

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 20th MARCH 2024 AT 6.20pm

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
6 members of the public (part)

23/62 Apologies Cllr Mrs Y Patterson

23/63 Declaration of Interests
Pecuniary – None
Non Registerable – Cllr Gibbon declared a non registerable interest in PA24/00373 and PA24/01571.
Dispensations – None

23/64 Public Participation & Questions
The agent acting for the applicant of PA24/01635 explained that the ‘permission in principle’ application, if approved, would give the option on developing 1, 2 or 3 dwellings in the future and confirmed that the site was within the Development Boundary.
The new owners of North Street Kitchen (PA24/01571) explained that their application was to extend their summer operating hours to 12 noon until 9pm in line with their existing winter operating hours.
The applicant for PA24/01013 confirmed that there was already planning permission in place for a dwelling on the site and that his application was to amend the design

23/65 Minutes of the Meeting held on 21st February 2024
It was proposed by Cllr Simms, seconded Cllr Day and RESOLVED that the minutes be confirmed and be signed by the Chairman.

23/66 Matters Arising not on the Agenda (for report only)
None.

23/67 Planning Applications
1. PA24/01527 Works to trees in a conservation area, works include G1 Holm Oak reduce height approx 2 meters and reduce south side of group to line as shown in images attached. North limb cut back to approx 4 meters to reduce lateral weight. East

Limb the tips of limb or dead/dying reduce back to live to promote new growth and reduce lateral weight. T1 Twin stem Holm Oak (fell) remove both stems to ground. Point Neptune, Readymoney Road, St Catherines Cove, PL23 1JH. Cllr Day confirmed that there were no TPO's on the trees but that the site was within the Conservation Area so planning permission was required. She considered that the proposals for tree G1 were justified as the tree required attention but that tree T1 was a more valuable specimen, potentially worthy of preservation. Cllr Day then proposed, Cllr Finlay seconded and it was RESOLVED that a recommendation of objection should be made to Cornwall Council on the basis that there was no objection to the work to tree G1 but that tree T1 should be inspected by the tree officer and a recommendation made.

Cllr Gibbon left the meeting.

2. PA24/01635. Permission in principle for residential development for up to three dwellings (minimum of 1, maximum of 3). Land South of Lawhyre Farmhouse, Polvillion Road, PL23 1HG. Cllr Finlay clarified that Permission in Principle may be granted for minor housing-led development only. If approved, a further Technical Consent application would be required to be submitted within three years to include matters such as the impact on the character and appearance of the area and AONB, neighbouring amenity, ecological matters and highways impact as well as the design of the proposed houses. Given that the site was within the settlement boundary as approved in the Fowey NDP 2020, Cllr Finlay proposed, Cllr Dellow seconded and it was RESOLVED that a recommendation of no objection should be made to Cornwall Council

3. PA24/00373. Listed Building Consent: Minor adjustment to the lower left front door frame. 4A, Trafalgar Square, PL23 1AZ. Cllr Berryman proposed, Cllr Day seconded and it was RESOLVED that a recommendation of no objection should be made to Cornwall Council

4. PA24/01571. 'Temporary permission for continued use of ground floor as restaurant /cafe with holiday letting suites on the first floor.' without compliance of condition 4 of decision PA22/03399 dated 10/11/2022. 55, North Street, PL23 1DB. Cllr Finlay explained the history of this application and noted that Environmental Protection had no objections with regard to noise and odour; the application was simply to extend the summer opening times by 2 hours from 7pm to 9pm. Cllr Berryman proposed, Cllr Dellow seconded and it was RESOLVED that a recommendation of no objection should be made to Cornwall Council.

Cllr Gibbon returned to the meeting.

5. PA24/01013. New build dwelling and associated out buildings. Kempen, Polvillion Road, PL23 1HG. Cllr Day confirmed that the application would involve the felling of 3 trees, none of which was covered by a TPO and from a tree perspective this application was an improvement on the original, approved plans. Cllr Gibbon considered that the proposal made better use of the plot than the original application. Cllr Finlay confirmed that the new design was for a simplified roof structure and with a slightly increased floor area. Cllr Dellow proposed, Cllr Simms seconded and it was RESOLVED that a recommendation of no objection should be made to Cornwall Council, but with a Principle Residence condition in line with Policy 5 of the Fowey NDP.

6. PA24/01686. Works to trees subject to a Tree Preservation Order - To remove hanging branches from trees over lower car park, and foot path walk (location G002), plus dead wood tree over children's play area To dead wood pinus radiata numbers: 03337, 03351, 03352, 03335 & remove lowest branches on north eastern aspect of tree number 03353 with cherry picker To remove dead wood over footpath from tree T1734, remove hanging branch from tree adjacent to T1734 within group G002 and re-coppice holm oak T1741. Fowey Hall, Hanson Drive, PL23 1ET. Cllr Day reported that she had visited the site and had been very impressed at how the owners were looking after and preserving the trees; the proposed work was necessary and appropriate. Cllr Day then proposed, Cllr Gibbon seconded and it was RESOLVED that a recommendation of no objection should be made to Cornwall Council

23/68 Notice of Appeals

None.

23/69 Correspondence

None

23/70 Breaches of Planning Regulations

None.

Meeting Closed 7.02pm

Date of Next Meeting 17th April 2024