

DRAFT MINUTES

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MINUTES OF A MEETING OF FOWEY TOWN COUNCIL PLANNING COMMITTEE HELD IN PAVILION HOUSE, FOWEY ON TUESDAY 16th SEPTEMBER 2025 AT 6.30pm

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

In Attendance The Town Clerk, Sally Vincent
Cllr Ms K Longman (part)
Cllr I Wilson (part)
4 members of the public.

25/37 Apologies None

25/38 Declaration of Interests
Pecuniary – None
Non Registerable – Cllr Day declared a Non Registerable interest in PA25/04881.
Dispensations – None

25/39 Public Participation & Questions

Following an indication that members of the public wished to address the members about PA25/04881 Cllr Day left the meeting

A member of the public voiced objections to PA25/04881. She explained that she was in possession of documentation from the Land Registry that prevented any form of business being run from the application site. The lady also considered that the provision of 8 parking spaces would be insufficient to service the proposed use and confirmed that these objections had been lodged on the CC Planning Portal.

Sue Walters, the agent representing the applicant, addressed the meeting and confirmed that the application met the criteria for PIP. The site was in a sustainable location and the development would be infill. No detail of the proposals had been submitted as yet in line with the PIP requirements but Sue confirmed that the applicant was looking at small business use that would be subservient to residential use. In response to a query from Cllr Gibbon, Sue confirmed that there would be no requirement to provide affordable homes under a 106 agreement as the development would be infill. In response to a query from the Town Clerk, Sue agreed that she understood that the principle dwelling requirement stipulated in the Fowey NDP would apply.

Cllr Day returned to the meeting.

Sue Walters, representing the applicant, then addressed the meeting about PA25/06208. She explained that the proposal had been lodged following changes to the NPPF and was for 2 dwellings for the same family, one for the applicant and one for the parents, and it had been submitted because there was no viable alternative provision in Fowey. The site was in a sustainable location and, whilst she accepted that an objection had been lodged by Cornwall Natural Landscape, she considered that this was always their default position for applications within the AONB.

25/40 Minutes of the Meeting held on 26th August 2025

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

25/41 Matters Arising not on the Agenda (for report only)

None.

25/42 Planning Applications

Cllr Day left the meeting.

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. Members recorded that the lack of detail required in PIP applications was unhelpful, particularly as this was a sensitive site, and noted the 8 objections that had been registered on the CC Planning Portal. However, Cllr Dellow considered that on the information currently available there was no basis to either support or object to the application and he proposed, Cllr Gibbon seconded and it was RESOLVED that a recommendation of no objection should be made to Cornwall Council.

Cllr Day returned to the meeting.

2. PA25/06208. Permission in Principle for proposed affordable and open market dwellings (minimum 1 and maximum 2). Teg Nans, Prickly Post Lane, PL23 1EZ. Cllr Gibbon noted that the site was currently being used for boat storage and was on the right hand side of the road when approached from 4 Turnings roundabout. Members voiced concern about the principle of development on this side of the road and recognised that it had been resisted by FTC in the past. It was proposed by Cllr Simms, seconded Cllr Day and RESOLVED that a recommendation of objection should be made to Cornwall Council. *Reason: The application site lies within the AONB in the open countryside and this development cannot be termed as infill. Following enforcement proceedings, an appeal for residential use of land at Lanfield Stables further down Prickly Post Lane, but on the same side of the road, was dismissed by the Planning Inspectorate on 2nd July 2025. Whilst this application is made on a different basis, the principle to refuse residential development on this side of Prickly Post Lane must still apply.*

25/43 Notice of Appeals

None.

25/44 Correspondence

Letter from the applicant in respect of PA25/04881.

25/45 Breaches of Planning Regulations

None.

Meeting Closed 7.12pm

Date of Next Meeting 15th October 2025