

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 19th July 2018 at the Village Hall, Tywardreath

Present Cllr Hughes (Chairman), Cllr Phillips, Cllr Rowse, Cllr Shroff,
Cllr Mrs C Wildish

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

18/18 Apologies None

18/19 Declaration of Interests

Pecuniary	None
Non-Registerable	None
Dispensations	None

18/20 Public Questions

John Crago from Stoneybridge explained to the meeting that his family was hoping to submit a planning application to site a log cabin for his daughter on his land. He showed a picture of a possible location and an example of type of cabin and agreed that an agricultural tie may be appropriate. Cllr Hughes noted that the site was some distance from the farm buildings, which may create a problem as impact on the wider landscape was a material planning consideration.

18/21 Minutes of the meeting of 21st June 2018

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

18/22 Matters arising on items not on the agenda- *for report only*

The Clerk had responded to the email sent by the gentleman applicant of a recent proposal, which the parish council had objected to, explaining that that the members had considered that insufficient information had been submitted with the application to justify the felling of a tree.

18/23 Planning applications

1. PA18/05809. To construct a pitch roof dormer to the front elevation and single storey side and rear extensions and double garage with associated works. 42, Vicarage Road, Tywardreath. It was proposed by Cllr Phillips, seconded Cllr Rowse and RESOLVED that a recommendation of no objection should be made to Cornwall Council

2. PA18/04987. Removal of existing conservatory/porch, construction of single storey extensions & alterations to existing dwelling. 57, Trevance Park, It was proposed by Cllr Hughes, seconded Cllr Shroff and RESOLVED that a recommendation of objection should be made to Cornwall Council Tywardreath. *Reasons: There is no objection to the proposed modifications to the rear of the building, which would have no impact on public views and have received no neighbour objections. We strongly object to the proposed extension into the front garden, which would, by both scale and style, have a strong negative effect on the street-scene and on the overall character of this estate. Indeed we understand that a covenant exists preventing development in front gardens on the estate, even “strong” boundary treatments, precisely to preserve the coherent character of the development. Although we recognise that the principle of “precedence” does not exist in Planning, we consider that should this application be approved, it would inevitably lead to further similar applications from neighbouring properties, which would be difficult to refuse. This would have a strong negative impact on the overall “planned” character of the estate. We would point out that evidence gained in the preparation of our emerging Neighbourhood Plan indicates a high need for relatively modest 2/3 bed bungalows in Tywardreath to allow older residents to “downsize, thus freeing up “family homes” to meet a demonstrable need. This application proposes conversion of such a “retirement” property to a substantial family-sized dwelling. This is not only contrary to demonstrable needs but also would reduce the attractiveness of neighbouring properties to older people seeking to downsize. We would register our objection to the present application in the strongest terms*

18/24 Notice of Appeals

None

18/25 Correspondence

None

Date of Next Meeting to be confirmed

Meeting Closed 7.25 pm