

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 21st FEBRUARY 2024 AT 6.00 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

23/53 Apologies Cllr Mrs Y Patterson

23/54 Declaration of Interests

Pecuniary – None

Non Registerable – Cllr Finlay declared a non registerable interest in PA24/00132.

Dispensations – None

23/55 Public Participation & Questions

None

23/56 Minutes of the Meeting held on 17th January 2024

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

23/57 Matters Arising not on the Agenda (for report only)

None.

Cllr Simms proposed, Cllr Gibbon seconded and it was RESOLVED that Cllr Berryman should take the Chair for consideration of PA24/00132.

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

23/58 Planning Applications

1. PA24/00132. Conversion of existing flat roof garage into additional bedroom and utility room, and single-storey front extension to link converted garage with dwelling. Replacement of flat roof of converted garage with a new pitched roof and addition of cladding to first floor level exterior of house. 20, Vicarage Meadow, PL23 1DZ. It was noted that the houses on either side of number 20 already had similar extensions, the main difference being that their garages had been retained as garages. Cllr Berryman pointed out that number 20 would still have adequate parking for three cars even if the garage, which was very small, was converted and he proposed, Cllr Day seconded and it was RESOLVED that a recommendation of no objection should be

made to Cornwall Council, but on the basis that the recommendations from South West Water were implemented.

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

2. PA23/07881. Listed Building Consent:- Internal alterations and external alterations to north east elevation to include enlargement of window openings and formation of new window openings, with improved access to the rear of the converted dwelling. Kilmarth, Polkerris, Par, PL24 2TL. Cllr Finlay noted that in 2022 a Certificate of Lawful Development application (PA22/09130) was approved to convert the first floor of this garage as an annexe for additional accommodation to the residents of the Kilmarth Estate. (This would not represent a material change of use or operational development that would require planning permission; to convert the first floor of the garage into an annexe). Part of the officers decision notice at that time had said 'Please note that if you are minded to use the first floor accommodation as a holiday let or independent unit of accommodation planning permission will be required.' Cllr Gibbon proposed, Cllr Simms seconded and it was RESOLVED that a recommendation of no objection should be made to Cornwall Council, but that the officers comment about planning permission being required should the accommodation be used as a holiday let or independent accommodation be repeated.
3. PA24/00447. Installation of solar panels on roof. Former Squires Field Football Changing Rooms, Langurtho Road, PL23 1EQ. Cllr Dellow proposed, Cllr Simms seconded and it was RESOLVED that a recommendation of support should be made to Cornwall Council. *Reason: This application is fully compliant with Policy 18, Renewable Energy, of the Fowey Neighbourhood Development Plan.*
4. PA24/00339. Non material amendment in relation to Decision Notice PA22/09280 dated 06/02/23 - Various works including Air Source Heat Pump and Woodburner installation, amended solar panel layout, installation of canopy over door and changes to some windows, velux window and doors. 11, Tower Park, PL23 1JD. Cllr Day proposed, Cllr Berryman seconded and it was RESOLVED that a recommendation of no objection should be made to Cornwall Council
5. PA23/10206. Listed Building Consent for removal of 3 existing back doors with side glass panels and replace with like for like style double glazed French doors and side glass panels. 2, Rashleigh Cottages, Polmear Hill, Par, PL24 2AR. Cllr Finlay proposed, Cllr Gibbon seconded and it was RESOLVED that a recommendation of no objection should be made to Cornwall Council, but supporting the recommendations from HEP.
6. PA24/00524. Enlarged dormer window to eastern elevation. 3, Harbour View, PL23 1BN. Cllr Finlay noted that each dwelling in the row has a traditional pitched roof dormer window on the front elevation serving a room within the roof space on the second floor. It was likely that all four properties within the terrace originally had matching dormer windows of the narrow size. Several years before alterations were made to number 4 with an enlarged replacement dormer with uninterrupted glazing and a flat roof. Numbers 2 and 3 contain the original narrow dormer, while number 1 was granted consent in 2016 for a replacement dormer of the same size and pitched roof design as currently proposed under the current application. Number 2 was granted consent for a dormer window to match number 1 in 2023 and FTC had registered no objection to this application. Cllr Gibbon proposed, Cllr Dellow seconded and it was RESOLVED that a recommendation of no objection should be made to Cornwall Council

7. PA24/01166. Proposed erection of a replacement single storey extension to the dwelling and the erection of a detached boat store, garage and workshop. 14, Polmear Hill, Par, PL24 2AR. It was noted that planning permission was granted for a similar development in September 2023 (PA23/05313) but this work had not taken place, apparently for financial reasons. The original application was for a 4 bed development with a single story ground floor extension to provide two bedrooms, with a detached garage, boat storage and workshop, located in the quarry area to the SE of the dwelling. The new application has gone back to the original 2 bedroom house with a larger kitchen. The separate annexe containing a garage, store and workshop with a sail loft on the top floor has 3 rooflights on the north and south side of the first floor, also on the west end of the building; there are also two aluminium doors and windows on the ground floor of the north elevation. Cllr Berryman proposed, Cllr Finlay seconded and it was RESOLVED that a recommendation of no objection should be made to Cornwall Council but with a recommendation added to the consent 'If you are minded to use the first floor of the garage/boat store as a holiday let or independent unit of accommodation planning permission will be required.'

23/59 Notice of Appeals

None.

23/60 Correspondence

An email in connection with PA24/00132 – circulated.

23/61 Breaches of Planning Regulations

None.

Meeting Closed 6.57pm

Date of Next Meeting 20th March 2024