

## **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 16<sup>th</sup> November 2017 at the Village Hall, Tywardreath**

**Present** Cllr Hughes (Chairman), Cllr Phillips, Cllr Rowse

**In attendance** The Parish Clerk, Sally Vincent

**17/47 Apologies** Cllr Mrs S Shroff, Mrs C Wildish

#### **17/48 Declaration of Interests**

Pecuniary	None
Non-Registerable	None
Dispensations	None

#### **17/49 Public Questions**

Phillip Todd addressed the meeting with regard to Freshfields, Legion Lane. He explained that he was already living in the village but had recently bought Freshfields in the hope of extending the property, which was currently a 2 bedroom Cornish unit construction. Mr Todd illustrated his proposal with the aid of some photographs and a model and confirmed that neighbours on one side were happy with his plans but the neighbour on the other side had raised an objection about possible encroachment on to his land.

#### **17/50 Minutes of the meeting of 18<sup>th</sup> October 2017**

Proposed Cllr Phillips, seconded Cllr Rowse and RESOLVED that the minutes be confirmed and signed by the Chairman.

#### **17/51 Matters arising on items not on the agenda- *for report only***

None.

#### **17/52 Planning applications**

1. PA17/10048. Demolition of external walls and part rebuild of the Cornish unit construction including a single storey extension to the front and two storey extension to the rear. Fresh Fields Legion Lane, Tywardreath. It was proposed by Cllr Rowse, seconded Cllr Phillips and RESOLVED that a recommendation of no objection should be made to Cornwall Council.

#### **Urgent Matters.**

2. PA17/09956, PA17/09957, PA17/09959, PA17/09963, PA1709969, PA17/09974, PA17 09976, PA1709979. PA17/09981. Trevenning Farm, Lostwithiel

It was proposed by Cllr Hughes, seconded Cllr Phillips and RESOLVED that the parish council should object to these proposals. *Reason: Although these applications are located in Lanlivery Parish, the site lies within 200m of the northern boundary of Tywardreath & Par Parish and will have a significant impact on the parish and its residents. The applications have been considered by Tywardreath & Par Parish Planning Committee at its meeting on 16<sup>th</sup> November 2017 and they resolved to object to the application on the grounds of its scale and impact on the landscape, both immediate and in a broader context; and impact on highway safety.*

*The Committee was concerned that the application was broken down into 9 “applications”, apparently to disguise the magnitude of the proposal. They also considered that the “Covering Letter” merely explains why the applicant is making the application. It does not even address key planning considerations such as landscape impact, soft or hard landscaping to reduce impact, site access, or construction and traffic management.*

*The Committee suggests that the following are material considerations which should be addressed in assessing the applications.*

*The site occupies the crest of a narrow N-S ridge at a height of some 90m OD, between the upper part of the Fowey Estuary to the east and the Treesmill Valley to the west and is prominent in both local and distant views (indeed, it can be seen from Brown Willy, some 23km to the north and the Cheesewring, some 30km NE). The site has a dominant skyline position in views from very many public view-points to the south and west, from The Gribben to St Austell. The present conglomeration of buildings, which, as the covering letter indicates, “have been erected piecemeal over the years” already present a significant “alien” intrusion into the pastoral landscape. The proposed block of “industrial” buildings, some 60m x 60m and 7.5m high will double the scale of this intrusion from most vantage points and will be very conspicuous. If it was determined that approval should be granted, it is requested that grassed bunding, at least to the N and W, combined with soft landscaping, should be conditioned to reduce landscape impact,*

*The site is prominent in some views out from the Fowey River section of the AONB, which at its nearest lies only some 150m S, particularly from the Cornish Coastal Path from the Gribben to Par, some 4 – 8 km S.*

*The ridge on which the application is sited was the site of a major Civil War battle and most of the land S & W of the site is a designated Registered Battlefield, the northern boundary of which lies some 100m S of the application site. The battlefield site is best appreciated in views from the Castledore – Tywardreath road and Trevenning farm has a dominant position in such views. The proposed buildings would, by their scale and massing, have a strong negative impact on the appreciation of this historic site, which has changed little since the battle.*

*There would be some impact on the setting of and views out from the Luxulyan Valley part of the CWD Mining World Heritage site but, on its own, this is not considered significant.*

*Access to the farm is from the B 3269, the principal route from the A 390 to Fowey and Tywardreath from the east, a relatively narrow and sinuous rural road, much used by visitors to Cornwall and often their first experience of driving on such roads after leaving the main highway network. As a result, it has a bad record of accidents, some fatal.*

*Although the farm is on a relatively straight stretch, inter-visibility between vehicles emerging from the site, particularly its norther side, where the application is located, is restricted by vegetation. Should permission be considered, this should be conditional on construction of improved visibility splays, with suitable landscaping provisions to restore a new Cornish hedge behind the splay and regularisation of the existing road frontage.*

*There is an ongoing problem of mud/slurry/silage spillage on the road at the entrance to the farm, which has caused several accidents. This has been reported to the Police and Highways. Any permission that enables expansion of the site should require provision and maintenance of wheel-washing and containment measures to minimise this problem.*

*There is already a serious problem of vehicles from the site, especially muck-spreaders, depositing large amounts of material on surrounding roads as far afield as Tywardreath village and Fowey. Apart from making carriageways dangerous in wet weather, the solids block the road drains and increase the amount of surface run-off in wet weather. There is concern that increased activity on the site will accentuate this problem and with it highway safety and maintenance problems over a wide area of the Parish.*

*There is already a significant problem with foul drainage from the existing buildings flowing onto the public highway and causing an almost continuous flow of dirty water for some distance to the side of the carriageway. Drivers use the centre of the road to try to avoid this, a very real risk to road safety. Any permission that enables the expansion of this site must address this problem and also protect the watercourse to the west, north west.*

*Several new and/or widened gateways from adjacent fields onto the main B3269 have been fitted with double gates which regularly swing outwards and obstruct the highway. This is extremely dangerous, particularly at night and to the parish council's knowledge several near-misses have already occurred.*

**17/53 Notice of Appeals**      None

**17/54 Correspondence**      None

**17/55 Date of Next Meeting**      to be confirmed

**Meeting Closed**                      7.24 pm