

## **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 20<sup>th</sup> SEPTEMBER 2023 AT 6pm**

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

**In Attendance** The Town Clerk, Sally Vincent  
Cllr C Gibbon  
Emma Rogers, Treveth Holdings, LLP (part)  
7 members of the public

**23/26 Apologies** None

**23/27 Declaration of Interests**

Pecuniary – None

Non Registerable – None

Dispensations – None

**23/28 Public Participation & Questions**

The applicant of PA23/05192 confirmed that the workshop that she was hoping to erect would replace an existing workshop and the access to it was difficult.

Emma Rogers (Treveth Holdings) gave the following presentation.

Her company had been approached with the opportunity of acquiring land at Lankelly Lane, but that it was important to the company that we look at acquiring sites that we have the support of the Parish or Town Council on, given the nature of what we do.

Therefore, she was interested to understand what the Town Council's appetite is for further development within Fowey, and in particular the nature of development which Treveth deliver.

Treveth are an arm's length subsidiary of Cornwall Council, they provide funding to us, but we act as an independent commercial entity. We were set up as a direct response to the housing crisis within Cornwall, to deliver homes and commercial space to people who live and work in Cornwall. In particular it is our focus to deliver open market rental properties, due to the seasonal nature of Cornwall and the domination of holiday rentals saturating the market meaning that rental properties for people who live in Cornwall are few and far between, and often of very poor quality, with short term leases that offer no security.

On our developments we always aim to deliver the policy compliant level of affordable housing, and look to deliver the majority of the open market housing as open market rent, restricted to local people using the same mechanisms as the Section 106 provides for Affordable Housing. These are therefore restricted to being rented to people who live, work or have immediate family within the Parish.

If we deliver any open market sales homes on a development, it is usually less than 20%, and these come with a restriction on their title to prevent them from being rented as holiday homes or “Air B&Bs”. All of our rental properties come with a minimum 3 year tenancy period to offer our tenants security, and to create a sense of community with people staying for a longer period.

Treveth retain their developments in perpetuity, and remain the landlord of the open market rental properties and the affordable housing. This means we have complete control over the future maintenance of the development, through our inhouse management company, and can ensure the quality that is delivered is maintained long term. As every one of our developments is a long term investment for us, it is essential to us that we integrate with the community and deliver homes that are much needed in the areas we build in.

The land at Lankelly Lane sits outside of the settlement boundary identified within the NDP, and would therefore fall into the category of a Policy 9 Rural Exception site.

We are aware that there is an identified need for affordable homes in the Fowey area, and therefore would seek to deliver an affordable led development of between 30 and 35 homes on the site. Whilst we have not looked into this in any detail as yet, I would expect bungalows would be most appropriate, in order to reduce the impact on neighbouring properties and keep the visual impact on the AONB to a minimum.

I would very much be interested to understand the Town Council’s position on this land coming forward for this purpose, in order that we can then be well informed as to whether we make an offer on the land or not. In addition to this, if there are any other areas within Fowey that the Town Council may deem more appropriate for a development of our nature in order to help answer the housing need in the area, for both affordable homes and local people, then input on this would be welcome.

Cllr Finlay responded that this was a sensitive site and that she considered that this was a suggestion that must be considered by full Council and not just the Planning Committee. The Town Clerk agreed to contact Treveth Holdings if other potential sites could be identified within Fowey.

**23/29 Minutes of the Meeting held on 30<sup>th</sup> August 2023**

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

**23/30 Matters Arising not on the Agenda (for report only)**

None

**23/31 Planning Applications**

1. PA23/06184. Provision of a swimming pool, replacement the existing conservatory, addition of dormer windows, opening up of the basement level to create usable spaces and landscaping of the garden area. The Haven, 61, Esplanade. Cllr Finlay confirmed that a site visit had taken place on 14<sup>th</sup> September and recorded that this was a complex application on one of the most significant buildings within the Conservation Area and AONB. The building dated to 1875-1882 and was the home of Sir Arthur Quiller-Couch. Historic Environment had closely examined the proposals at pre application stage and their recommendations had been incorporated into the final designs relating to the house itself, with a lot of the original features retained. Cllr Berryman considered that if the Conservation Officer and HEP were content with the proposals for the house they could well be acceptable, although concern was raised about the impact of the proposed dormers on the Esplanade streetscene and which

could set a precedent, given there were 7 listed buildings within 100 yards of The Haven. Concern was also raised about the availability of parking and the disposal of waste associated with the excavation of the proposed swimming pool. Following further discussions Cllr Dellow proposed, Cllr Berryman seconded and it was RESOLVED that a recommendation of no objection should be made to Cornwall Council apart from to the proposed dormers on the Esplanade side of the house as these would be detrimental to the streetscene and would set a precedent for similar development in this highly sensitive and protected area. The following conditions should also be attached. 1. Construction activity at this location must be done in such a way as to not destabilise the land to the south of the plot nor introduce instability to other locations along the frontage. 2. Drainage of the pool must be clearly defined in the application and not conflict with policy CC1- Section 3. If the drainage proposal conflicts with this policy then a Coastal Vulnerability Assessment must be provided. 3. During the construction period the limited number of parking spaces on the Esplanade must not be taken/obstructed by builders or suppliers and the access road to the Polruan Ferry landing dock (during the summer) and to Whitehouse Beach must not be obstructed by builders or suppliers vehicles.

