

## **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 12<sup>th</sup> JULY 2023 AT 6.30pm**

**Present** Cllr Mrs R Finlay (Chairman),  
Cllr Berryman, Cllr Mrs F Day, Cllr A Dellow,  
Cllr Y Patterson, Cllr Mrs L Simms (*ex officio*)

**In Attendance** The Town Clerk, Sally Vincent  
Cllr C Gibbon  
1 member of the public

**23/11 Apologies** None

**23/12 Declaration of Interests**  
Pecuniary – None  
Non Registerable – Cllr Finlay declared a non registerable interest in PA23/04363.  
Cllr Berryman declared a non registerable interest in PA23/04159.  
Dispensations – None

**23/13 Public Participation & Questions**  
None.

**23/14 Minutes of the Meeting held on 8<sup>th</sup> June 2023**  
It was proposed by Cllr Day, seconded Cllr Simms and RESOLVED that the minutes be confirmed and be signed by the Chairman.

**23/15 Matters Arising not on the Agenda** (for report only)  
None

**23/16 Planning Applications**  
1. PA23/04382. Listed Building Consent for Listed Building Consent for 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 condition 2 in respect of decision PA20/11436 without compliance with Condition 2 of planning decision PA21/09181 dated 10.03.2022. Fowey Hall, Hanson Drive, PL23 1ET. Cllr Finlay noted that HEP consider that the proposed minor change in material finish to the stair section of the approved extension is not objectionable. Cllr Berryman proposed, Cllr Day seconded and it was RESOLVED

that a recommendation of no objection should be made to Cornwall Council.

2. PA23/04403. Removal of rear wooden extension and replace with block cavity extension of 3.6sqm internal floor space. Proposed first floor balcony to rear of the property. Fimbarrs Reach, 3, Daglands Road, PL23 1JL. Members noted that the semi-detached neighbour had lodged an objection on the CC planning portal, not to the principle of a balcony but to the size of this proposed one. It was agreed that this objection was valid and it was proposed by Cllr Day, seconded Cllr Finlay and RESOLVED that a recommendation of objection should be made to Cornwall Council. *Reason: Whilst the principle of a balcony on this property is acceptable, the dimensions of this balcony are unacceptable given its close proximity to the immediate neighbour. A balcony of the proportions given in the proposal would cause significant overlooking issues and loss of privacy to the occupants of 5, Daglands Road.*

Cllr Finlay withdrew from the meeting.

It was proposed by Cllr Simms, seconded Cllr Day and RESOLVED that Cllr Berryman should take the Chair for the next item.

3. PA23/04363. Proposed extension and alterations. 43, Vicarage Meadow, PL23 1EA. It was noted that 3 public objections related to loss of views but that this was not a material planning reason for refusing the application. The proposal would result in a change in the roofline that could potentially be out of line with the design of the Vicarage Meadow estate but members considered that several other properties on the state had been altered in a broadly similar way. Cllr Simms proposed, Cllr Dellow seconded and it was RESOLVED that a recommendation of no objection should be made to Cornwall Council.

Cllr Berryman withdrew from the meeting.

Cllr Finlay returned to the meeting and re-took the Chair.

4. PA23/04159. Conversion of several barns at Penhale Farm for use as facilities for Penhale Caravan and Camping Park. Penhale Farm, PL23 1JU. Members considered that this proposal was compliant with policies in the Fowey NDP. Cllr Dellow proposed, Cllr Day seconded and it was RESOLVED that a recommendation of no objection should be made to Cornwall Council.

Cllr Berryman returned to the meeting.

5. PA23/04797. Construction of balcony to rear dormer. Foyers, 5, Gallants Drive, PL23 1JE. This proposal would have no impact on neighbours or the streetscene. Cllr Patterson proposed, Cllr Finlay seconded and it was RESOLVED that a recommendation of no objection should be made to Cornwall Council.

## **23/17 Notice of Appeals**

None.

## **23/18 Correspondence**

PA23/04494. Submission of details to part discharge condition 7 of decision.

PA21/06771 dated 16.03.2023.| Land North Of Polscoe (B3415) Fowey PL23 1HQ HEP had responded that the condition must be adhered to.

Condition 7 states; No demolition/development shall take place/commence until a programme of archaeological work including a Written Scheme of Investigation has been submitted to and approved by the local planning authority in writing. The scheme shall include an assessment of significance and research questions, and: 1. The programme and methodology of site investigation and recording 2. The programme for post investigation assessment 3. Provision to be made for analysis of the site investigation and recording 4. Provision to be made for publication and dissemination of the analysis and records of the site investigation 5. Provision to be made for archive deposition of the analysis and records of the site investigation 6. Nomination of a competent person or persons/organisation to undertake the works set out within the Written Scheme of Investigation B) No development shall take place other than in accordance with the Written Scheme of Investigation approved under condition (A). C) The development shall not be occupied until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation approved under condition (A) and the provision made for analysis, publication and dissemination of results and archive deposition has been secured. D) The archaeological recording condition will normally only be discharged when ALL elements of the WSI including on site works, analysis, report, publication (where applicable) and archive work has been completed.

**23/19 Breaches of Planning Regulations**

None.

**Meeting Closed**      6.58pm

**Date of Next Meeting**      to be confirmed