

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 of the next meeting to confirm whether or not they have been amended

Minutes of a meeting of the Parish Council Planning Committee held on Thursday 21st January 2016 at the Village Hall, Tywardreath

Present Cllrs Phillips, Allen, Brasier, Wildish

In attendance Sally Vincent, Parish Clerk
Cllr Taylor (part)
6 members of the public (part)

15/48 Apologies None

15/49 Declaration of Interests

Pecuniary	None
Non Registerable	None
Dispensations	None

15/50 Public Questions/Participation

1. Mr Croome addressed the meeting in respect of application PA15/11243 to which he was objecting. He reminded members that a previous application on the site had been refused by the parish council on the grounds of overdevelopment of the site and lack of amenity space. He had produced a significant amount of written material to support his objection, which was distributed to members.
2. John Oxenham addressed the meeting on behalf of the applicant of PA15/10855. He explained that the proposed dwelling was of modest proportions, was designed to sit low in its setting and would be sited to keep it in line with existing dwellings. It would be virtually invisible from distant views and particularly from a nearby footpath.
3. Peter Hulme from Purl Design had attended to provide some pre application information about a proposal to develop a site in Tywardreath Highway to provide 4 self build affordable units and 4 open market dwellings. He considered that there was very little available land in the area suitable for small, sustainable development but this was one potential site. Cllr Phillips noted that this could be an acceptable site for this type of development, given that it was accessible to local amenities. Cllr Allen stated that it was difficult to accept that the land could have much agricultural value and agreed this could be a viable option for the site. Cllr Wildish expressed some concern about possible impacts on lower land when higher land such as this is developed.

15/51 Minutes of the meeting of 17th December 2015

Proposed Cllr Brasier, seconded Cllr Allen and RESOLVED that the minutes be confirmed and signed by the Chairman.

15/52 Matters arising on items not on the Agenda - for report only

None

15/53 Planning Applications

1. PA15/11243. Conversion of a disused domestic garage to form one bedroom single detached dwelling with parking. Land at rear of 40, Par Green, Par. Cllr Phillips observed that the proposed dwelling appeared to be too small to be viable, although he noted there were no dimensions included in the plans. It was proposed by Cllr Phillips, seconded Cllr Wildish and RESOLVED that a recommendation of objection should be made to Cornwall Council *Reason: The proposed footprint of the property is too small to provide adequate and acceptable living space.*
2. PA15/10855. Detached split-level house with double garage. Moonacre, Pontsmill Road, Porcupine, Par. Cllr Brasier noted that this was not strictly an infill site but the proposed dwelling would be among other properties. It was proposed by Cllr Brasier, seconded Cllr Allen and RESOLVED that a recommendation of no objection should be made to Cornwall Council.
3. PA15/11902. Works to trees covered by a TPO, namely Fell T1, Pinus Radiata, T2, Pinus Radiata and G1 10 x Pinus Radiata. Tyward Forge, Road from junction west of Great Pelean Farm to Ttreesmill, Par. Noted.
4. PA16/00026. Listed building consent for the replacement of glass roof to existing modern orangery with natural slate. The Old Vicarage, Woodland Avenue, Tywardreath. It was proposed by Cllr Wildish, seconded Cllr Phillips and RESOLVED that a recommendation of no objection should be made to Cornwall Council, subject to the support of the Conservation Officer.
5. PA15/11289. Pollarding of sycamore by a height of 20 feet. Wells Cottage, 5, Kilhallon, Par. Noted.

15/54 Notice of Appeals

None

15/55 Correspondence

Letters from Mr Croome objecting to PA15/11243.

Date of Next Meeting – 18th February 2016

Meeting Closed 7.40pm