

## 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 18<sup>th</sup> January 2018 at the Village Hall, Tywardreath**

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

**In attendance** The Parish Clerk, Sally Vincent  
1 member of the public

**17/65 Apologies** Cllr Phillips

#### **17/66 Declaration of Interests**

Pecuniary	None
Non-Registerable	None
Dispensations	None

#### **17/67 Public Questions**

The applicant of PA17/12179 confirmed that there would be no overlooking issues in respect of his application to use the flat roof as balcony amenity area; the houses were upside-down and the area led into a kitchen and living room.

#### **17/68 Minutes of the meeting of 21<sup>st</sup> December 2017**

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

#### **17/69 Matters arising on items not on the agenda- *for report only***

None

#### **17/70 Planning applications**

1. PA17/12036. Demolition of existing single storey extension, construction of double storey extension and alterations to existing dwelling. 36, Moorland Road, Par. It was proposed by Cllr Rowse, seconded Cllr Shroff and RESOLVED that a recommendation of no objection should be made to Cornwall Council
2. PA17/12179. Variation of conditions 1 and 17 in respect of decision PA14/11998 dated 19.08.15 (Erection of 16 residential units comprising of 50% affordable dwellings and 50% open market dwellings) to allow No.8, Upper Polmear to use the existing flat roof as a balcony amenity area. 8, Upper Polmear, Par. Cllr Hughes noted that at the time of the original application concerns had been raised by objectors about noise and lack of amenity to neighbouring properties if people utilised their flat roof as a balcony, which was why the

condition had been imposed. Cllr Hughes also expressed concern that if this application was successful it could create a precedent, which, while not a material planning reason, could result in other homeowners submitting similar applications. It was proposed by Cllr Hughes, seconded Cllr Shroff and RESOLVED that a recommendation of objection should be made to Cornwall Council *Reason: The use of the flat roof as a balcony was specifically excluded in the original planning permission to protect the residential amenity of neighbouring properties in Polmear Parc. Although the fence limits direct overlooking, the presence of a balcony at this location would encourage its use for social activities with the potential of serious noise nuisance to neighbours. Furthermore, granting of this permission would make refusal of subsequent, similar applications by other property owners more difficult, compounding the reasons given for objection.* Cllr Rowse abstained from voting.

3. PA17/12258. Construction of two storey detached dwelling for owner/manager within grounds of care home, including landscaping and new access. Land east of 41, Eastcliffe Road, Eastcliffe Road, Par. It was proposed by Cllr Wildish, seconded Cllr Shroff and RESOLVED that a recommendation of objection should be made to Cornwall Council. *Reason: 1. Given that the property is in Flood Zone 3 the parish council is not satisfied that the response to the sequential test is sufficiently robust. 2. The parish council is concerned about the impact of additional traffic entering Eastcliffe Road from this site at the junction of Tehidy Road, which is already the site of numerous and regular accidents.*

**17/71 Notice of Appeals**     None

### **17/72 Correspondence**

The Clerk reported that she had been contacted by the planning officer dealing with a planning application in the parish which was about to run out of time. For some reason the parish council had not been consulted about this application, although it had been discussed informally in the past. The officer had asked if the Chairman would respond on behalf of the parish and accordingly Cllr Hughes had submitted the following response.

PA17/09440. Outline application for change of use and redevelopment of builder's yard by the erection of three detached dwellings with some matters reserved (landscaping reserved). Land west of Penpillick Farm, Penpell Row, Penpillick, Par.

*I do not understand how this application slipped through the system as I clearly recall it being considered by the Tywardreath and Par Parish Planning Committee..*

*I can confirm that members are resolved to object to this application in the strongest of terms.*

*We wholeheartedly endorse the comments made by Lanlivery Parish Council. Whilst seeing no value in reiterating these in full, we would wish to emphasise the following points.*

*The site is not a suitable location for new residential development with regard to the new Cornwall Local Plan and the national PPF. It cannot be considered*

*"infill" or "rounding-off" of an existing settlement. The only existing residential properties here are an isolated terrace of four late C19th/ early C20th labourers cottages on the A390 and four more 100 m N of the proposed site. The two terraces are not spatially related to each other and are separated from all other properties in the Penpillick area by the A390 which at this point is a very busy, unrestricted, 3 lane highway, impossible to cross in safely on foot. Access to and from the A390 at this point is very difficult (there have been serious accidents at this junction in recent years).*

*The nearest services and facilities such as public transport, local shops etc. are in St Blazey, over 2 km away along the A390, with no footpath for the first km. and the nearest school, Tywardreath, is 4 km away, mainly on unrestricted country lanes with no pavement or street lighting. The occupiers of such proposed dwellings would therefore be entirely dependent on use of private vehicles, against all concepts of sustainability. This could well accentuate the already critical problems of parking around the school.*

*The site is in an area of strongly rural in character and the current use of the site, although unsightly at close quarters, has no significant impact on the landscape. The proposed development would be visible from many vantage points, close-by and more distant, and would be totally out of character with its location. In particular, it would be visible in views into and out from the Luxulyan Valley World Heritage Site and especially on views of the "Listed" Austin's Shaft Engine House (part of the WHS) when seen from the valley.*

*Particularly given that existing completions and permissions in the CNA have already almost met the minimum target set in the Local Plan to 2030 and that there are no exceptional justifications put forward for this development "in the open countryside", it would be totally against the ethos and policy of the recently adopted Local Plan to grant this application, the more so, given that a not dissimilar application was turned down **on appeal** even under the less onerous pre-existing planning regime.*

*Should officers recommend approval, the Local Member will be asked to "call it in" for decision by committee and we would urge most strongly that Members attend a site visit prior to determination in order that they can see for themselves that these objections are fully justified*

**17/73 Date of Next Meeting** 15<sup>th</sup> February 2018

**Meeting Closed**

7.38 pm