

## 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 Tywardreath & Par Parish Council Planning Committee held on 16<sup>th</sup> September 2010 at Tywardreath Village Hall**

**10/29 Present** Cllrs Phillips, Brasier, Fowler, Penny

**In Attendance** 50 members of the public (part)

In the absence of the Parish Clerk, Cllr Brasier took the minutes for this meeting

**10/30 Apologies** Cllr Netherton

#### **10/31 Declarations of interest**

- a. In items on the agenda – None.
- b. In gifts to a value in excess of £25 – None

#### **10/32 Public Questions**

MP invited Angela Warwick to state her case for the developers Pulse8 pointing out that no design statement or hard copy of the plans had been received by the P.C M/s Warwick provided a set of plans and copy of report of site investigations they had had carried out.

She said there was a need for affordable housing in the area and said the parish council was not sympathetic to this (completely untrue see parish plan) and all interested parties had been checked by the council to see they met the affordable housing criteria. Ideally the development should be 100% low cost but not practical so 50% subsidised affordable with roads of a suitable width, drainage and eco friendly was on offer. 16 houses /flats of mixed sizes was proposed.

Brian Southgate representing the Polmear Parc residents stated that 6 yrs ago planning permission was granted for a bungalow to the rear of 97 Polmear Parc with conditions that the roof height was not to be higher than no 97 it was never built.

All the proposed new development will have roofs higher than 97 Polmear Parc which is the benchmark height.. He pointed out that eco roof systems (grass) are not suitable in coastal locations where the weather comes in straight from the sea as at this site,

He asked M/S Warwick if the 30m day rule applied with regard to affordable housing,

30 days local parish

30days surrounding parishes (old Restormel area)

30 days Cornwall

He asked if none are sold at affordable prices do they then go on the market at open market prices? M/s Warwick's answer was unclear

His final point referred to the field as 'unkempt' and said the field was well used until about 2 years ago when it was taken over by the present owner who has done nothing with it.

Concerns about the drainage was expressed by residents who said Polmear Parc drainage not adequate now with some flooding and drainage problems in stormy weather they wanted to know where the water run off would go, and what difference cutting away the top soil and changing it to concrete bases would have on the soak away effect of the hillside.

M/s Warwick said they intended to reuse some of the water on site and SWW said the rest would be channeled off site down Tywardreath Hill, an idea not well received by the meeting.

The question of how much of the road lay out would be un adopted and pointed out that it is difficult to get a mortgage for affordable houses on an un adopted road

The question of increased volume of traffic through Polmear Parc was raised and M/s Warwick said Highways had agreed that it was an insignificant amount, which the meeting disagreed with.

The next question referred to the what provision had been made for a children's play area as there are two swings at the far left hand side (not adequate) and what was to happen to the narrow triangle of land on the left of the development M/s Warwick said it was to be included in the garden of the detached bungalow.

Cllr Penny said as parking provision is rather meagre it was felt there would be problems with people parking on the access road and that there should be a covenant preventing house holders concreting over their front gardens for parking exacerbating the drainage problem.

### **10/33 Minutes of the meeting of 2<sup>nd</sup> September 2010**

Deferred

### **10/34 Matters Arising – *for report only***

None

### **10/35 Planning Applications**

1. Proposal Construction of 16 residential units consisting of 50% affordable dwellings 50% open market dwellings. Land rear of Polmear Parc, Par Cllr Phillips said he felt the design was not in keeping with the site, too radical The Cllrs agreed and thought drainage, parking and access would be a problem and that it was not appropriate for this sensitive green field site with no proven need for such a large affordable development and would the units really be affordable for local people.

Proposed Cllr Fowler, seconded Cllr Penny and RESOLVED that a recommendation of objection should be made to Cornwall Council. *Reasons:*

- 1. There is no proven need sufficient to justify affordable housing on such a sensitive green-field site, which, in the original approval for the Polmear Parc development, was specified to be undeveloped to protect the skyline from Par Beach.*
- 2. The design of the proposed properties is insensitive*
- 3. Parking is insufficient and the width of the left-hand roadway, which is to be unadopted will hamper access*

4. *While it is proposed some of the run-off will be absorbed by soak-away provisions, some run-off will go into Tywardreath Hill and will aggravate an existing problem for the properties at Polmear.*

Councillor David Hughes explained he could only give procedural advice that the councils decision would be submitted the next day then the officers would prepare a report for central area planning Committee meeting when the public was allowed 3 minutes to raise any objections. Cllr Hughes said he would recommend a site meeting and a public meeting with the planners when ideas can be expressed. Cllr Wildish would speak on the parish councils' behalf at the main planning meeting.

2. Access, appearance, landscaping, layout and scale of outline approval ref: 08/00135 for erection of farm managers dwelling Tremanor Farm Fowey Proposed Cllr Brasier, seconded Cllr Fowler and RESOLVED that a recommendation of no objection should be made to Cornwall Council , providing the agricultural restriction remained in place.

### **10/36 Notice of Decisions & Appeals**

#### **Applications Granted**

10/00793. Extend existing garage. Trewella, 69, Polmear Parc

10/00749. Two storey extension to the side to create self contained annex.

Phyl Bern, Mount Bennett Road, Tywardreath

10/00831. Erection of garage and front extension to dwelling. Glendene, 34, Southpark Road, Tywardreath

#### **Applications Refused**

10/00163. Full planning. Conversion of house into two maisonettes. 22, Moorland Road

#### **Applications Withdrawn**

None

#### **Notice that Planning Permission not required**

None

#### **Appeals**

None

### **10/37 Correspondence**

None

**Date of Next Meeting**                      21<sup>st</sup> October 2010, Tywardreath Village Hall

**Meeting Closed**