

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 ON 21st JANUARY 2015 IN THE TOWN HALL AT 6.15pm

Present Cllr Mrs A Boosey (Chairman), Cllr Mrs K Alexander (part), Cllr T Delves, Cllr Mrs R Finlay, Cllr D Willmore

In attendance

The Town Clerk, Sally Vincent
9 members of the public

14/102 Apologies

Cllr J Berryman (Mayor, *ex officio*, holiday)

14/103 Declaration of Interests

- a. Pecuniary - None
- b. Non Registerable – None
- c. Dispensations - The Clerk had extended a dispensation to Cllr Delves to participate in any discussion pertaining to the Fowey Wainhomes development for a further 12 months.

14/104 Public Questions

Simon Heath of 6, Esplanade, which he confirmed was one of the properties most affected by the proposed development of 3 & 4, Longsteps spoke in support of the application. He considered it had architectural merit, would improve the aesthetic appearance of the building and would enhance the neighbourhood.

Jill Lilley of 10, Esplanade stated that she was against the proposal as it would overlook her property and would be detrimental to the Fowey Conservation Area. Mrs Lilley also voiced some concern about legal issues associated with the development.

Adam Luck of Clear House objected to the application as he considered there was no justification for 6 parking spaces for one property, any excavation of the cliff could affect its stability, the increased height of the property would impact on the historic outlook of Clear House (a listed building) and the proposed balcony would impact on the residential amenity of neighbouring properties.

Richard Simmons (the applicant 3 & 4, Longsteps) and his architect responded by stating that currently the building was unattractive and neither traditional nor contemporary in its design. The scheme was designed to have minimum impact and to improve a rather tired building; the difference between the existing and proposed was minimal. He had withdrawn several elements of the proposal - the lift shaft at the back of the building, the excavation of the cliff and the 2 porthole windows on the upper floor on the south west elevation and the proposal was that the roof would be planted. Mr Simmons apologized that these alterations were very last minute but confirmed that the details had been emailed to the Town Clerk the previous

day. The Clerk confirmed that she had received the email and had forwarded it on to the members of the planning committee.

Dave Thomas, a neighbour, voiced his objections to the proposal for a dormer bungalow at Lancrow and stated that the proposed garage would be sited on the top of his own soakaway and that no proposals had been put forward to address this. Additionally no proposal had been put forward for structural support for his driveway, which would be affected if the scheme went ahead.

14/105 Minutes of Meeting of 10th December 2014

Proposed Cllr Willmore, seconded Cllr Finlay and RESOLVED that the minutes be confirmed and signed by the Chairman.

14/106 Matters Arising (for report only)

None.

14/107 Planning Applications

1. PA14/11517. Construction of dormer style dwelling. Land at Lescrow, Passage Lane. Proposed Cllr Delves seconded Cllr Finlay and RESOLVED that a recommendation of objection should be made to Cornwall Council. *Reason: 1. The application documentation was confusing; the proposal was for a dormer style dwelling but the supporting documentation refers to 3 dwellings. 2. The application site was within the AONB 3. Access and egress from the site to and from the public highway was inadequate and dangerous 4. Drainage problems associated with the development had not been addressed within the application.* Cllr Alexander arrived but abstained from voting on this application.
2. PA 14/11367. Convert existing flats 3 & 4 into a single dwelling. Construct new external lift to provide disabled access from the car park to all levels of the dwelling. Construct new third storey to provide new living accommodation. Cut back the existing rock face and form new retaining wall to provide enlarged parking area. 3 & 4, Long Steps, Lostwithiel Street. Cllrs noted that the existing building was unattractive but noted that this proposal to convert two dwellings into one would result in the loss of two homes in the town currently available at the lower end of the market. Concern was also raised that the property was within the Conservation Area but that a report from the Conservation Officer had not been made available with the consultation documentation. Cllr Boosey confirmed that she had been in contact with the CC planning officer who had confirmed that FTC could comment on the revised proposals as she considered them to be 'minor amendments' but she stated that she was concerned that the changes were last minute and considered that FTC had not been given sufficient time to study them. Cllr Boosey then proposed, Cllr Delves seconded and it was RESOLVED that a decision on the application should be deferred until the February meeting.
3. PA14/ 11605. Proposed freestanding bat roost to facilitate the redevelopment of the Old Stationmasters House. 38, Station Road. Proposed Cllr Alexander, seconded Cllr Finlay and RESOLVED that a recommendation of support should be made to Cornwall Council. *Reason: The provision of the bat roost was vital to the redevelopment of this important building in the town.*
4. PA14/11556. Construction of detached double garage and removal of existing outbuilding. 2, Lankelly Close. Proposed Cllr Willmore seconded Cllr Delves and RESOLVED that a recommendation of no objection should be made to Cornwall Council
5. PA14/12035. Conversion of ground floor Café to provide two domestic garages for the two first floor apartments. 38, Esplanade. Cllr Alexander expressed concern that approval of this application would result in the loss of another commercial premises in the town, although Cllr

Boosey stated that the shop had been on the market but had failed to sell. Cllr Boosey then proposed, Cllr Delves seconded and it was RESOLVED that a recommendation of no objection should be made to Cornwall Council. Cllr Alexander and Cllr Finlay voted against the proposal.

6. PA14/11312. Amended design for a new bungalow with roof-space accommodation approved under PA11/10962. Proposal for attached ancillary granny annexe in place of car port approved under PA12/11267. Orchard House, Lankelly Lane. Cllr Boosey explained that Cornwall Council had failed to consult FTC on this application until after the agenda had been published but as the amendments were minor and FTC had supported the previous applications she proposed, Cllr Alexander seconded and it was RESOLVED that a recommendation of no objection should be made to Cornwall Council

14/108 Notice of Appeals

None.

14/109 New Breaches of Planning Regulations

None.

14/110 Correspondence

None

14/111 Date of Next Meeting

18th February 2015

Meeting Closed 6.55pm