

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 THE TOWN HALL, FOWEY ON WEDNESDAY 16th APRIL 2025 AT 5.45pm

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

In Attendance The Town Clerk, Sally Vincent

24/83 Apologies Cllr A Dellow, Cllr Mrs Y Patterson

24/84 Declaration of Interests

Pecuniary – None

Non Registerable – None.

Dispensations – None

24/85 Public Participation & Questions

None.

24/86 Minutes of the Meeting held on 19th March 2025

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

24/87 Matters Arising not on the Agenda (for report only)

None.

24/88 Planning Applications

1. PA25/00823. Removal of existing conservatory, construction of new single/two storey extension, relocation of wall dormer, new roof dormer to the south-west elevation, remodelling and associated works. Lankelly Lodge, Lankelly Lane, PL23 1HN. Members noted that all the proposed works were to the rear of the property and, given its rural setting, would cause no overlooking issues. It was proposed by Cllr Berryman, seconded Cllr Day and RESOLVED that a recommendation of no objection should be made to Cornwall Council.

2. PA25/02033. Application for works to roof. 26, Park Road, PL23 1ED. This proposal was to replace the existing pink coloured asbestos slates with grey coloured Brazilian slates. It was proposed by Cllr Gibbon, seconded Cllr Day and RESOLVED that a recommendation of no objection should be made to Cornwall Council.

3. PA25/00607. Renovation of flat including replacement roof, doors and windows, new juliet balcony, reinstatement of chimney, 2no. rooflights and proposed external stair to new roof terrace. 3, Customs House Hill, PL23 1AB. Cllr Berryman observed that these amended plans had the same number and description as the original application, which FTC had previously objected to, and it was unclear if the original

application had been withdrawn. Members noted that, whilst the roof terrace and outside staircase did not feature in the amended plans, the Juliet balcony was still included and that HEP had raised concern about this. It was proposed by Cllr Berryman, seconded Cllr Gibbon and RESOLVED that a recommendation of objection should be made to Cornwall Council. *Reason: Whilst supporting the renovations of the flat including replacement roof, doors and windows, reinstatement of chimney and two roof lights, FTC agrees with recommendations from HEP that the first floor opening and Juliet balcony will be highly visible on this busy corner of the main street of Fowey and that the new window should be reduced in size rather than being a full length door with a Juliet balcony. This would also reduce the impact on the opposite property as the proposed balcony would directly overlook a bedroom window.*

FTC is also concerned that the original application does not appear to have been withdrawn and superseded by the amended application. FTC would request that this be confirmed given the similar set of circumstances that recently occurred at 40, Vicarage Meadow and which resulted in the original application being incorrectly approved instead of the amended application.

4. PA25/02376. Proposed dormer to front of roof. 22, St Fimbarrus Road, PL23 1JJ. It was proposed by Cllr Gibbon, seconded Cllr Berryman and RESOLVED that a recommendation of no objection should be made to Cornwall Council.

5. PA25/02328. Rear extension in place of an existing first floor external balcony, with proposed walkway to a raised deck. 2, Harbour View, PL23 1BN. Cllr Finlay noted that planning permission was granted in 2023 under PA23/01827 for the enlargement of the dormer on the eastern (front) elevation and western elevation of a rear dormer, with no objection raised by FTC. These works had not taken place yet, but the permission is extant and would be undertaken at the same time as any other consented works. All four houses in the terrace have dormer windows to the front of the properties. The adjacent houses (Numbers 1 & 3) have been subject to similar applications to enlarge their front dormers. Cllr Finlay then proposed, Cllr Simms seconded and it was RESOLVED that a recommendation of no objection should be made to Cornwall Council.

6. PA25/02520. Proposed dormer extension. 39, Green Lane, PL23 1DX. Cllr Day explained that the property was an end of terrace home on the north east side of a modest estate; the proposed extension would provide much needed additional bedroom accommodation. It was proposed by Cllr Day, seconded Cllr Berryman and RESOLVED that a recommendation of no objection should be made to Cornwall Council.

24/89 Notice of Appeals

None.

24/90 Correspondence

Cllr Finlay briefed members on the detail of the Government's recent changes to the National Planning Policy Framework (Dec. 2024). She explained that the effects are immediate and mean that Cornwall will need to plan for 4,421 homes per year instead of the 2,707 that applied before. This change means that some of CC's policies (particularly housing policies) in the Local Plan and most Neighbourhood Plans are considered 'out of date' when making decisions.

Where a plan is more than 5 years old (the Cornwall Local plan is now 8 years old), CC must be able to show that the plan can meet the new housing requirement of 4,421 homes per year for it to remain 'up to date'. CC has concluded that this is not currently possible - some of CC's policies in the Local Plan will be considered 'out of

date' for decision making. However, where their policies remain consistent with the NPPF they can continue to be used for decision making. This is true of the majority of CC's policies across the Local Plan and Neighbourhood Plans.

Because of the uncertainty about how housing numbers will be allocated in the future, in advance of a new Local Plan, CC's advice to groups is not to consider updating their NDPs now. CC will be producing a new Cornwall Local Plan in early 2026 and their advice for groups is that they should wait until that is significantly advanced before updating their NDP. This will allow more certainty about the continued role of NDPs as well as allowing housing numbers and new national and local policies to be established.

In the meantime, CC are encouraging all towns and parishes to produce a Neighbourhood Priorities Statement (NPS) so that their community priorities can be recorded for use now and also reflected in the policy approach of the new CLP.

What are Neighbourhood Priorities Statements? The Levelling-Up and Regeneration Act (LURA) 2023 introduced Neighbourhood Priorities Statements. A

Neighbourhood Priorities Statement is produced by local councils, in consultation with local residents. They will be less detailed and quicker to produce than a neighbourhood plan. They do not contain planning policies but they do allow local people to influence growth and development in their area. An NPS is an opportunity for residents to set out their aspirations for the future and identify important local planning issues. They can suggest locations where new development will be supported. They can also suggest areas that are inappropriate for further development. The type of infrastructure investment that will make sure that new development benefits your places can be identified. A NPS can set out design rules to ensure that new development enhances places.

Councils will need to consult with local people and statutory consultees. All NPS's must be endorsed by CC. CC have created templates to help Councils do this and meet any future legal requirements. When CC write the policies for the next Cornwall Local Plan, they will have a legal duty to consider all approved Neighbourhood Priorities Statements.

Pilot programme. CC are inviting a sample of parishes to take part in a pilot to help to test some of the documents and processes. They will provide extra support through the process. Once this pilot is underway, CC will open the process up to all parishes in the summer. CC will report on the progress of the pilot in the neighbourhood planning newsletter.

24/91 Breaches of Planning Regulations

None.

Meeting Closed 6.28pm

Date of Next Meeting 16th May 2025