

DRAFT MINUTES

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MINUTES OF A MEETING OF FOWEY TOWN COUNCIL PLANNING COMMITTEE HELD IN PAVILION HOUSE, LANGURTHO ROAD, FOWEY ON WEDNESDAY 19th MARCH 2025 AT 6.15pm

Present Cllr Mrs R Finlay (Chairman), Cllr J Berryman,
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
5 members of the public.

24/74 **Apologies** Cllr Mrs Y Patterson

24/75 **Declaration of Interests**

Pecuniary – None

Non Registerable – None.

Dispensations – None

24/76 **Public Participation & Questions**

The applicant for PA25/01001 explained to the meeting that he already had Planning in Principle (PIP) for 1 – 3 dwellings on the site and, having taken advice from a local estate agent, this application was intended to meet the needs of local people by providing three modest bungalows for full-time residential occupation. Although the bungalows were described as self-build the applicant would be building all three of them, whilst consulting with the buyers about some aspects of the design/fittings. The applicant for PA25/01381 advised members that his application was for a forever home for his local family. He explained that the boundary delineation had been reduced to address the concerns raised by FTC to a previous application and the proposal was to transform an untidy derelict site into a modern family home. The gentleman considered that the application was compliant with Policy 2 of the Fowey NDP.

The owner of one of the cottages at Lawhyre had attended the meeting to object to PA25/01001. The lady confirmed that she was also representing another of the cottage owners and explained that the existing cottages shared an important communal green space and driveways. The proposed bungalows would be sited very close to their boundaries, which would impact negatively on the residential amenity of their businesses, as would the significantly increased traffic movements on the driveways. Construction traffic would cause severe disruption.

24/77 **Minutes of the Meeting held on 19th February 2025**

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

24/78 Matters Arising not on the Agenda (for report only)

None.

24/79 Planning Applications

1. PA25/01001. Residential development for 3 detached self-build bungalows. Land South East of Lawhyre, Polvillion Road, PL23 1HG. Members noted the concerns of the owners of the adjacent businesses/holiday lets but also recognised that the proposal was for 3 full-time residential bungalows which were modest in size and, as such, would be an asset to Fowey's housing stock. Cllr Day voiced concern about the tight access road and it was agreed that there was an opportunity for the owner to re-evaluate this. Consultation comments from Cornish Natural Landscape and Historic Environment (Planning) were also noted. It was proposed by Cllr Gibbon, seconded Cllr Day and RESOLVED that a recommendation of no objection should be made to Cornwall Council, but endorsing the recommendations of Cornish Natural Landscape in respect of planting and Historic Environment (Planning) in respect of the commissioning of a Heritage Impact Assessment/Archaeological Assessment of the wider context and a geophysical survey of the whole of the red line boundary area.
2. PA25/01381. Erection of a new self-build, 4 bedroom detached dwelling with detached garage in replacement of the existing dwelling with change of use to some of the surrounding land to garden.15, Polmear Hill, Par, PL24 2AR. Members noted that there was little difference between this application and the previous one, which FTC had objected to, the main one being the reduction in size of the amenity area around the proposed dwelling. This area now largely mirrored the curtilage approved in a previous application for a Certificate of Lawful use. It was proposed by Cllr Dellow, seconded Cllr Gibbon and 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 and the reduced curtilage results in overdevelopment of the site. The proposal is contrary to Policy 2 of the Fowey NDP, Design, and Character of Fowey Parish - the scale, massing, character, appearance and density of development to the built and natural environment of Fowey Parish, including any impact on the skyline, visually exposed plateaus, ridges or steep sided valleys.* Cllr Berryman voted against the proposal.
3. PA25/01149. Installation of solar photovoltaic panels on an existing agricultural storage building within the curtilage of Menabilly. Menabilly, Par, PL24 2TN. Cllr Gibbon noted that the proposal was for the PV panels to be installed on an outbuilding away from the main, listed house and that they would be surrounded by trees, Cllr Gibbon then proposed, Cllr Day seconded and it was RESOLVED that a recommendation of no objection should be made to Cornwall Council.
4. PA25/01150. Listed building consent for the installation of solar photovoltaic panels on an existing agricultural storage building within the curtilage of Menabilly. Menabilly, Par, PL24 2TN. Cllr Gibbon proposed, Cllr Day seconded and it was RESOLVED that a recommendation of no objection should be made to Cornwall Council.
5. PA25/01783. Change of use from mixed use (restaurant and micro brewery) to veterinary clinic (class E). Howl Dowr, Polmear Hill, Par. Cllr Finlay noted that this site was in a sustainable location, with on-site parking and there was established business use. It was proposed by Cllr Berryman, seconded Cllr Simms and RESOLVED that a recommendation of no objection should be made to Cornwall Council.

24/80 Notice of Appeals

None.

24/81 Correspondence

Emails objecting to PA25/01001.

Cllr Finlay drew attention to Cornwall Council's Interim Policy Position Statement.

24/82 Breaches of Planning Regulations

None.

Meeting Closed 6.55 pm

Date of Next Meeting 16th April 2025