

## **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 21<sup>st</sup> February 2019 at 6.00pm in the Village Hall, Tywardreath**

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

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

**18/75 Apologies**                      **None**

#### **18/76 Declaration of Interests**

- 1) Pecuniary – None
- 2) Non Registerable - None
- 3) Dispensations – None

#### **18/77 Public Questions**

An agent (who happened to be a neighbour) representing the applicant of 9, Upper Polmear addressed the meeting. He indicated that a similar application on his own property was still pending because of a S106 issue but he understood that it would be approved under delegated powers when this had been sorted out.

#### **18/78 Minutes of the meeting of 17<sup>th</sup> January 2019**

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

#### **18/79 Matters arising on items not on the Agenda**

None

#### **18/80 Planning Applications**

**At the direction of the Chairman agenda item 3 was taken first.**

3. PA19/01240. Construction of balustrade to existing flat roof. 9, Upper Polmear, Par. Cllr Phillips proposed, Cllr Hughes seconded and it was RESOLVED that a recommendation of objection be made to Cornwall Council. *Reason: When the Upper Polmear development was first applied for, Tywardreath Parish Council strongly opposed it, in particular because of its impact on important public views, in particular from the duck pond at Par Beach. It was pointed out that the plot in question was excluded from development on the insistence of the Planning Dept. specifically for this reason. It was also pointed out that the flat roofs to the front of the properties were likely to be used as balconies but were assured by Planners that this would be specifically precluded by the planning permission. .The proposed balcony directly serves the principal living rooms of the property and, in fine weather, will serve as an extension to this living space. It is reasonable to assume that this will probably include placing of “garden” furniture on the balcony, which, given the south-facing aspect, may well include coloured “beach umbrellas”. Such paraphernalia will inevitably draw the eye of*

*users of Par Beach to this development and increase the visual harm already inflicted by this obtrusive development. Furthermore, as an extension of living space there is a strong likelihood that occupants and their guests will use this space for social activities, with a high probability of noise nuisance to neighbours and to the residents of Polmear Park below..*

*The Parish Council strongly objects to this application on the grounds of unacceptable intrusion into well-frequented public views and because the proposal would be un-neighbourly because of potential noise nuisance Cllr Rowse abstained from voting.*

1. PA19/00849. The construction of a glass-panelled, stainless steel balustrade onto an existing flat roof. 12. Upper Polmear, Par. Cllr Phillips proposed, Cllr Hughes seconded and it was RESOLVED that a recommendation of objection be made to Cornwall Council.

*Reason: When the Upper Polmear development was first applied for Tywardreath Parish Council strongly opposed it, in particular because of its impact on important public views, in particular from the duck pond at Par Beach. It was pointed out that the plot in question was excluded from development on the insistence of the Planning Dept. specifically for this reason. It was also pointed out that the flat roofs to the front of the properties were likely to be used as balconies but were assured by Planners that this would be specifically precluded by the planning permission. The proposed balcony directly serves the principal living rooms of the property and, in fine weather, will serve as an extension to this living space. It is reasonable to assume that this will probably include placing of "garden" furniture on the balcony, which, given the south-facing aspect, may well include coloured "beach umbrellas". Such paraphernalia will inevitably draw the eye of users of Par Beach to this development and increase the visual harm already inflicted by this obtrusive development.*

*Furthermore, as an extension of living space there is a strong likelihood that occupants and their guests will use this space for social activities, with a high probability of noise nuisance to neighbours and to the residents of Polmear Park below.*

*The Parish Council strongly objects to this application on the grounds of unacceptable intrusion into well-frequented public views and because the proposal would be un-neighbourly because of potential noise nuisance. Cllr Rowse abstained from voting.*

2. PA19/01192. Proposed single storey rear kitchen and utility extension with internal alterations. Demolition of garage and alterations of existing parking arrangements. 13, Polmear Road, Par. Cllr Wildish proposed, Cllr Shroff seconded and it was RESOLVED that a recommendation of no objection be made to Cornwall Council but with a condition that the designated off-road parking area is maintained as such and remains unobstructed.

4. PA18/10532. Proposed annexe. The Strand, 61, Tehidy Road Tywardreath. The Clerk noted that the applicant had recently contacted her and indicated that he wished to address the members about his application. She had invited him to contact her again on February 20<sup>th</sup> when she would confirm if the application was on the agenda. He had failed to do so. Cllr Rowse proposed, Cllr Wildish seconded and it was RESOLVED that a recommendation of objection be made to Cornwall Council. *Reason: The Council maintains its objection as registered in December 2018. This is not an extension or annexe in any "planning" sense but a well appointed independent dwelling with two en-suite bathrooms, separated from the "host" property by a publically accessible road. It would occupy an important green space within the Tywardreath Conservation Area. Furthermore, the design, scale and materials are totally out of keeping with surrounding properties and the conservation area in general. The access road to the site is an un-maintained, poorly drained, service lane to the properties fronting the top of Tehidy Road (and a pedestrian access to St Benedict Close). It is totally unsuitable for regular vehicular access and in particular for commercial vehicles.*

*The Council fully endorses the comments made on the Planning web site by residents with local knowledge. A similar (but more modest) application was refused on this site recently and an appeal was rejected by an Inspector for the reasons set out above. The Parish Council*

*objects in the strongest terms to this application because of its impact on the Conservation Area, loss of “green space” in the village centre, inappropriate design and serious problems of access which mean that it cannot even be described as “infill”.*

**18/81 Notice of Appeals**

None

**18/82 Correspondence**

The application at the builders yard at the top of Penpillick Hill would be before the CC Planning Committee in March. It was agreed that Cllr Hughes would represent the parish council at the meeting.

**Date of Next Meeting** – 21<sup>st</sup> March 2019

**Meeting Closed**                      6.39pm