

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 WEDNESDAY 15th OCTOBER 2025 AT 6.00pm

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
Cornwall Cllr I Wilson
3 members of the public.

25/46 **Apologies** None

25/47 **Declaration of Interests**
Pecuniary – None
Non Registerable – None
Dispensations – None

25/48 **Public Participation & Questions**

A member of the public representing the neighbours to PA25/05187 as well as himself raised objections to the amended plans put forward by the applicant. He stated that the revised proposal was equal in footprint, size and volume to the original proposal and would not integrate well with adjoining and nearby properties. The building would be prominent in the landscape and the proposed layby would not be in keeping with the streetscene. The gentleman also noted that the amended proposals failed to address the issue of overshadowing to number 14, Hanson Drive.

The applicant for PA25/05187 confirmed that the proposed lavby had been withdrawn from the application and the existing wall would be retained. There was now a huge reduction in the glass balustrading and three of the proposed balconies had been removed. The flat roof had been replaced by a pitched roof and the size of one bedroom had been reduced by 40%. The applicant stressed that the proposal was for a multi-generational home and not for two separate dwellings and that the current building had little architectural merit.

25/49 **Minutes of the Meeting held on 16th September 2025**

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

25/50 **Matters Arising not on the Agenda** (for report only)

None.

25/51 Planning Applications

1. PA25/06273. Extension of railings by approx 1.7m to south-west side. 47, Esplanade, PL23 1HZ. It was proposed by Cllr Day, seconded Cllr Dellow and RESOLVED that a recommendation of no objection should be made to Cornwall Council.
2. PA25/06274. Listed building consent for the extension of railings by approx 1.7m to south-west side. 47, Esplanade, PL23 1HZ. It was proposed by Cllr Day, seconded Cllr Dellow and RESOLVED that a recommendation of no objection should be made to Cornwall Council.
3. PA25/05649. Internal and external alterations to dwelling. 45, Esplanade, PL23 1HZ. Members noted that there had been no public objections to this application and that it was a resubmission of an application that had been approved in 2022. It was proposed by Cllr Dellow, seconded Cllr Gibbon and RESOLVED that a recommendation of no objection should be made to Cornwall Council.
4. PA25/05650. Listed building consent for internal and external alterations to dwelling. 45, Esplanade, PL23 1HZ. It was proposed by Cllr Dellow, seconded Cllr Gibbon and RESOLVED that a recommendation of no objection should be made to Cornwall Council.
5. 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 discussed this application at some length and accepted that some of the objections raised by FTC to the original proposal had been addressed. It was noted that the applicant had confirmed that the proposed layby had been withdrawn from the application, but that FTC had not been informed of this by CC planning. In terms of overshadowing, it was noted that the existing building already extended beyond the building line but that the proposal was to introduce a new second floor, which would impact the neighbouring house, number 14. It was proposed by Cllr Dellow, seconded Cllr Day and RESOLVED that a recommendation of objection should be made to Cornwall Council. *Reason: Whilst the design has been modified to some degree the building will still be dominant on the skyline between an important listed building and the Fowey Conservation Area. The bulking in front of the building line will still be significant and the impact of this on the immediate neighbour will be unacceptable, due to potential overshadowing. The proposed layby will necessitate the removal of a stone wall and shrubs and replace them with tarmac and cars, which will impact on the streetscene and character of the area.*
6. PA25/06698. Installation of 3 no. dormer windows to east elevation and removal of unstable chimney from north elevation. 7, Passage Street, PL23 1DE. It was proposed by Cllr Simms, seconded Cllr Day and RESOLVED that a recommendation of no objection should be made to Cornwall Council. Cllr Gibbon abstained from voting.
7. PA25/06936. Proposed garage, creation of new vehicular access from Pikes Hill, including a dropped kerb and partial demolition of the existing rubble wall to provide visibility splays. 11, Hanson Drive, PL23 1ET. Members noted that the pre-app obtained for this application had been positive. It was proposed by Cllr Gibbon, seconded Cllr Simms and RESOLVED that a recommendation of no objection should be made to Cornwall Council.

25/52 Notice of Appeals

None.

25/53 Correspondence

None.

25/54 Breaches of Planning Regulations

None.

Meeting Closed 6.53pm

Date of Next Meeting 19th November 2025