

## **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, LANGURTHO ROAD, FOWEY ON WEDNESDAY 20<sup>th</sup> NOVEMBER 2024 AT 6.30pm**

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

**In Attendance** The Town Clerk, Sally Vincent  
6 members of the public.

**24/38 Apologies** Cllr Berryman, Cllr Dellow, Cllr Patterson

**24/39 Declaration of Interests**

Pecuniary – None

Non Registerable – Cllr Finlay declared a non-registerable interest in PA24/07787.

Cllr Day declared a non-registerable interest in PA24/06680.

Dispensations – None

**24/40 Public Participation & Questions**

A neighbour to PA24/07787 expressed concern about potential overlooking of her property, the possible destruction of an established hedge and the overall massing of the proposed extension.

The owner of 64, Esplanade explained that his proposals had been changed slightly to address the concerns of a neighbour. He confirmed that the property would be a full-time family home and that, although the proposal was to provide self-contained accommodation at ground floor level, the house would be occupied as one unit.

Adrian Fisher (Lantic Surveyors) had attended the meeting to answer any questions members may have about the applications on the agenda his firm were dealing with.

**24/41 Minutes of the Meeting held on 18<sup>th</sup> September 2024**

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

**24/42 Matters Arising not on the Agenda (for report only)**

None.

**24/43 Planning Applications**

Cllr Finlay left the meeting.

It was proposed by Cllr Day, seconded Cllr Gibbon and RESOLVED that Cllr Simms should take the Chair for the next item.

1. PA24/07787. Extension to dwelling and garage. 40, Vicarage Meadow, PL23 1EA. Cllr Day observed that the proposals would result in a large property compared to other houses in Vicarage Meadow but accepted that other properties had also been

altered/enlarged in various ways. Cllr Gibbon confirmed that there would be no overlooking issues of the neighbours bathroom, given the layout of the proposed extension but that there would be some overlooking of the garden. Members noted that the revised designs had gone a long way to address the objections previously raised by FTC and it was proposed by Cllr Gibbon, seconded Cllr Day and RESOLVED that a recommendation of no objection should be made to Cornwall Council

Cllr Finlay returned to the meeting and re-took the Chair.

2. PA24/07899. Replacement of rotten timber floor with concrete floor. 52, Lostwithiel Street, PL23 1BG. Cllr Finlay noted that Historic Environment Planning were awaiting further information following a suggestion that this development will affect the setting, character or appearance of a listed building. However, it was proposed by Cllr Finlay, seconded Cllr Day and RESOLVED that a recommendation of no objection should be made to Cornwall Council

Cllr Day left the meeting.

3. PA24/06680. Listed building consent to replace one window. Flat 4, 56, Lostwithiel Street, PL23 1BG. it was proposed by Cllr Simms, seconded Cllr Gibbon and RESOLVED that a recommendation of no objection should be made to Cornwall Council.

Cllr Day returned to the meeting.

4. PA24/08432. Rear extension and internal alterations, new front terrace and creation of a bat roost. 64, Esplanade, PL23 1JA. Cllr Finlay noted that revised plans had been received the previous day following a site meeting with the neighbour and that these added clarity to the proposals. The new drawing 'Additional Info' showed the ground floor being remodelled to become a self-contained 2 bed apartment, with a separate front door in the bow window and new extended stairs exiting the ground floor into the back yard. She also recorded that the proposals for the bat roost had been subject to a very detailed and approved specialist report. Cllr Day observed that the house was very much in need of attention but raised concern that the proposals for the ground floor could indicate an intention to provide independent accommodation. Following further discussion and re-examination of the plans it was proposed by Cllr Simms, seconded Cllr Day and RESOLVED that a recommendation of no objection should be made to Cornwall Council, but with the following conditions attached 1. A detailed Construction Plan must be submitted and approved prior to any work commencing 2. The property must remain as a single dwelling and the ground floor not used as an independent unit 3. The requirements contained in the bat survey must be met prior to any work commencing.

#### **24/44 Notice of Appeals**

None.

#### **24/45 Correspondence**

None.

#### **24/46 Breaches of Planning Regulations**

None.

**Meeting Closed** 7.03 pm

**Date of Next Meeting** 11<sup>th</sup> December 2024