong opposition from members of the public to this application FTC's decision must be made on material planning grounds. Following discussion it was proposed by Cllr Berryman, seconded Cllr Day and RESOLVED that a recommendation of objection should be made to Cornwall Council. *Reasons: 1. The proposed development is in a particularly sensitive location within the ANOB and adjacent to the Conservation Area. 2. The unacceptable size, massing and contemporary design of the proposed dwelling is out of keeping with the existing properties in the area, which are largely traditional and modest in style 3. The proposed dwelling would be just 1.3 metres from the boundary of a neighbouring property and the 5 metre gable wall would be overbearing 5. The Fowey NDP, which is now with Cornwall Council following local consultation, incorporates a clear policy on future development in the AONB and does not identify this site for development.* Voting was unanimous.

2. PA19/01121. 'Retrospective' works - Demolition of kitchen ranges, single storey out buildings, and removal of internal ground floor partition walls. Drainage works, levelling of yard and laying of ground floor slab. Remove cement render to front and side elevation and re-render with lime render and breathable paint. Remove modern dormers and asbestos slate tiles and re-fit natural slates to roof. 19, Fore Street. It was proposed by Cllr Berryman, seconded Cllr Day and RESOLVED that a recommendation of no objection in principle should be made to Cornwall Council but subject to the following conditions being stipulated within the approval.

1. That a robust traffic management plan is put in place to protect the amenity of neighbouring properties, the viability of businesses in the town and the safety of members of the public. Fowey Town Council requests that we are consulted before it is approved.

2. Programmes of work should be provided and Fowey Town Council included in the approval process of same for the removal of the asbestos, roof tiles, the removal of the render, the reduced level dig. This is specifically to ensure the ongoing amenity of local residents, business owners and visitors to the town and to specifically avoid any ant work being undertaken during any critical period such as the approaching Fowey Literary Festival, Easter holidays, Spring Bank Holidays and the all-important summer season, which, if inadequately managed could have dire consequences for the financial status of the immediately adjacent businesses. All operations are likely to create significant mess, noise and disruption in both the works and the removal of the materials through the narrow streets.

3. Details outlining the provision of welfare facilities, material storage, hours of work, parking on the highway, management of the removal of waste from the site and materials to the site, specifically indicating the methods to be adopted to prevent the road being blocked with vehicles and pedestrians being put at risk in this heavily congested part of town. - Given the particular difficulties experienced when any work is undertaken in the centre of town and given this property's roadside position, with no storage space, laydown space, parking space, space for welfare facilities or safe working areas to the front of the property it is inevitable that the public realm could be constricted and/or blocked for significant periods of time, as has been the case with other developments in the centre of Fowey old town. Given the approaching Fowey

Literary Festival, Easter holidays, Spring Bank Holidays and the all-important summer season Fowey Town Council would ask to be consulted and have the right to approve all proposals in order to mitigate the inevitable problems that are likely to result from this work.

3. PA19/01120. 'Retrospective' works - Demolition of kitchen ranges, single storey out buildings, and removal of internal ground floor partition walls. Drainage works, levelling of yard and laying of ground floor slab. Remove cement render to front and side elevation and re-render with lime render and breathable paint. Remove modern dormers and asbestos slate tiles and re-fit natural slates to roof. 19, Fore Street. It was proposed by Cllr Berryman, seconded Cllr Day and RESOLVED that a recommendation of no objection in principle should be made to Cornwall Council but subject to the following conditions being stipulated within the approval.

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4. PA19/01535. Remove 2 Holm Oaks or reduce height and fell a Sycamore. Fowey Hall, Hanson Drive it was proposed by Cllr Day, seconded Cllr Asker and RESOLVED that a recommendation of objection should be made to Cornwall Council; *Reason; Insufficient detail provided in the application.*

18/98 Notice of Appeals

None

18/99 Breaches of Planning Regulations

None.

18/100 Correspondence

Letter of objection to PA19/00915

Date of Next Meeting 17th April 2019

Meeting Closed 7.02pm.