

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 19th September 2019 at 6.00pm in the Village Hall, Tywardreath

Present: Cllr Hughes, Cllr Phillips, Cllr Rowse, Cllr Mrs S Shroff

In Attendance: The Parish Clerk, Sally Vincent
3 members of the public

19/34 Apologies Cllr C Wildish

19/35 Declaration of Interests

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

19/36 Public Questions

The agent representing the applicant for PA19/07159 explained that the application site was contained within existing residential properties, is in a sustainable location and fits with the fabric of the local area. She noted that boundary issues were being investigated but confirmed that the applicant had enjoyed uninterrupted access over many years. It was accepted that there was an error in the demarcation of boundaries and that revised access proposals would be submitted. The Chairman queried who would be responsible for the maintenance of the buffer zones and the agent confirmed that the applicant would be responsible for them. The owner of The Stables, Ivy Lodge stated that there had been no consultation with him as claimed by the applicant and he had concerns about access to the proposed development. He raised issues of disputed land ownership but the Chairman explained that this was a civil issue and not a material planning concern.

19/37 Minutes of the meeting of 15th August 2019

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

19/38 Matters arising on items not on the Agenda

None

19/39 Planning Applications

The Chairman directed that PA19/07159 be moved up the agenda and taken first.
5. PA19/07159. Outline application for the construction of two houses with all details reserved except access. Land South East of The Stables, Ivy Lodge, Kilhallon, Par, PL24 2RL. Given that it had been indicated that new, amended plans for access would be submitted the members concluded that they were unable to reach a determination of the application as submitted until the revised access details had been clarified, since this would have significant bearing on assessment of the principal of development. It was, therefore, proposed by Cllr Hughes, seconded Cllr Phillips and RESOLVED that a

recommendation for deferment should be submitted to Cornwall Council as this was an application for Reserved Matters except access. It was also felt that a site visit could be useful before a final recommendation could be made.

1. PA19/06773. Single storey Kitchen extension with lantern roof. 17, Kilhallon Woodlands, St Blazey PL24 2RJ. It was proposed by Cllr Shroff, seconded Cllr Rowse and RESOLVED that a recommendation of no objection should be submitted to Cornwall Council.
2. PA19/06969. Construction of aluminium/glazed conservatory to the rear. 12, Upper Polmear, Par, PL24 2FY. It was proposed by Cllr Rowse, seconded Cllr Phillips and RESOLVED that a recommendation of no objection should be submitted to Cornwall Council.
3. PA19/07229. Construction of a single dwellinghouse and associated works. Land at Bridge Park, St Andrew's Road, Par, PL24 2LU. It was proposed by Cllr Phillips, seconded Cllr Rowse and RESOLVED that a recommendation of no objection should be submitted to Cornwall Council providing Highways are satisfied that access/egress onto Driving Lane is safely achievable and the tree specialist's recommendations are strictly adhered to.
4. PA19/05568. Sunroom extension. 45, Polmear Road, Par, PL24 2AW. It was proposed by Cllr Hughes, seconded Cllr Phillips and RESOLVED that a recommendation of objection should be submitted to Cornwall Council. *Reason: The parish council strongly maintains its objections registered on 20th July and 16th August 2019. The proposed development would adversely impact on the streetscene of Polmear Road and there is also a concern that the flat roof could be used as a balcony, further increasing the visual impact.*
6. PA19/07213. SEC73 for the variation of Condition 2 of decision PA16/07859 dated 14.02.2017. Please refer to SEC 73 Justification Statement. Annears Garage, A390 from Bridge Street to Porcupine, Tywardreath Highway, Par, PL24 2RN. It was proposed by Cllr Phillips, seconded Cllr Rowse and RESOLVED that a recommendation of no objection should be submitted to Cornwall Council.
7. PA19/07217. Formation of letting suites and associates works. Trenython Manor, Tywardreath, PL24 2TS. It was proposed by Cllr Shroff, seconded Cllr Hughes and RESOLVED that a recommendation of no objection should be submitted to Cornwall Council.
8. PA19/07218. Application of Listed Building Consent for the Formation of letting suites and associates works. Trenython Manor, Tywardreath, PL24 2TS. It was proposed by Cllr Shroff, seconded Cllr Hughes and RESOLVED that a recommendation of no objection should be submitted to Cornwall Council.
9. PA19/07783. Demolition of garage and outbuildings, construction of annexe accommodation. 11, Polmear Road, Par, PL24 2AN. It was proposed by Cllr Hughes, seconded Cllr Phillips and RESOLVED that a recommendation of no objection should be submitted to Cornwall Council but with a condition that the development is restricted to the occupant's family and personal guests; all commercial letting of the space for short or long term occupancy should be specifically precluded.

19/40 Notice of Appeals

None

19/41 Correspondence

1. It was proposed by Cllr Hughes, seconded Cllr Rowse and RESOLVED that the parish council should support a request from Guy Taylor in naming his family's development, until now known as 'land to the south of Porcupine Lane,' 'Blackberry Way (Porcupine, Par).'

2. Cllr Hughes confirmed that he had written to Fowey Town Council in respect of an application in Fowey parish but close to the boundary of Tywardreath & Par and which had been considered by the FTC planning committee the previous evening. This was a retrospective application for a change of use of land to a bicycle track and event field at Higher Lampetho Farm. The Parish Clerk confirmed that FTC had registered an objection to the application, broadly in line with the sentiments in Cllr Hughes's letter.

Date of Next Meeting – 17th October 2019

Meeting Closed 6.42pm