

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 PAVILION HOUSE, LANGURTHO ROAD, FOWEY ON WEDNESDAY 19th FEBRUARY 2025 AT 6.15pm

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

In Attendance The Town Clerk, Sally Vincent
1 member of the public.

24/65 Apologies Cllr J Berryman, Cllr Mrs Y Patterson

24/66 Declaration of Interests

Pecuniary – None

Non Registerable – Cllr Dellow declared a non-registerable interest in PA25/00607.

Dispensations – None

24/67 Public Participation & Questions

The applicant of PA25/00938 had attended the meeting to respond to any questions members may have.

24/68 Minutes of the Meeting held on 15th January 2025

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

24/69 Matters Arising not on the Agenda (for report only)

None.

24/70 Planning Applications

1. PA24/07899. Replacement of rotten timber floor with limecrete floor. 52, Lostwithiel Street, PL23 1BG. Cllr Gibbon noted that FTC had raised no objections to a previous application in November 2024, although Historic England had raised some concerns. There would be no change to the outside appearance of the property. Cllr Gibbon then proposed, Cllr Simms, seconded and it was RESOLVED that a recommendation of no objection should be made to Cornwall Council, but supporting the HEP findings that there should be a ‘holistic approach to dealing with the damp issues within the property’ and if new internal wall finishes are proposed this should be included on the application.

2. PA25/00322. Works to a tree in a Conservation Area for 1 x Walnut - reduce height from 6m to 5m and reduce radial spread from 7m to 5m (please see accompanying photo). 4, Harbour View, PL23 1BN. Cllr Day noted that the tree could potentially grow to 50 foot and live for 200 years and she proposed, Cllr Finlay seconded and it was RESOLVED that a recommendation of no objection should be made to Cornwall

Council, but noting that the tree was actually in the communal gardens behind Troy Court and not owned by the residents of 4, Harbour View.

3. PA25/00387. Erection of a new, 4 bedroom detached dwelling with detached garage in replacement of the existing dwelling. 15, Polmear Hill, Par, PL24 2AR. Cllr Dellow noted that this application was for a large 4-bedroomed house and was not a like-for-like replacement of the previous property on the site, which had been destroyed by fire. It would also be in a prominent position and close to a PROW. Cllr Dellow proposed, Cllr Gibbon seconded and it was RESOLVED that a recommendation of objection should be made to Cornwall Council. *Reason: The scale of the proposed dwelling, given its elevated position does not reflect the more modest dwellings in the wider area, within the hamlet of Polmear. The proposal is also contrary to Policy 2 of the Fowey NDP, Design, and Character of Fowey Parish, in terms of scale, massing, character and appearance in the natural environment, including impact on the skyline and from the South West Coastal Path.*

4. PA24/09268. Listed Building Consent for:- Replacement of 4 windows like for like and repair works to 2 windows. Seasalt Ltd, 9 – 11, Fore Street, PL23 1AH. It was proposed by Cllr Gibbon, seconded Cllr Day and RESOLVED that a recommendation of no objection should be made to Cornwall Council, although FTC hopes the applicant will consider the advice from HEP.

Cllr Dellow withdrew from the meeting

5. PA25/00607. Renovation of flat including replacement roof, doors and windows, new juliet balcony, reinstatement of chimney, 2no. roof lights and proposed external stair to new roof terrace. 3, Customs House Hill, PL23 1AB. Members noted the objections posted on the CC Planning Portal and also the email objections sent directly to FTC, particularly in respect of overlooking. Cllr Finlay proposed, Cllr Gibbon seconded and it was RESOLVED that a recommendation of objection should be made to Cornwall Council. *Reason: The inclusion of the spiral staircase in this application will inflict an unacceptable loss of privacy due to the proposed staircase being so close to a neighbours bathroom window. The flat roof 'rooftop terrace' will create noise and disturbance to the immediate neighbours, whilst also being at the same level as neighbouring bedroom windows, thus creating a lack of privacy. The unnecessary inclusion of the rooftop terrace and spiral staircase will create overlooking and cause an overbearing impact on other neighbouring properties. The proposal is contrary to the Cornwall Local Plan Policy 12, Design, which states that proposals should protect individuals and property from a. overlooking and unreasonable loss of privacy; b. overlooking and overbearing impacts and c. unreasonable noise and disturbance.*

Cllr Dellow returned to the meeting

6. PA25/00938. Permission in principle for a proposed residential development plus associated works (minimum 4, maximum 9). Polscoe, PL23 1HQ. Members noted that this application site was outside the Development Boundary designated in the Fowey NDP, but accepted that the approval of the Co-op and Harbour Reach applications on either side of the site effectively made the proposal infill. Additionally, affordable small scale housing was needed and supported in the NDP. It was proposed by Cllr Day, seconded Cllr Gibbon and RESOLVED that a recommendation of no objection should be made to Cornwall Council, noting that the development must comply with Policy 4 of the Fowey NDP, small scale affordable

housing (on rural exception sites), and Policy 5 of the Fowey NDP, a principle residence requirement.

24/71 Notice of Appeals

None.

24/72 Correspondence

Cllr Finlay reported that she had received a letter of apology from Gavin Smith (CC Planning) for mistakes made in connection with the approval of planning applications relating to 40, Vicarage Meadow.

24/73 Breaches of Planning Regulations

None.

Meeting Closed 6.54 pm

Date of Next Meeting 19th March 2025