

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 17th JANUARY 2024 AT 6.20 pm

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

In Attendance The Town Clerk, Sally Vincent
Cllr A Harris-Guerrero
19 members of the public

23/44 Apologies Cllr Mrs Y Patterson

23/45 Declaration of Interests

Pecuniary – None

Non Registerable – Cllr Finlay declared a non registerable interest in PA23/07214.

Dispensations – None

Cllr Finlay withdrew from the meeting.

Cllr Simms proposed, Cllr Day seconded and it was RESOLVED that Cllr Berryman should take the Chair for consideration of PA23/07214.

23/46 Public Participation & Questions

Members of the public had attended to voice objections to PA23/07214 and they had registered their concerns on the CC Planning Portal; Cllr Berryman confirmed that the Planning Committee members had read all of these in preparation for the meeting.

Further to the points raised on the portal objectors considered, *inter alia*, that

- If the application was successful all the other residents in the road would experience 2 years of chaos and disruption during construction. Vicarage Meadow was a relatively narrow residential street with cars always parked on one side and double yellow lines on the other. Builders would have nowhere to park and delivery lorries would have to block the road completely to load/unload. Cllr Berryman explained that should the application be approved a Construction Management Plan would have to be agreed with Cornwall Council to mitigate these problems.
- Vicarage Meadow was access only for residents and their visitors. The Town Clerk responded that builders/delivery drivers/general public also had the right of access, it was not restricted to residents and neither was roadside parking.

- The proposed new dwelling would be twice the size of other Vicarage Meadow properties and would block views from other properties. It was appreciated that people were not entitled to a view but this house would simply be too big.
- The proposed new dwelling would block light and sun from number 39, Vicarage Meadow.
- The proposed new dwelling would cause serious overlooking issues to number 41, Vicarage Meadow, particularly as the house was designed as an upside down house with first floor living accommodation.
- This would create a precedent for similar applications.
- The style of the proposed dwelling was incongruous and, if approved, would stand out when viewed from the river.
- This was likely to be a second home, not a permanent residence.
- It was queried whether the public would have a further opportunity to object if CC planning was minded to support the proposal. Cllr Berryman responded that if the planning officer was minded to approve the application but FTC objected there would be an opportunity for the decision to be made by a CC Planning Committee if the Fowey Cornwall Councillor, Cllr Virr, called it in. If this did happen people would be given an opportunity to address the Committee but would need to register to do so.

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

23/47 Minutes of the Meeting held on 13th December 2023

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

23/48 Matters Arising not on the Agenda (for report only)

None.

23/49 Planning Applications

1. 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 Dellow proposed, Cllr Day seconded and it was RESOLVED that a recommendation of no objection should be made to Cornwall Council, noting that FTC's previous concerns had been addressed.

2. PA23/09282. Proposed Extension of driveway and parking to front of property. 40, Pentreath Close, PL23 1ER. It was noted that SW Water has given advice about proximity to sewage pipes and surface water run-off. Cllr Gibbon proposed, Cllr Simms seconded and it was RESOLVED that a recommendation of no objection should be made to Cornwall Council.

Cllr Finlay withdrew from the meeting and Cllr Berryman took the Chair.

3. PA23/07214. Replacement Dwelling. 40, Vicarage Meadow, PL23 1EA. Members discussed this application at some length and noted that:

- The height of the building would be raised by approximately 1 metre
- Previous modifications to other dwellings in Vicarage Meadow had not resulted in such an extreme change to the streetscene
- The proposed dwelling would have the appearance of a two storey house and not be chalet-style similar to the existing dwellings.
- The proposed dwelling would be significantly larger than the existing homes in both Vicarage Meadows.
- There would be significant overlooking issues.
- A sustainable solution must be to update and improve existing houses, rather than knock them down and rebuild.

Cllr Dellow then proposed, Cllr Day seconded and it was RESOLVED that a recommendation of objection should be made to Cornwall Council. *Reasons: Previous smaller modifications to other dwellings in Vicarage Meadow have not resulted in such an extreme and incongruous change to the largely uniform streetscene. The proposed dwelling would be significantly larger than any of the other houses in Vicarage Meadow and would have the appearance of a two-storey house, rather than being a chalet-style dwelling similar to the other properties. This proposal is, therefore, in conflict with Policy 2, Design and Character, of the Fowey NDP. The design of the proposed dwelling, being an upside down house with first floor living accommodation, would result in significant overlooking to number 41, Vicarage Meadow and this would be exacerbated by the use of the proposed balcony. The increased size of the proposed dwelling would result in the loss of sun and light to number 39, Vicarage Meadow.*

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

4. PA23/10283. Extension to rear of shop to form new store. Petrol Station, Four Turnings Garage, Newtown, PL23 1JU. Cllr Gibbon proposed, Cllr Finlay seconded and it was RESOLVED that a recommendation of no objection should be made to Cornwall Council

23/50 Notice of Appeals

None.

23/51 Correspondence

PA23/09458. Co-op New Retail Store. Cllr Finlay reported that she had contacted the planning officer to request a revised drawing of the amendments, following FTC's objection to the illuminated totem signage.

23/52 Breaches of Planning Regulations

None.

Meeting Closed 6.57pm

Date of Next Meeting 21st February 2024