

## **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 the Parish Council Planning Committee on Thursday 20<sup>th</sup> December 2018 at 5.00pm in the Village Hall, Tywardreath**

**Present:** Cllr Hughes (Chairman), Cllr Phillips, Cllr Page, Cllr Mrs C Wildish

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

**18/58 Apologies** Cllr J Rowse, Cllr S.Shroff.

#### **18/59 Declaration of Interests**

- 1) Pecuniary – None
- 2) Non Registerable - Cllr Hughes registered an interest in PA18/11144
- 3) Dispensations – None

#### **18/60 Public Questions**

The applicant explained the background of his application PA18/10873. He considered that the proposal would represent infill, there was existing access and he was unaware of any objections from neighbours. He was aware that the site was prominent but the intention was to plant screening, including broad leaf oaks, beech etc. to minimise this. He also confirmed that the houses were intended for family occupation.

#### **18/61 Minutes of the meeting of 18<sup>th</sup> November 2018**

Cllr Phillips proposed, Cllr Page seconded and it was RESOLVED that the minutes of the previous meeting be approved.

#### **18/62 Matters arising on items not on the Agenda**

Cllr Hughes reported that he had represented the parish council at the CC Planning Meeting the previous Monday to speak in relation to the Parish Council's objection to PA18/02089. He was pleased to confirm that the application had been refused by a reasonable majority.

#### **18/63 Planning Applications**

1. PA18/10960. Extension to existing utility room. Beech Holm, 7, Woodland Avenue Tywardreath. Although this was a modification to a property within the conservation zone, because of its scale and location on the building the committee did not consider that it would have any impact on the Conservation Area or adjacent properties. Cllr Phillips proposed, Cllr Page seconded and it was RESOLVED that a recommendation of no objection be made to Cornwall Council.
2. PA18/10532. Proposed annexe. The Strand, 61, Tehidy Road, Tywardreath. Cllr Mrs Wildish proposed, Cllr Hughes seconded and it was RESOLVED that a recommendation of objection be made to Cornwall Council. *Reason: 1. The introduction of a dwelling on the site would erode the special character of the Conservation Area through the loss of trees and greenscape, which are highlighted as being important to the character of this part of the Conservation Area. The scheme is at odds with the historic pattern of development and the*

*proposed development would fail to preserve or enhance the character of the area and is therefore contrary to Policies 6 and 31 of the Restormel Local Plan 2001, paragraphs 132 and 137 of the National Planning Policy Framework 2012 and the recommendations on pages 53 and 59 of the Tywardreath Conservation Area Character Appraisal and Management Proposals 2010. 2. As with the previous application on the site, the Parish Council has grave concern about vehicular access to the proposed site, in particular for emergency vehicles, especially the fire service. With cars parked, legally, on the east side of Church Street, which is normal at all times, access to the lane serving the proposed property is virtually impossible for commercial sized vehicles.*

Cllr Hughes left the meeting

Cllr Wildish proposed, Cllr Page seconded and it was RESOLVED that Cllr Phillips should take the Chair for the next agenda item

3 PA18/11144. Upgrading and extension of existing sports pavilion. Par Sports Centre, Par. Cllr Wildish proposed, Cllr Page seconded and it was RESOLVED that a recommendation of support be made to Cornwall Council. *Reason: The Parish Council has actively supported Par Track Ltd in its acquisition of Par Track to ensure the long-term availability of this important recreational facility for the local community. It recognises that this application will enhance and improve the facilities available and support its financial viability into the future and considers that its impact on neighbouring properties will be, at worst, neutral and will have no appreciable impact on public views.*

Cllr Hughes returned to the meeting.

4. PA18/10873. Outline application for infill development for 2 dwellings. Land East of Glentowan, Kilhallon. Cllr Hughes proposed, Cllr Phillips seconded and it was RESOLVED that a recommendation of objection be made to Cornwall Council. *Reason: 1. The site is outside the established boundary of the hamlet and is not considered to be infill to the criteria outlined in the Cornwall Local Plan. 2. There are concerns in respect of safe access from the site onto the public highway: any improvement of visibility splays would require the destruction of significant lengths of Cornish hedgebank. However, should the application be considered for approval a strong condition must be applied requiring planting of a strong southern boundary of trees and hedgerow plants to minimise its impact on views from the South and West.*

#### **18/64 Notice of Appeals**

None

#### **18/65 Correspondence**

None

**Date of Next Meeting** – 17<sup>th</sup> January 2019

**Meeting Closed**

17.38pm