

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 20th October 2016 at the Village Hall, Tywardreath

Present Cllrs Phillips, Wildish and Brasier

In attendance The Parish Clerk, Sally Vincent
8 members of the public

16/42 Apologies None

16/43 Declaration of Interests

Pecuniary	None
Non Registerable	None
Dispensations	None

16/44 Public Questions

The applicant for PA16/07644 explained the basis of his application and confirmed that to date there had been no concerns raised by highways. Kate Roberts spoke against PA16/08844, an outline application for a similar proposal to a previous one currently subject to appeal. She understood the site was not in the same ownership as Elmsleigh, although the properties were described as age restricted. In response to a question from Cllr Wildish, Mrs Roberts confirmed that the so called 'emergency access' was on to a very narrow lane at Kilhallon and she feared it would be used on a more regular basis, given that the stated access on to St Andrews Road was not particularly user friendly. Another resident living close to Elmsleigh highlighted existing issues with foul water drainage at the site, which he considered could well be exacerbated.

16/45 Minutes of the meeting of 15th September 2016

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

16/46 Matters arising on items not on the agenda-*for report only*

None

16/47 Planning applications

1. PA16/07644. Construction of detached dwelling, provision of vehicular parking and garden amenity area to serve residential use. Land south of Porcupine Cottage, Pontsmill. Members agreed that they could see no issues with the proposal itself but considered excess and access from the site onto Penpillick Hill was

unacceptable. It was proposed by Cllr Phillips, seconded Cllr Wildish and RESOLVED that a recommendation of objection should be made to Cornwall Council *Reason: Access and egress from the site on to Penpillick Hill was extremely restricted and dangerous.*

2. PA16/08413. A small porch to be erected to the front elevation of the existing dormer bungalow, 2, Dunmere Close, Par. It was proposed by Cllr Brasier, seconded Cllr Wildish and RESOLVED that a recommendation of no objection should be made to Cornwall Council

3. PA16/08844. Outline application for up to 10 age restricted dwellings together with amenity areas and associated open space and infrastructure. Land at Elmsleigh Care Home, St Andrews Road, Par. It was proposed by Cllr Wildish, seconded Cllr Phillips and RESOLVED that a recommendation of objection should be made to Cornwall Council. *Reasons: 1. Restricted access and egress on to St Andrews Road and at the proposed emergency access/egress on to Kilhallon. 2. The existing sewage management system at Elmsleigh was inadequate and no satisfactory proposals had been demonstrated for this new development 3. No proven need for age restricted dwellings at this location, isolated from local amenities, which would need to be accessed by car 4. The proposed dwellings are out of keeping with the size and scale of the existing properties in Kilhallon.*

4. PA16/05368. Demolition of existing single garage and summer house to be replaced with single storey building as an annex to the existing main dwelling. The Annexe, 7, Eastcliffe Road, Par. It was proposed by Cllr Brasier, seconded Cllr Wildish and RESOLVED that a recommendation of objection should be made to Cornwall Council. *Reason: Inappropriate development in the flood plain.*

16/48 Notice of Appeals None

16/49 Correspondence None

16/50 Date of Next Meeting 17th November 2016

Meeting Closed 7.30pm