

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 15th NOVEMBER 2023 AT 6.40 pm

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
4 members of the public (3 part)

23/35 Apologies Cllr C Gibbon

23/27 Declaration of Interests

Pecuniary – None
Non Registerable – None
Dispensations – None

23/28 Public Participation & Questions

None

23/29 Minutes of the Meeting held on 18th October 2023

It was proposed by Cllr Simms, seconded Cllr Dellow 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. PA23/08768. Extension to rear of garage and turn into an annex to the main dwelling. 3, Newtown, PL23 1JY. Cllr Finlay noted that the garage was completely separate to the parent dwelling. The proposal was to create an annexe of 24.6 sq. metres, which was larger than the 19.1 sq. metre floor space of the existing house and it would effectively be a self-contained unit within a 'tight' terrace of 2 bedroomed cottages. Cllr Berryman considered that the proposal was acceptable, given that the parent dwelling was detached from the terraced properties at Newtown and there was space to accommodate the proposed annexe. On this basis he proposed no objection and this was seconded by Cllr Dellow. Cllr Finlay proposed an amendment of objection for the following reasons: 1. The scale, massing, character, appearance and density of the proposed development constitutes overdevelopment of a restricted site, contrary to Policy 2 of the Fowey NDP, Design and Character of Fowey Parish 2. The

proposal is contrary to Policy 12, Design, of the Cornwall Local Plan, which rules that development proposals should protect individuals from a). overlooking and unreasonable loss of privacy. b). overshadowing and overbearing impacts and c). unreasonable noise and disturbance. This was seconded by Cllr Day. Voting on the amendment was 2 in favour, 2 against and 2 abstentions. Cllr Finlay used her casting vote in favour. Voting on the original proposal was 2 in favour, 2 against and 2 abstentions so the original proposal was, therefore, lost

2. PA23/09063. Non-material amendment in relation to decision notice PA23/02575 dated 01/06/2023: Gable window to be omitted and existing gable window to have its sill level lowered. Small gable roof to be omitted between the existing dwelling and the proposed Pavillion. Lowena, 29, Lankelly Lane, PL23 1HN. Cllr Dellow proposed, Cllr Berryman 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

Cllr Finlay drew members attention to the following

- There would be further useful CC Planning training on 24th November
- The Levelling Up and Regeneration Bill was enacted on 24th October. This would result in, *inter alia*, a new infrastructure bill and increased planning application costs
- The new Cornwall Local Plan would start in 2025 but there would be a call for potential development sites in 2024. It had been highlighted that reviews of NDP's should be delayed until full details of the new CLP are known.

23/34 Breaches of Planning Regulations

None.

Meeting Closed 7.03pm

Date of Next Meeting 13th December 2023