

DRAFT MINUTES

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MINUTES OF AN EXTRAORDINARY MEETING OF FOWEY TOWN COUNCIL HELD ON WEDNESDAY 18th JULY 2012 AT FOWEY TOWN HALL

12/49 Present

The Mayor, Cllr John Berryman
The Deputy Mayor, Cllr Mrs A Boosey
Councillors Mrs K Alexander, Mrs S Gudmunsen,
Mrs R Finlay, N Mason, Miss K Sutherland, Mrs J Vincent,
T Vincent, D Willmore

In Attendance

The Town Clerk, Sally Vincent
Cornwall Cllr Mrs S Bain
2 representatives from Wainhomes
77 members of the public
1 member of the press

12/50 Apologies

None

12/51 Declaration of Interests

- a. Pecuniary. None.
- b. Non Pecuniary. None

The Mayor welcomed everybody to the meeting and noted that FTC had received approximately 250 letters of objection to the Wainhomes development at Hillhay.

12/52 Public Questions

Tony Delves

- The Wainhomes application was unwelcome and unwanted.
- FTC was the guardian of the beautiful town of Fowey, with responsibility to protect the AONB and the courtside at the entrance of the town.
- The planning framework offers protection for AONB's
- Any further development at Hillhay would make it a dormitory estate. Residents would inevitably have to work outside of Fowey using private cars, which was unsustainable
- In response to the Core Strategy consultation FTC had supported low growth for Fowey.

Paul Trudgian

- Hoped that FTC appreciated the depth of opposition to the proposals, given that 250 letters of objection had been received in just one week
- The Localism Act supposedly 'Takes the power from Whitehall to the community'
- The proposals had changed dramatically since the public consultation in 2011
- Although the application contained photographs, not a single one had been taken from the edge of any existing properties at Hillhay
- 15 properties in and around Hillhay were on the market and not selling.

- There was no more work in Fowey. Anybody moving in would have to travel to work out of the area.
- The development would impact on the much-loved Marie Curie Field of Hope
- Residents, traders – all the people of Fowey – were united in objecting to the application.

Colin Richards

- Noted that ‘cut-throughs’ for further future development were shown in the drawings. What was Wainhomes’ final vision?

Tony Ryde

- Highlighted that planning officers were reliant on Saved Policies until the new Core Strategy was finalized and adopted. In the Restormel Local Plan the community endorsed that greenfield sites around the town should only be built on for social housing if there was a proven need. What was now needed was a new survey, possibly as part of a Neighbourhood Plan, to identify the need and/or possible sites for future housing. Fowey did not want or need Wainhomes to carry out this exercise on its behalf.

Sarah Matthews

- Noted that several of the surveys contained in the application were flawed

12/53 Planning

1. PA12/05016. Erection of 82 dwellings with associated roads, sewers, landscaping, parking and garages and the provision of a park & ride. Land of Hillhay Close, Hillhay.

Cllr Mason stated that affordable housing was needed in Fowey

Cllr Mrs Vincent stated that, in principle, she supported social housing but that she could not support this scheme. She had grave concerns about the ability of SW Water to cope with any additional sewage and water run off, given the companies poor track record in Fowey.

Housing

Cllr Boosey agreed that SW Water’s track record was abysmal and quoted examples of this at Town Quay, Passage Lane and Par. She reported that the AONB officer had yet to give her opinion and other consultations had not yet been completed.

Cllr Willmore stated that traders in the town would not benefit from the additional housing as any residents would have to drive out of the town to find work and would inevitably shop at the same time.

Cllr Gudmunsen stated that Fowey was a small, ancient, rural town and huge estates were not in keeping.

Cllr Alexander asked why AONB’s were in place if they were not going to be protected. She also raised concerns about additional traffic going through the existing estate.

Cllr Sutherland stated that, whilst she did not support this particular scheme, FTC must not lose sight of the need for providing affordable homes for local people.

The Mayor noted that

- He considered that there were serious overlooking issues, particularly to numbers 70 – 84, Hillhay Close
- There was no effective green buffer zone between the existing and the proposed development
- A cycle path was shown as part of the proposals but this did not link in with anything outside the development
- Water run off could cause more pollution in the Fowey river. This was already an issue and was being closely monitored.
- The proposed development did nothing to strengthen the local economy.

Cllr Boosey proposed, Cllr Sutherland seconded and it was unanimously RESOLVED that an recommendation of objection should be made to Cornwall Council. *Reasons*

- 1. There is no overriding justification for this development within the AONB.*
- 2. There are flaws in the design making for serious overlooking issues with existing properties, particularly for numbers 70 – 84, Hillhay Close.*
- 3. The proposed green buffer zone between the existing and the proposed homes is inadequate*
- 4. FTC has grave concerns about the ability of SW Water to deal effectively with additional sewage and rain water run-off, given the difficulties already being experienced in the town.*
- 5. The development is not sustainable. There is no employment in Fowey meaning that any additional residents will have to travel by car to find work outside the area. Public transport links are woefully inadequate.*
- 6. The traffic survey carried out for one ½ day on 18th January does not reflect the true position with regard to traffic flow on the B3415 (referred to the A3082 in the Wainhomes application).*
- 7. The Landscape & Visual Assessment makes a number of claims with regard to impact i.e. ‘minor negative impact on receiving landscape’ etc. FTC disputes this and considers that the development would have a high and completely unacceptable impact on the AONB.*
- 8. FTC accepts that development will, and must, take place in Fowey. However, this must be sympathetic and sustainable. The council is in the process of producing a Neighbourhood Plan and any major development should be deferred until this has been completed and the new Core Strategy is in place.*

Meeting Closed 7.25pm