

## **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 19<sup>th</sup> JANUARY 2022 AT 6.00pm**

**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  
Cllr Mrs Y Patterson  
2 members of the public

**21/74 Apologies** None

**21/75 Declaration of Interests**

Pecuniary – None

Non Registerable – None

Dispensations – None

**21/76 Public Participation & Questions**

A resident of Tower Park, who was also representing 5 neighbours, outlined their objections to PA22/00015. He explained that the row of houses in question had elevated rear gardens, mainly laid to grass and shrubs inside original low Victorian walls. This application was to erect a 7 ½ metre sunroom extending over half of the garden and given this house is a holiday let there could be no justification for an ‘office.’ The neighbours main objections were

1. The proposed development would be overbearing, inappropriate in the Conservation Area and dominant in the landscape.
2. Given the raised elevation of the gardens the sunroom would look down on the bedrooms of the houses on either side
3. If this application were to be approved it would create a precedent and a new building line would be created along the whole row of properties.

A resident living close to the application site of PA22/00067, who was also representing several other neighbours, outlined their objections to the proposal. These were

1. The plans supplied with the application were out of date
2. The site was within the AONB
3. There was no provision for affordable housing
4. The proposed development was on contaminated land
5. There were serious issues with access

6. The Ecological Survey was incomplete as there was no mention of the abundance of newts living in the area.
7. If the application were to be approved it would create a precedent for development on that side of Prickly Post Lane

**21/77 Minutes of the Meeting held on 8<sup>th</sup> December 2021**

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

**21/78 Matters Arising not on the Agenda (for report only)**

None

**21/79 Planning Applications**

1. PA21/11614. Change of use from offices/storage to two bedroom flat (as per previously approved application PA16/06484). 16-18, Fore Street, PL23 1AQ. Cllr Finlay noted that there had been changes in planning policy since the original approval, including the making of the Fowey NDP. It was proposed by Cllr Dellow, seconded Cllr Day and RESOLVED that a recommendation of no objection should be made to Cornwall Council, but with a condition that the flat must be occupied as a primary residence and not as a second or holiday home in accordance with Policy 5 of the Fowey NDP.
2. PA21/10815. Retrospective Listed Building Consent for works to add lime render to SSE-facing wall. 70, Lostwithiel Street, PL23 1BQ. It was proposed by Cllr Woodside, seconded Cllr Day and RESOLVED that a recommendation of no objection should be made to Cornwall Council.
3. PA21/11652. Additional buildings to be used in conjunction with workshops. Hillhay Workshops, Passage Lane, PL23 1JS. It was proposed by Cllr Berryman, seconded Cllr Simms and RESOLVED that a recommendation of no objection should be made to Cornwall Council, subject to a favourable Flood Risk Assessment as recommended by the Environment Agency.
4. PA21/09551. Temporary residential use of caravan/mobile home which has been on site since 2015 as a store. Llanfield Stables, Prickly Post Lane, PL23 1EZ. Cllr Finlay recorded that the site of this caravan, which had been on the property since 2015 and used as a store, is in one of the most sensitive areas of Fowey. In the Fowey Local Landscape Assessment, undertaken by the Cornwall Council Landscape Officer, Kathryn Statham, for the Fowey NDP, the field is within the AONB and is described as 'part of the scenic quality of the landscape.' Cllr Woodside noted that the caravan is subject to a live enforcement investigation. It was proposed by Cllr Berryman, seconded Cllr Dellow and RESOLVED that a recommendation of objection should be made to Cornwall Council. *Reason: The application site lies outside the Fowey Development Boundary. The application is contrary to Policy 2 (Design & Character of Fowey Parish) and Policy 6 (Landscape & the Natural Environment) of the Fowey NDP. Additionally, it does not comply with Policy 7 of the Cornwall Local Plan.*
5. PA22/00015. Garden Room Office and Store. 16, Tower Park, PL23 1JB. Cllr Finlay confirmed that 16, Tower Park is a semi-detached Victorian villa, within the Conservation Area, which has been divided into 2 holiday homes (sleeping 14). The row of large, semi-detached houses have rear gardens on the first floor level due to the topography of the land. It was proposed by Cllr Woodside, seconded Cllr Day and

RESOLVED that a recommendation of objection should be made to Cornwall Council. *Reason: The scale and massing of this proposal, within the Conservation Area, is overbearing and would create an unacceptable loss of privacy to the neighbouring properties. This is exacerbated by the topography of the land in that the rear gardens of these houses are at first floor level. The application is contrary to Policy 12 of the Cornwall Local Plan, Policy 12 (Design) and Policy 2 (Design & Character of Fowey) of the Fowey NDP.*

6. PA21/12728. Alterations to existing sunroom, bi-fold doors, replacing existing windows and doors, new roof lantern and replacing existing skylights with associated works (resubmission of PA21/07667). 31, Esplanade, PL23 1HY. It was proposed by Cllr Dellow, seconded Cllr Finlay and RESOLVED that a recommendation of no objection should be made to Cornwall Council.

7. PA21/12730. Listed building consent for alterations to existing sunroom, bi-fold doors, replacing existing windows and doors, new roof lantern and replacing existing skylights with associated works (resubmission of PA21/08682). 31, Esplanade, PL23 1HY. It was proposed by Cllr Dellow, seconded Cllr Finlay and RESOLVED that a recommendation of no objection should be made to Cornwall Council.

8. PA22/00067. Application for Outline Planning Permission with some matters reserved for the construction of 3 dwellings with associated amenity space namely access only. Land at Lankelly Farm, Lankelly, PL23 1HN. It was proposed by Cllr Day, seconded Cllr Berryman and RESOLVED that a recommendation of objection should be made to Cornwall Council. *Reason: This site is outside the Fowey Development Boundary and, as identified in the pre application advice, development at this site is contrary to Policy 3 of the Cornwall Local Plan (Role & Function of Places) and Policy 21 of the Cornwall Local Plan (Best Use of Land & Existing Buildings). The application does not comply with Policy 3 of the Fowey NDP, 9.12 (in line with Policy 9 of the Cornwall Local Plan, Rural Exception sites). FTC also has serious concerns about the proposed access arrangements over the Saints Way trackway, which do not appear to be viable. Pre application advice about this was 'I consider the access lane to be narrow and may not be capable of providing a safe and suitable access in order to comply with Highway Standards.'*

10. PA21/11495. Change of use from residential dwelling house to a furnished Holiday Let. 3, Daglands Road, PL23 1JL It was proposed by Cllr Finlay, seconded Cllr Woodside and RESOLVED that a recommendation of objection should be made to Cornwall Council. *Reason: The intention of the Fowey NDP is to provide primary residences and this application for a change of use to a furnished holiday would lead to further escalation of very expensive holiday rentals in Fowey, when there is a real and identified need for long term affordable rental properties for local people. The application is, therefore, contrary to Policy 5 of the Fowey NDP (Principle Residence Requirement).*

#### **21/80 Notice of Appeals**

None

#### **21/81 Correspondence**

Emails raising objections to PA21/00015.

#### **21/82 Breaches of Planning Regulations**

None

**Date of Next Meeting** 16<sup>th</sup> February 2022

**Meeting Closed** 6.54pm