

## **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 IN FOWEY TOWN HALL ON WEDNESDAY 17<sup>th</sup> NOVEMBER 2021 AT 6.15pm**

#### **Present**

Cllr Mrs R Finlay (Chairman), Cllr J Berryman,  
Cllr Mrs F Day, Cllr A Dellow, Cllr Mrs C Woodside  
The Mayor, Cllr Mrs L Simms (*ex officio*)

#### **In Attendance**

The Town Clerk, Sally Vincent  
4 members of the public

**21/56 Apologies** None

#### **21/57 Declaration of Interests**

Pecuniary – None

Non Registerable – Cllr Day declared a non registerable interest in PA21/10300.

Dispensations – None

#### **21/58 Public Participation & Questions**

A member of the public raised objections to PA21/10300. He recorded, *inter alia*, that the development site was in the AONB, bordering on the Conservation Area and that the proposed visually intrusive structure would be totally out of keeping with the existing row of bungalows and unlike any properties in the surrounding area. The proposal to increase the size of a modest, 3 bedroom bungalow to a 5 bedroom property with a first floor the same size as the ground floor would be overbearing to the adjacent property, number 25, particularly as the ground level of number 25 was lower than that of number 27. The new structure, together with the raised pitched garage roof, would also overshadow number 29, resulting in a significant loss of light and morning sunshine into the main bedroom of number 29. The rear balcony would impact on the privacy of number 29 and the front balcony would dominate and overshadow number 25. Additionally, there would be insufficient on-site parking for a dwelling of this size.

A member of the public raised objections to PA21/10576. She recorded that the site was within the AONB and the existing dwelling was in keeping with the area and the neighbouring dwellings. The proposed replacement dwelling would completely out of character at this location and any proposals to change it should be sympathetic to the area.

A member of the public raised objections to PA21/10576. She recorded that this would be the 4<sup>th</sup> house to be demolished in the year. It was a perfectly adequate home and it was vital to protect the Fowey environment and, additionally, the carbon footprint of demolition was unacceptable.

**21/59 Minutes of the Meeting held on 20<sup>th</sup> October 2021**

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

**21/60 Matters Arising not on the Agenda (for report only)**

None

**21/61 Planning Applications**

1. PA21/10380. Works to trees in a conservation area - namely: works to two Chestnuts growing on verge next to road - reduce the limbs/canopy growing over building and gardens. Management works. 2, The Old School House, Hanson Drive, PL23 1ET. Cllr Day recorded that these were beautiful specimens but that they were threatening the roof of the house. It was proposed by Cllr Day, seconded Cllr Berryman and RESOLVED that a recommendation of no objection should be made to Cornwall Council.

2. PA21/10528. Non-material amendment with respect to decision notice PA21/00325. 2, Gallants Drive, PL23 1JE. It was proposed by Cllr Dellow, seconded Cllr Day and RESOLVED that a recommendation of no objection should be made to Cornwall Council.

Cllr Day withdrew from the meeting.

3. PA21/10300. Alteration and extension to Sea Dreams no.27, Tower Park, PL23 1JD. Sea Dreams, 27 Tower Park, PL23 1JD. It was proposed by Cllr Finlay, seconded Cllr Berryman and RESOLVED that a recommendation of objection should be made to Cornwall Council. *Reason: This proposal would result in a poorly designed, overbearing dwelling, which would impact significantly on neighbouring properties and the streetscene. It is also contrary to Policy 2 (Design & Character) of the Fowey NDP, Policy 8 (Historic Environment & Cultural Heritage) of the Fowey NDP and Policy 12 (Design) of the Cornwall Local Plan.*

Cllr Day returned to the meeting.

4. PA21/09292. Refurbishment, reconfiguration and extension of existing hotel including rooftop extensions, to provide enhanced facilities including: additional guestrooms; new creche and children's playroom; lounge area; and outdoor swimming pool with pavilion. Landscaping works, additional parking and associated infrastructure with variation of conditions 2, 5, 6 and 7 in respect of decision PA20/11435. Fowey Hall Hotel, Hanson Drive, PL23 1ET. It was proposed by Cllr Day, seconded Cllr Woodside and RESOLVED that a recommendation of objection should be made to Cornwall Council. *Reason: The removal of condition 5, which was imposed 'in order to protect trees in the interests of visual, residential and public amenity and in accordance with the aims and intentions of Policy 23 of the Cornwall Local Plan,' would remove the protection it offers to trees in the area. The reason for the imposition of condition 6, which states 'All tree removal will be undertaken strictly in accordance with the schedule' (as above)' was imposed for 'the avoidance of doubt and in the interests of proper planning and in accordance with policy 23 of the Cornwall Local Plan.' Condition 7 states 'All hard and soft landscape works shall*

*be carried out in accordance with the landscape strategy (Feb 2021) and associated landscaping plans hereby approved. .... Planting shall be implemented in its entirety during the first planting season following completion of the site works; precise timing will be determined by good horticultural practice and seasonal availability of the correct species and sizes. Planting shall thereafter be retained and maintained in accordance with the approved landscape details. Any trees or plants which, within a period of 5 years die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species.'* Reference is again made to policy 23 of the Cornwall Local Plan. All these conditions relate to the protection of the trees and the landscape. Their removal would mean that the excellent tree preservation and replacement plan that appeared as part of the original planning application, would no longer apply. The conditions are very specific. It would appear from the request to rescind them that additional car parking is required, at the expense of the landscape and trees. The removal of these 3 important safeguarding conditions would be to the detriment of the landscape and visual amenity.

5. PA21/08610. Proposed rooflights, rear dormer and associated internal alterations. Lankelly Cottage, Lankelly Lane, PL23 1HN. It was proposed by Cllr Woodside, seconded Cllr Dellow and RESOLVED that a recommendation of no objection should be made to Cornwall Council.

6. PA21/09118. Refurbishment and alterations, upgrading electric and heating arrangement to fit modern requirements. Incorporate a link between the basement space and the currently detached outbuilding. 1980s annex/outbuilding roof to be reduced. Proposed small ensuite to the master bedroom, with variation of condition 2 of decision PA21/01224 dated 27/04/2021. 36, North Street, PL23 1DD. It was proposed by Cllr Woodside, seconded Cllr Day and RESOLVED that a recommendation of no objection should be made to Cornwall Council.

7. PA21/10576. Demolition of existing detached house and detached garage, and the erection of a replacement detached dwelling, detached garage and associated landscaping. Readymoney Cottage, 3, Tower Park, PL23 1JD. Members noted that this site was adjacent to the Fowey Conservation Area, but not within it. They agreed that similar designs had been before them in the past but the difference with this proposal was the context of the setting of the property. It was one of five large characterful houses built in the 1920's/1930's, which are cleverly designed to use the steep sided slope to hide them from Tower Park Road and Readymoney Road. However, they are visible from the river and the opposite side of Readymoney and form a backdrop to Readymoney Cove. It was proposed by Cllr Berryman, seconded Cllr Simms and RESOLVED that a recommendation of objection should be made to Cornwall Council. *Reason: Development on this scale would be out of character and unsympathetic to this special area and is contrary to Policy 2 (Design and Character) of the Fowey NDP and Policy 8 (Historic Environment) of the Fowey NDP. The proposal is also contrary to Policy 12 (Design) of the Cornwall Local Plan.*

## **21/62 Notice of Appeals**

None

## **21/63 Correspondence**

Emails objecting to PA21/10576.

## **21/64 Breaches of Planning Regulations**

None

**Date of Next Meeting** 8<sup>th</sup> December 2021

**Meeting Closed** 6.52pm