

## **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, FOWEY ON TUESDAY 26<sup>th</sup> AUGUST 2025 AT 4.00pm**

**Present** Cllr A Dellow, Cllr Mrs F Day, Cllr Mrs L Simms (*ex officio*)

**In Attendance** The Town Clerk, Sally Vincent  
2 members of the public.

**25/28 Apologies** Cllr C Gibbon (Chairman)

In the absence of the Chairman the Mayor, Cllr Simms, took the Chair for this meeting

**25/29 Declaration of Interests**

Pecuniary – None

Non Registerable – Cllr Day declared a Non Registerable interest in PA25/04881.

Dispensations – None

**25/30 Public Participation & Questions**

A member of the public voiced strong objections to PA25/05187 and confirmed that he had also registered these on the CC Planning Portal. He explained that the applicants were seeking to create two separate dwellings for themselves and their family, which would be linked only by a staircase so appears to by-pass any holiday let occupancy condition. The house if built would have a massive flat roofed front addition and a 3 storey tower and given its prominent siting would be dominant on the skyline between an important listed building and the Fowey Conservation Area. Furthermore the design would include 58 square metres of glazed doors, 40 linear meters of glass balustrading and 4 balconies, which would be unsightly, unsustainable and cause light pollution. The proposed building would dominate the neighbouring bungalow and cause serious shading to the property and the proposed balconies would overlook neighbours to an unacceptable degree.

The agent representing the applicants of PA25/05981 explained the proposal was to demolish the sub-standard east wing of the property and create a new kitchen/family room. The roof would also be raised to accommodate attic bedrooms. The proposal had been carefully designed to avoid any impact on neighbours.

**25/31 Minutes of the Meeting held on 30<sup>th</sup> July 2025**

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

**25/32 Matters Arising not on the Agenda (for report only)**

None.

## **25/33 Planning Applications**

1. PA25/04881 Permission in principle for up to 4 residential apartments (minimum 1, maximum 4) with commercial/business/office space at ground level (lesser floorspace). Lawhyre Farm, Polvillion Road, PL23 1HG. This application was deferred as the declaration of a non registerable interest by Cllr Day meant that the meeting was inquorate. The Town Clerk would contact CC planning and request that FTC be permitted to submit comments following the 16<sup>th</sup> September planning meeting.
2. PA25/05348. Works to Tree(s) within a Conservation Area (TCA) - Coppice Sycamore and two elms and one unknown species to leave a trunk of 1m-1.5m height. 23, North Street, PL23 1DB. Cllr Day noted that she would have appreciated more detail in the application but she saw no reason to object. It was proposed by Cllr Day, seconded Cllr Dellow and RESOLVED that a recommendation of no objection should be made to Cornwall Council.
3. PA25/05336. Works to trees subject to a Tree Preservation Order (TPO), works include remove elm. Braecroft, Lankelly Lane, PL23 1HN. Cllr Day confirmed that the CC Tree Officer had agreed with the removal of the elm as it was diseased but had stipulated that it must be replaced with a disease resistant elm, It was proposed by Cllr Simms, seconded Cllr Day and RESOLVED that a recommendation of no objection should be made to Cornwall Council.
4. PA25/05187. Proposed ground floor extension and additional floor to provide additional living space for multi generation family living. 12, Hanson Drive, PL23 1ET. Members expressed strong concern about this application and considered that it was a completely inappropriate design in the streetscene. It was proposed by Cllr Simms, seconded Cllr Day and RESOLVED that a recommendation of objection should be made to Cornwall Council. *Reason: The house if built would be have a massive flat roofed front addition and a 3 storey tower and given its prominent siting it would be dominant on the skyline between an important listed building and the Fowey Conservation Area. The proposed design includes 58 square metres of glazed doors, 40 linear meters of glass balustrading and 4 balconies, which would be unsightly, unsustainable and cause light pollution. The proposed building would dominate the neighbouring bungalow and cause serious shading to the property and the proposed balconies would overlook neighbours to an unacceptable degree. The proposed large layby would mean the removal of a stone wall and shrubs and replace them with tarmac and cars, which would impact on the streetscene and character of the area.*
5. 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 the roof height of the proposed dwelling had been significantly reduced from previous applications. It was proposed by Cllr Dellow, seconded Cllr Day and RESOLVED that a recommendation of no objection should be made to Cornwall Council.
6. PA25/05981. Alterations and additions to existing bungalow including increase in roof height. Burnbrae, Lankelly Lane, PL23 1HN. Members noted that although the proposal was for a very large extension, which would nearly double the size of the property there had been no objections from neighbours and the design meant that there would be little impact on them. It was proposed by Cllr Simms, seconded Cllr Dellow and RESOLVED that a recommendation of no objection should be made to Cornwall Council.

## **25/34 Notice of Appeals**

None.

**25/35 Correspondence**

None

**25/36 Breaches of Planning Regulations**

None.

**Meeting Closed** 4.25pm

**Date of Next Meeting** 16<sup>th</sup> September 2025