

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 18th SEPTEMBER 2019 AT 6.30pm IN FOWEY TOWN HALL

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

In Attendance The Town Clerk, Sally Vincent
10 members of the public (3 part)

19/29 Apologies Cllr P Fassam, Cllr C Woodside

19/30 Declaration of Interests

Pecuniary – None

Non Registerable – None

Dispensations – None

19/31 Public Participation & Questions

Neighbours raised concerns about PA19/06885, citing overlooking, speculative development, poor quality design, misleading plans and inappropriate access to the proposed detached house in the garden over an unmade-up road which was owned and maintained by adjacent property owners and not wide enough for emergency access or waste collection.

Concern was raised about new, illuminated signage at the Harbour Hotel, which was very bright and did not appear to have planning permission. The Town Clerk confirmed that a planning application had not been before FTC and, also, that she understood that the matter had been reported to CC enforcement by a member of the public.

19/32 Minutes of the Meeting held on 14th August 2019

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

19/33 Matters Arising not on the Agenda (for report only)

None.

19/34 Planning Applications

1. PA19/ 06869. The addition of a dormer to the rear (north-west facing) slope of the roof at attic level. 12, Tower Park, PL23 1JB. It was proposed by Cllr Finlay, seconded Cllr Day and RESOLVED that a recommendation of no objection should be made to Cornwall Council.

2. PA19/06885. Demolition of existing dwelling and construction of three dwellings. 50, Polvillion Road, PL23 1HG. . It was proposed by Cllr Simms, seconded Cllr Berryman and RESOLVED that a recommendation of objection should be made to Cornwall Council. *Reason: 1. The poor design of the proposed dwellings is out of character with the neighbouring properties and not in keeping with the streetscene. 2. There would be unacceptable overlooking and overshadowing from the proposed development to neighbouring properties, including 2, Lankelly Close. 3. The proposed detached dwelling on plot 3 would constitute unacceptable overdevelopment of the site and result in a lack of amenity space. 4 The proposed access to plot 3 is an unmade-up, narrow, privately owned road and the applicant has not served the necessary certification to the owners*

3. PA19/07769. Listed building consent for removal of central pillar between patio doors on rear elevation to create a larger opening with folding/sliding doors, and removal of central pillar below balcony. 37, Esplanade, PL23 1HY. It was proposed by Cllr Day, seconded Cllr Finlay and RESOLVED that a recommendation of no objection should be made to Cornwall Council.

4. PA19/05914 .Change of use of land to bicycle track and event field including operational works to create runs and jumps. Higher Lampetho Farm, PL23 1JU. It was proposed by Cllr Day, seconded Cllr Simms and RESOLVED that a recommendation of objection should be made to Cornwall Council. *Reason: The applicant's landscape assessment rates the harm as "low", whilst stating in the following paragraph; "One of the key criteria for policy purposes is that buildings which are proposed in high visibility locations such as ridges and valley sides resulting in visual intrusion and erosion of characteristic vernacular built form should be avoided." Whilst the application is not for a conventional "building", the site covers some 8/10 ha from the valley floor to the ridgeline in a very prominent rural location and, by their nature, the trails introduce strong and alien "built" features into this traditional landscape. It is ingenuous to suggest that the landscape impact is "low." In reality, given the nature and prominence of the site, according to the criteria quoted in the "Landscape Assessment, it is "high." The Fowey NDP, which has just completed the examination process, supports diversification but not at the expense of the landscape and, although this site is outside the AONB it is in a very prominent and sensitive location and in planning terms FTC considers that the perceived benefits of the scheme do not outweigh the significant harm caused.*

19/35 Notice of Appeals

None

19/36 Breaches of Planning Regulations

None

19/37 Correspondence

None.

Date of Next Meeting 16th October 2019

Meeting Closed 7.01pm.

