

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 AT FOWEY TOWN HALL ON
WEDNESDAY 18th OCTOBER 2023 @ 6.30pm.**

Minutes taken by Cllr Mrs Frances Day

Present: Cllr Mrs Ruth Finlay (*Chair*) Cllr Mrs Lynn Simms (*ex officio*) and Cllr Mrs Frances Day,

1} **To receive apologies for absence**

Apologies for absence were received from: Mrs Sally Vincent (*Town Clerk*), Cllr John Berryman, Cllr Andrew Dellow, Cllr Colin Gibbon and Cllr Yvette Patterson

2} **Declarations of interest**

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|---------------------------|------|
| (a) Pecuniary: | None |
| (b) Non pecuniary: | None |
| (c) Dispensations: | None |

3} **Public Participation/Questions**

There were none.

4} **Minutes of the meeting held on 20th September 2023**

It was proposed by Cllr Day, seconded by Cllr Simms and RESOLVED that the Minutes of the previous meeting be confirmed and signed by the Chairman as a true record.

5} **Matters arising from the Minutes not on the Agenda**

There were no matters arising.

6} **(I) PA23/06274:** Change of use from Sandschool Workshop to proposed 3 bedroom house, Sand School, Coombe Lane, PL23 1HN:

This is an 'Amended Application' for Change of Use from Sandschool Workshop to proposed three bedroom dwelling. Sand School, Coombe Lane. The drawings, plans, Design and Access statement and Heritage statement remain the same as FTC looked at last month. (In 2018 there was retrospective permission for 2 stables and sand school by this same applicant. FTC initially objected to this development in the AONB and under delegated decision agreed to conditional support, which aimed to protect the AONB.)

Objections to this application for change of use

1. Policy 3 of the Cornwall Local Plan Strategic Policies 2010-2030 (LP) establishes the Council's hierarchy for delivering new development in its area. Outside the main towns it states that new development shall be delivered by rounding off and by developing previously developed land (PDL) within or immediately adjoining that settlement, and development that fills a small gap in an otherwise continuous built frontage. There can be no doubt that the development subject of this application cannot be considered rounding off or infill development.
2. Policy 3 of the Fowey Parish Neighbourhood Development Plan 2019-2030 (FNP) established a Development Boundary. The site of this application is outside of this area, in AONB.
3. In Policy 7, Housing in the Countryside; the LP has said the development of new homes in the open countryside will only be permitted where there are special circumstances; this application would not be applicable.
4. Policy 23 Natural Environment of the LP, "Great weight will be given to conserving the landscape and scenic beauty within or affecting the setting of the AONB. Proposals must conserve and enhance the landscape character and natural beauty of the AONB and provide only for an identified local need and be appropriately located to address the AONB's sensitivity and capacity".

5. Policy 9 of the LP covers Rural Exception sites, as does Policy 4 of the FNP. However, this development does not accord with either Policy as it is not put forward as a unit of affordable housing and neither is it well related to the physical form of the settlement.

6. Paragraph 79 of the National Planning Policy Framework states that to promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. This proposed development does not enhance or maintain the vitality of our rural community.

Objection:

In summary, the site is not suitably located for the development of a 3 bedroom house. It does not accord with Policies 2, 3, 7, 9 and 23 of the LP or Policies 3 or 4 of the 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. It was proposed by Cllr Simms, seconded by Cllr Day and unanimously RESOLVED to object to this application.

(2) PA23/02888: Retrospective application for extension and alterations, 3 Gallants Drive, PL23 IJE:

Planning permission was granted for major extension works (PA16/07552); unfortunately there were some alterations undertaken which did not receive further Planning Approval resulting in enforcement action EN21/01077. This application seeks to regularise the situation.

What are the changes to the original plans?

1. Extended roof over the balcony by a further 600mm. This appears to be the only variation from the original plans.

Decision:

1. Fowey Planning Committee recognises that the roof, as built on this property, differs from the original plans and agreed with the LPA in the Decision Notice in 2016. The roof has been extended by 600mm over the balcony; however this appears to be the only variation to the plans. Fowey Planning Committee is unhappy that enforcement action has been necessary to bring about retrospective planning to regularise these changed plans.

2. In the PA16/07552 Decision Notice stated condition 3 Prior to occupation of the first floor balcony hereby approved, obscure glazing/solid panels shall be constructed to the west elevations of the balcony to a height of 1.8m. The screening shall be retained and not removed at any time. There is no reference to the long balcony on the south elevation and overlooking.

3. Whilst Fowey Planning Committee dislikes the principle of retrospective planning applications, it was proposed by Cllr Finlay, seconded by Cllr Simms and RESOLVED to agree to retrospective planning for the changes to the roof.

7} **Correspondence**

No correspondence had been received.

Proposed date of next meeting

This would take place on Wednesday 15th November.

There being no further business, the meeting closed @ 7.00 pm.