2. PA23/06185. Listed Building consent to build a swimming pool, replace the existing conservatory, addition of dormer windows, opening up of the basement level to create usable spaces and landscaping of the garden area. The Haven, 61, Esplanade. Cllr Dellow proposed, Cllr Berryman seconded and it was RESOLVED that a recommendation of no objection should be made to Cornwall Council apart from to the proposed dormers on the Esplanade side of the house as these would be detrimental to the streetscene and would set a precedent for similar development in this highly sensitive and protected area. The following conditions should also be attached. 1. Construction activity at this location must be done in such a way as to not destabilise the land to the south of the plot nor introduce instability to other locations along the frontage. 2. Drainage of the pool must be clearly defined in the application and not conflict with policy CC1- Section 3. If the drainage proposal conflicts with this policy then a Coastal Vulnerability Assessment must be provided. 3. During the construction period the limited number of parking spaces on the Esplanade must not be taken/obstructed by builders or suppliers and the access road to the Polruan Ferry landing dock (during the summer) and to Whitehouse Beach must not be obstructed by builders or suppliers vehicles.

3. PA23/06274. Application for Principal in Planning Consent: Erection of 1no three bedroom dwelling. Sand School, Coombe Lane, PL23 1HN. Application for Principal in Planning Consent: Cllr Finlay explained that permission in principle was a relatively new route for obtaining planning permission that came into force in June 2018. Via this route you only need to establish the principle of development once and then you can go on to apply for the technical details. Cllr Day proposed, Cllr Simms seconded and it was RESOLVED that a recommendation of objection should be made to Cornwall Council. *Reason: The site is not suitably located for the development. It does not accord with Policies 2, 3, 7 and 9 of the Cornwall Local Plan or Policies 3 or 4 of the Fowey NDP, which together set out the Council's hierarchy for the delivery of new development and those of Fowey NDP, to manage growth and facilitate the delivery of well-located new housing in the parish. It is also contrary to paragraph 79 of the NPPF.*

4. PA23/05192 1. Replacement of existing Workshop at rear garden with new workshop with green roof; 2. Installation of metal gantry stair to rear garden; 3. Partial Demolition of tenement storage area adjacent to kitchen; 4. Installation of

metal balustrade and handrail at edge of retaining wall at upper rear garden; 5. Traditional trellis and planting to vertical concrete walls adjacent to workshop. 35, Lostwithiel Street, PL23 1BG. Cllr Finlay noted that four objections from neighbours had been recorded on the CC planning portal and also concerns had been raised that the proposal extends over land that is not owned by the applicant but is in shared ownership, although she confirmed that the latter was not a material consideration in planning terms. Cllr Finlay then proposed, Cllr Day seconded and it was RESOLVED that a recommendation of objection should be made to Cornwall Council. *Reason: The proposal is detrimental to the residential amenity of neighbouring properties and would result in overlooking from the new garden/decking area into first floor bedroom and bathroom of the immediate neighbour. The proposed 'nautical' and industrial-looking gantry and stairs and inappropriate and unsympathetic in the Conservation Area. The proposal is contrary to Policy 2 and Policy 8 of the Fowey NDP.*

5. PA23/07316. Certificate of lawfulness for existing use of a building as a residential dwelling (C3) and the use of adjoining land as a residential planning unit. 15, Polmear Hill, Par, PL24 2AR. Members noted that the building to which this application relates is a single storey dwelling covering an area of approximately 70m<sup>2</sup>. It was developed on the site of an old quarry. The building is of non-standard construction, described as a chalet, a modest, useful dwelling for many years. The building has mains electricity, mains water and a private drainage system. Access is via a private drive and there is ample parking. The site area, outlined in red on the site location plan, covers approximately 0.05 hectares. There is evidence that the building was occupied as a residential dwelling until 2014. When the building was vacated, the applicant's intention was to refurbish and enhance it with a view to re-letting it. The occupancy ceased but the residential use of the building was seemingly not abandoned. In September 2021 the building was vandalised and set on fire, causing considerable damage and rendering it unusable. Cllr Berryman proposed, Cllr Patterson seconded and it was RESOLVED that no comment should be lodged with Cornwall Council as members considered that they had insufficient clear evidence to hand to either support or object to this proposal.

6. PA23/07332. Raised pathway around rear extension along with privacy screening. 18, Tavern Barn, PL23 1EF. Following a lengthy discussion about the height of the fencing Cllr Dellow proposed, Cllr Day seconded and it was RESOLVED that a recommendation of no objection should be made to Cornwall Council

**23/32 Notice of Appeals**

None.

**23/33 Correspondence**

None.

**23/34 Breaches of Planning Regulations**

None.

**Meeting Closed**      7.15pm

**Date of Next Meeting**      18<sup>th</sup> October 2023

