

## **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 20<sup>th</sup> NOVEMBER 2019 AT 5.45pm IN FOWEY TOWN HALL**

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

**In Attendance** The Town Clerk, Sally Vincent  
Cornwall Cllr A Virr  
43 members of the public

**19/47 Apologies** None

**19/48 Declaration of Interests**  
Pecuniary – None  
Non Registerable – None  
Dispensations – None

The Chairman directed that Public Questions be taken before agenda item 6 as nobody present wished to speak on any other application or other matters

**19/49 Minutes of the Meeting held on 16<sup>th</sup> October 2019**  
It was proposed by Cllr Finlay, seconded Cllr Simms and RESOLVED that the minutes be confirmed and be signed by the Chairman.

**19/50 Matters Arising not on the Agenda** (for report only)  
None.

**19/51 Planning Applications**

1. PA19/08779. Demolition of existing garage and conservatory. Creation of single-storey pitched roof extension to side and conversion of conservatory to habitable room. Replace decking with paved patio area. 70, Hill Hay Close, PL23 1EN. It was proposed by Cllr Finlay, seconded Cllr Day and RESOLVED that a recommendation of no objection should be made to Cornwall Council.
2. PA19/08887. Proposed dormer extension. 4, Daglands Hill, PL23 1BW. It was proposed by Cllr Simms, seconded Cllr Fassam and RESOLVED that a recommendation of no objection should be made to Cornwall Council.
3. PA19/09371. Construction of extension to the side of property and replacement of conservatory with a single storey extension to the rear. Woodside, Green Lane, PL23 1DX. It was proposed by Cllr Woodside, seconded Cllr Day and RESOLVED that a recommendation of no objection should be made to Cornwall Council.

4. PA19/09405. Felling of Magnolia and Cherry tree. Little In Sight, 5, Bull Hill, PL23 1BZ. It was proposed by Cllr Day, seconded Cllr Simms and RESOLVED that a recommendation of no objection should be made to Cornwall Council.

5. PA19/09488. Rear extension to and additional storey over an existing garage to form annexe accommodation. Stowe House, Gallants Drive, PL23 1JE. It was proposed by Cllr Fassam, seconded Cllr Woodside and RESOLVED that a recommendation of no objection should be made to Cornwall Council.

### **19/52 Public Participation & Questions**

The agent for the applicant of PA19/07925 explained that the application had been made to secure the future of the hotel; the owners wished to provide a year-round facility and the development had been acceptable in principle when pre-application advice was given. He accepted that public views would change but considered that the change would be acceptable and the proposed design of the development echoed surrounding buildings. The development of the hotel would be a great boost for tourism in Fowey.

Objectors to the scheme put forward, *inter alia*, the following points

- The case put forward was economic but no clear justification/business plan had been submitted with the application.
- The garden next to the hotel was a key part of the natural environment. There was a very high bar to be scaled when developing in the AONB/Conservation Area and the proposals would cause substantial harm. Public views both from the river and from above the hotel would be significantly changed and harmed
- The proposals would impact adversely on The Haven, a listed building adjacent to the application site. There would be significant loss of privacy, light pollution and noise pollution.
- Sympathy was expressed to the objections but FTC must have regard to the balance between the economic viability of the hotel and the damage to the Conservation Area and the proposals addressed the former objections of the Council to a large extent. The NDP would prevent the apartments being sold as second homes and a condition could be attached that they must remain attached to the hotel.
- Many people, including children, use the Gold Footpath leading to the hotel and the traffic proposals do not address safety issues
- There would be significant loss of light, loss of privacy, noise pollution, traffic pollution for adjacent houses and the development was not submissive or subordinate to neighbouring properties as claimed.
- The viability of existing holiday homes in the area would be threatened
- A neighbour has a covenant to use the footpath through the hotel grounds attached to the property.
- An application to upgrade the alleged permissive footpath through the hotel garden had been submitted.

The agent for the developer confirmed that if the footpath were to be upgraded then the proposals would need to be modified but that this was not a consideration to be taken into account at this point in time. The impact on public views must be part of a balanced decision. In his opinion, the apartments were a reasonable compromise, although he accepted that more guests would result in additional traffic movements.

6. PA19/07925. Extension to existing hotel to include new spa, guest rooms and improvements to bar. New apartments and improve car parking. Fowey Harbour Hotel, Esplanade, PL23 1HX.

The Town Clerk advised that an amended description for this application had been received as follows

PA19/07925. Application for extension to existing hotel to include new spa, additional guestrooms and extended bar area. Outdoor dining area with café servery, wedding arbour, reinstatement of Boat House, three new apartments and improved car parking. Members discussed this application at some length and put forward some initial observations including

- Businesses and buildings evolve over time and the venue was already used for weddings.
- There were no details in the application on how waste would be dealt with from the proposed servery.
- FHC had objected to the development of the boathouse, mainly for safety reasons and this decision must carry considerable weight.
- Some of the proposals, due to the massing, would obstruct important public views of the river.
- In respect of the villas, the emerging NDP guidance was that any new build should be for principle residences only.
- In respect of the apartments the developer had taken on board former objections and reduced the height.
- The bar extension and extra bedrooms appeared to be acceptable but the whole development was overwhelming in a small town and within the Conservation Area.

The Chairman then noted that the consultee responses from both the AONB officer and the Conservation Officer had yet to be submitted and he considered that their views were essential before the Planning Committee could make any decisions on this application. He then proposed, Cllr Fassam seconded and it was RESOLVED that a decision should be deferred until this information was available.

7. PA19/09308. Retrospective advertisement application for Non-Illuminated lettering to eastern (side) elevation. Fowey Harbour Hotel, Esplanade, PL23 1HX. It was proposed by Cllr Fassam, seconded Cllr Woodside and RESOLVED that a recommendation of no objection should be made to Cornwall Council.

**19/53 Notice of Appeals**

None

**19/54 Breaches of Planning Regulations**

None

**19/55 Correspondence**

Numerous emails objecting to PA19/07925.

**Date of Next Meeting** 11<sup>th</sup> December 2019 (or before if the reports from the AONB and Conservation Officer were available before this date)

**Meeting Closed** 7.03pm.

