

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 MONDAY 22nd AUGUST 2022 AT 10.00am

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

In Attendance The Town Clerk, Sally Vincent
2 members of the public

22/29 **Apologies** Cllr A Dellow, Cllr Mrs C Woodside

22/30 **Declaration of Interests**

Pecuniary – None

Non Registerable – None.

Dispensations – None

22/31 **Public Participation & Questions**

The agent representing the applicant of PA22/07170 confirmed that he had tried to address the concerns raised by FTC and the Planning Officer in submitting these revised proposals. He had looked again at the site to see what could be done to retro-adapt the existing building rather than demolish and rebuild but he considered that the levels involved would make the house impossible to age-proof. Additionally, the interior floors were dropping and the house would have to be completely gutted, leaving only the outside walls in place. The high quality design of a new build would mean the building would be far more energy efficient and more sustainable in the longer term.

22/32 **Minutes of the Meeting held on 20th July 2022**

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

22/33 **Matters Arising not on the Agenda** (for report only)

None

22/34 **Planning Applications**

1. PA22/06478. Householder application for the creation of a retaining wall and driveway. 16, Vicarage Meadow, PL23 1DZ. It was proposed by Cllr Simms, seconded Cllr Berryman and RESOLVED that a recommendation of no objection should be made to Cornwall Council.

2. PA22/06311. Revision of existing approval changing dormer roof to a pitched roof. 4, Daglands Hill, PL23 1BW. Cllr Finlay reported that she had contacted the planning officer about this application as she considered clarification was required before members could reach an informed decision. Unfortunately, she had yet to receive a response and, therefore, she proposed, Cllr Day seconded and it was RESOLVED that a decision should be deferred until the information was available.

3. PA22/07170. 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. Cllr Finlay noted that FTC had objected to the original proposals for this site. She considered that the context of the site is important; the case officer in her pre-app advice said this is a sensitive site within the setting of a Grade II listed building and visible from several public vantage points and within a sensitive landscape setting. She also noted that the building is not subject to any statutory designation, although it is within the setting of the Fowey Conservation Area and is an interesting and important building. Members discussed the application at some length, particularly with regard to the sustainability of demolishing buildings and rebuilding, rather than refurbishing them. Applications for demolition were being submitted more and more frequently, with vast quantities of material going to landfill. Cllr Simms considered that people appeared to be buying houses in Fowey for the site, rather than the building and then putting in applications to demolish and rebuild something completely different and out of character.

Cllr Berryman proposed, Cllr Finlay seconded and it was RESOLVED that the meeting should be closed to allow the agent to address the issue of sustainability.

The agent stated that he completely understood members concerns about sustainability and climate change and suggested that if they were minded to support the application it was possible to add a condition that a Construction Management Plan be attached stating that work could not begin until a schedule giving details of how materials would be recycled was lodged.

Cllr Berryman proposed, Cllr Finlay seconded and it was RESOLVED that the meeting should re-open.

Cllr Berryman then proposed a recommendation of no objection, with a condition added that a Construction Management Plan be attached, stating that work could not begin until a schedule giving details of how materials would be recycled was lodged. This proposal failed to find a seconder.

Cllr Finlay then proposed, Cllr Simms seconded and it was RESOLVED that a recommendation of objection should be made to Cornwall Council. *Reason: As FTC said in respect of the original application, demolition of some of the key buildings in Fowey is not only unsustainable and adds to the effects of climate change, it is also changing the face of Fowey. Whilst the revised design with its more traditional roof is an improvement, the overall width, massing and scale of this proposed development has hardly changed. Development on this scale would be out of character and unsympathetic to this sensitive area and is contrary to Policy 2 (Design and Character) and Policy 8 (Historic Environment) of the Fowey NDP. The proposal is also contrary to Policy 12 (Design) of the Cornwall Local Plan.* Cllr Berryman voted against the proposal.

4. PA22/07491. Listed building consent to replace existing timber outbuilding with new on rear terrace, replace concrete paving with slate paving to rear terrace with associated drainage and the low sea wall cement render is also to be replaced with lime render and the top of the wall capped with slate (matching the proposed paving). 47, Esplanade, PL23 1HZ. It was proposed by Cllr Berryman, seconded Cllr Day and RESOLVED that a recommendation of no objection should be made to Cornwall Council.

22/35 Notice of Appeals

None

22/36 Correspondence

Cllr Finlay reported that, together with Cllr Day she had attended site meetings in respect of PA22/05192 (Beam Ends) and PA22/00015 (16, Tower Park).

It was proposed by Cllr Finlay, seconded Cllr Simms and RESOLVED that the Press and Public be excluded in accordance with the Local Government Act 1972, as amended, during consideration of the next business (Breaches of Planning Regulations) on the grounds that it would be likely to involve the disclosure of exempt information of the following description – personal sensitivity

Date of Next Meeting 21st September 2022