

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 19th APRIL 2023 AT 6.00pm

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

In Attendance The Town Clerk, Sally Vincent

22/92 Apologies Cllr Dellow

22/93 Declaration of Interests

Pecuniary – None

Non Registerable – None

Dispensations – None

22/94 Public Participation & Questions

None.

22/95 Minutes of the Meeting held on 15th March 2023

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

22/96 Matters Arising not on the Agenda (for report only)

None

22/97 Planning Applications

1. PA23/02050. Listed Building Consent to replace cement render on the South West elevation gable with slate hanging to the upper storeys and bag rub lime render to lower storey, latter painted to match existing. 47, Esplanade, PL23 1HZ. Cllr Finlay noted that the HEP states that ‘pre-application advice was provided under PA22/01082/PREAPP, the application has been informed by our advice and is supported by a comprehensive Heritage Statement and Impact Assessment. The proposed works are considered justified and subject to strict accordance with the applicants Method Statement will preserve the special interest and significance of the listed building. It is important that the Method Statement forms part of the approved list of documents.’ Cllr Day proposed, Cllr Berryman seconded and it was RESOLVED that a recommendation of no objection should be made to Cornwall Council.

2. PA23/02049. Replace cement render on the South West elevation gable with slate hanging to the upper storeys and bag rub lime render to lower storey, latter painted to match existing. 47, Esplanade, PL23 1HZ. Cllr Finlay noted that the HEP states that

'pre-application advice was provided under PA22/01082/PREAPP, the application has been informed by our advice and is supported by a comprehensive Heritage Statement and Impact Assessment. The proposed works are considered justified and subject to strict accordance with the applicants Method Statement will preserve the special interest and significance of the listed building. It is important that the Method Statement forms part of the approved list of documents.' Cllr Day proposed, Cllr Berryman seconded and it was RESOLVED that a recommendation of no objection should be made to Cornwall Council.

3. PA23/02236. Works to alter and enlarge front terrace with associated landscaping and insertion of doorway openings to front bays. 9, St Fimbarrus Road, PL23 1JJ. Cllr Simms proposed, Cllr Finlay seconded and it was RESOLVED that a recommendation of no objection should be made to Cornwall Council.

4. PA23/00679. Erection of barn for machinery and hay/straw storage. Land North Of Higher Trewrong, Polmear Hill, Par, PL24 2TJ. Cllr Berryman proposed, Cllr Simms seconded and it was RESOLVED that a recommendation of no objection should be made to Cornwall Council.

5. PA23/02364. Timber framed porch to entrance. 2, The Old School House, Hanson Drive, PL23 1ET. Cllr Finlay noted that The Old School House is thought to date to 1877; Historic England indicates no listing for the building, however the architect considers because of its age, construction and architecture the development would meet the criteria for a NDHA (non-designated heritage asset). The proposed porch, in this application, is a minor addition and one that will not be visible from any public streetscapes and would normally be permitted development. The materials chosen will match the age and character of the building without eroding any of its features. Cllr Finlay then proposed, Cllr Day seconded and it was RESOLVED that a recommendation of no objection should be made to Cornwall Council.

6. PA23/02575. Renovation and proposed ground floor extension replacing an existing conservatory. Lowena, 29, Lankelly Lane, PL23 1HN. Cllr Day proposed, Cllr Berryman seconded and it was RESOLVED that a recommendation of no objection should be made to Cornwall Council.

7. PA23/02398. Change of use from an existing store room above the garage to an occasional overflow accommodation and occasional holiday accommodation. 45, Langurtho Road, PL23 1EH. It was noted that planning permission for the garage and store had been granted in 2016. Members noted that Langurtho Road is primarily a quiet residential area and the access road for residents is a single lane road used for access and parking. This application would be likely to result in additional vehicular trips from short term holiday users and put additional strain on this existing road network. FTC already receives complaints from locals living in Langurtho Road about lack of parking during the busy summer months. Cllr Finlay proposed, Cllr Day seconded and it was RESOLVED that a recommendation of objection should be made to Cornwall Council. *Reason: 1. The proposal is contrary to Policy 5 of the Fowey NDP, which states that, due to the impact upon the local housing market of uncontrolled growth of dwellings used for holiday accommodation (as second or holiday homes), new open market housing, other than replacement dwellings, will only be supported where there is a restriction to ensure its occupancy as a Principal Residence. 2. The proposal is contrary to Policy 2 of the Fowey NDP (Design and Character of Fowey Parish) as this change of use would lead to overdevelopment of the garage/storeroom to short term letting in a residential area with limited parking. 3. The proposal is contrary to NPPF paragraph .84, which states - planning policies and decisions should enable: a) the sustainable growth and expansion of all types of*

business in rural areas, both through conversion of existing buildings and well-designed new buildings. This change of use to short term letting does not support sustainable growth where the number of long term rental properties in Fowey has declined creating in a negative impact on the availability of staff, especially in hospitality.

4. The proposal is contrary to CLP Policy 5 (Business and Tourism). The lack of affordable homes to buy or rent in Fowey causes staff retention problems for local businesses and increased parking issues during busy seasonal periods.

22/98 Notice of Appeals

None.

22/99 Correspondence

Cllr Finlay noted that she was pleased to see that the inappropriate proposals submitted for 30, Fore Street had been refused by Cornwall Council.

A letter had been received from Travelodge asking if FTC would like to meet representatives to discuss possible development in the town.

22/100 Breaches of Planning Regulations

None.

Meeting Closed 6.23pm

Date of Next Meeting to be confirmed