

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 19th NOVEMBER 2025 AT 6.15pm

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
14 members of the public.

25/55 **Apologies** None

25/56 **Declaration of Interests**
Pecuniary – None
Non Registerable – None
Dispensations – None

25/57 **Public Participation & Questions**

The applicant for PA25/07833 addressed the meeting about his application. He explained that he was a permanent resident and had purchased 10, Hanson Drive, which had been empty for 2 years. His intention was to renovate the property, but to minimize any impact on neighbours. The gentleman confirmed that the owners of 12, Hanson Drive had objected to some proposed windows and a balcony so his plans had been amended to address these issues. The intention was to raise the roofline to the same height as others in the row of houses in order to accommodate habitable rooms in the roofspace.

The applicant for PA25/06960 explained that he had no intention of his proposed microbrewery being a ‘loud’ business and he was looking to renovate the building sympathetically to preserve its historic status. The roof would be renewed and insulated to minimize noise and a planned condenser unit would prevent odours. The gentleman hoped to create a visitor attraction that was in line with the Fowey NDP and Masterplan and he had already successfully obtained a premises licence.

25/58 **Minutes of the Meeting held on 15th October 2025**

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

25/59 **Matters Arising not on the Agenda** (for report only)
None.

25/60 **Planning Applications**

1. PA25/07444. Certificate of Lawfulness for the existing excavation of residential garden and construction of single storey out-building used as plant and utility

incidental to residential property. 70, Esplanade, PL23 1JA. It was proposed by Cllr Gibbon, seconded Cllr Day and RESOLVED that a recommendation of no objection should be made to Cornwall Council.

2. PA25/06960. Proposed change of use of former boat yard to microbrewery (open to the public), with associated works. 10, Passage Street, PL23 1DE. Cllr Day noted the potential flood risk at the site and, also, the police and Historic Enterprise concerns regarding materials.

It was proposed by Cllr Gibbon, seconded Cllr Dellow and RESOLVED that the meeting should be closed to allow a member of the public to speak.

A neighbouring property owner asked the Committee to take account of the history of Fowey when reaching a decision. He explained that he was a long-time resident and that the Caffa end used to be the commercial end of the town; he boatyard was part of old Fowey. He also raised concern that people would potentially be standing in the road outside the proposed microbrewery and that this would impact negatively on the lifeboat station, due to movement restriction,

It was proposed by Cllr Gibbon, seconded Cllr Dellow and RESOLVED that the meeting should re-open.

Cllr Gibbon noted that his initial concerns about noise levels, particularly in the evening, had been addressed as part of the licence application, which had been granted. It was proposed by Cllr Dellow, seconded Cllr Simms and RESOLVED that a recommendation of no objection should be made to Cornwall Council.

3. PA25/07833. Alterations and additions to existing dwelling including increase in roof height. 10, Hanson Drive, PL23 1ET. Members discussed this application at some length given the Committee had objected to a similar application at the neighbouring property. However, it was agreed that while the proposals represented a significant enlargement of the property the resulting massing was not as great as the proposals for number 12; the additional floor space was largely gained by the utilisation of the roof space and the footprint would not increase significantly. Additionally, unlike the proposals for number 12, the proposals would only slightly extend the property forwards of the existing building line and not beyond the building line defined by adjacent properties. It was proposed by Cllr Simms, seconded Cllr Gibbon and RESOLVED that a recommendation of no objection should be made to Cornwall Council

4. PA25/07686. Proposed conversion of existing garage to hobbies room, construction of single-storey link extension, and erection of timber-framed garden room with associated landscaping works. 22, Vicarage Meadow, PL23 1DZ. Members noted that apart from the addition of patio doors other properties in the area had been altered in much the same way. It was proposed by Cllr Day, seconded Cllr Dellow and RESOLVED that a recommendation of no objection should be made to Cornwall Council

25/61 Notice of Appeals

None.

25/62 Correspondence

None.

25/63 Breaches of Planning Regulations

None.

Meeting Closed 6.55m

Date of Next Meeting 10th December 2025