

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 19th SEPTEMBER 2018 IN THE TOWN HALL AT 6.00 pm

Present Cllr G Asker (Chairman), Cllr J Berryman, Cllr Mrs F Day, Clls P Fassam, Cllr Mrs L Simms

In attendance The Town Clerk, Sally Vincent
Cllr P Hughes, Cllr Mrs L Simms, Cllr Mrs C Woodside
5 members of the public

18/32 Apologies None

18/33 Declaration of Interests

- a. Pecuniary – None
- b. Non Registerable – None
- c. Dispensations – None.

18/34 Public Questions

A member of the public queried what the revisions were in the revised plans submitted by Westcountry Homes. The Chairman confirmed that these were an amended layout and alterations to the entrance.

A member of the public voiced her objections to the Westcountry Homes application, particularly on its impact on Carnethic Lodge. She also emphasized that this type of development in the AONB would be extremely detrimental to a town such as Fowey, which was reliant on tourism.

A member of the public stated that, in his opinion, the revised plans did not address the objections raised to the initial application.

18/35 Minutes of Meeting of 13th August 2018

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

18/36 Matters Arising (for report only)

None.

18/37 Planning Applications

1. PA18/05333. Repair front steps. Erection of wooden picket fencing. Eucalyptus Cottage, 30, Lostwithiel Street. Cllr Berryman proposed, Cllr Simms seconded and it was RESOLVED that a recommendation of no objection should be made to Cornwall Council

2. PA18/05384. Listed building consent to repair front steps. Erection of wooden picket fencing. Eucalyptus Cottage, 30, Lostwithiel Street. Cllr Berryman proposed, Cllr Simms seconded and it was RESOLVED that a recommendation of no objection should be made to Cornwall Council
3. PA18/07751. Re-construction of first floor balcony. Part enclosure of ground floor external terrace forming new porch area. The Dolls House, 5, Esplanade. Cllr Day proposed, Cllr Fassam seconded and it was RESOLVED that a recommendation of no objection should be made to Cornwall Council
4. PA18/06748. Proposed single storey extension. 7, Park Road. Cllr Simms proposed, Cllr Fassam seconded and it was RESOLVED that a recommendation of no objection should be made to Cornwall Council
5. PA18/07755. Tree works to a tree within a conservation area. Raise the crown of an Aesculus Hippocastnum tree by one third and thin by 25%. Fowey Hall, Hanson Drive. Cllr Day proposed, Cllr Berryman seconded and it was RESOLVED that a recommendation of no objection should be made to Cornwall Council
6. PA18/03857. Revised Plans: Outline application for the proposed residential development comprising 46 Dwellings (23 affordable) with appearance and landscaping reserved. Land South of Polscoe. Cllr Asker proposed, Cllr Finlay seconded and it was RESOLVED that a recommendation of objection should be made to Cornwall Council. Reasons: *1. The applicant is arguing that this site falls within the category of rounding off. This is evidenced in their recent letter (22nd August) from Justin Dodge to Stephen Kirkby. Mr Dodge argues aggressively, concluding his statement with the words "It is better if we do not go into this further and I am pleased that we should not have to on this site." This threat seems to be made in an attempt to cover up the lack of evidence proving their case, as the only evidence they can offer for the site being in the rounding off category is that the Affordable Housing Officer had assessed it accordingly. Further they make a loose attempt to argue that disparity in affordable and open market need justifies not attributing land take in accordance with NPF and CC Local Plan. This argument has no merit in planning terms and is again made to obfuscate their lack of justifiable evidence. For the site to be rounding off it would need to be within well-defined existing boundaries and provide a symmetry or completion to a settlement boundary. The Chief Planning Officer in his Advice Note on the matter, states that*
"A judgement will be required on a case by case basis whether a site has the appearance of being within the physical boundaries of that settlement. The presence of definite boundaries, landscape features, the history and nature of the land, whether it is despoiled, degraded, derelict or contaminated, existing development and topography will be important considerations in this respect. Proposals must be adjacent to existing development and be contained within long standing and enclosing boundary features, for example, a road, Cornish hedge or stream. Suitable sites are likely to be surrounded on at least two sides by existing built development. Development resulting in the creation of a further site for rounding off is unlikely to be rounding off in itself"
Clearly the proposed site sits outside the existing, well defined and historical boundary to the rear of properties lining Lankelly Lane. Whilst the single habitable property of Polscoe sits beyond the settlement boundary as described, in the terms of defining Rounding Off, it could not be deemed "development" to warrant the application of the Rounding Off Policy as it is a lone unit, with shallow depth which would not cover the extent of the development as proposed. The proposed development does nothing to create symmetry rather it would create an A symmetrical edge to the Town, which in due course would provide grounds for a defensible

application for the land to the rear to be developed, which is contrary to the Chief Planning Officers Advice Note. Indeed it can be seen from the developers revised layout that they have allowed for future access to the adjoining land, which will overcome the issues on Prickly Post Lane. The application should therefore on this count alone be refused.

2. In respect of the design itself, the highways design does not conform to nationally prescribed standards, in that it is a minor carriageway joining a major carriageway within the visibility splay of another minor carriageway, as set out in Standards For Highways Volume 6 Section 2 Part 7 TD 41/95 and as accepted by Local Authorities all over the Country.

3. The internal site layout fails to comply with Cornwall Councils own design guidance for Development Layout Design, in that every estate road must have a footpath on both sides of the road and there are specific areas, particularly where their design is tight on space that they have deliberately omitted footpaths to one side. Cllr Fassam proposed an amendment that FTC's objection should include objection to the density of the proposed new development. This proposal failed to find a seconder. The Chairman called for a vote on the original proposal. Voting was unanimous and it was RESOLVED that a recommendation of objection should be made to Cornwall Council.

7. PA18/06186. Listed building consent for exterior repair work to repoint exposed stonework and address leaking gutter- front and gable elevations only. 36, North Street. Cllr Berryman proposed, Cllr Simms seconded and it was RESOLVED that a recommendation of no objection should be made to Cornwall Council

18/38 Notice of Appeals

None.

18/39 New Breaches of Planning Regulations

The status of the enforcement action at Higher Lampetho was queried, with Cllrs noting that a swimming pool had now been constructed.

18/40 Correspondence

None

18/41 Date of Next Meeting 17th October 2018

Meeting Closed 6.29pm