

## 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> November 2019 at 6.00pm in the Village Hall, Tywardreath**

**Present:** Cllr Hughes, Cllr Phillips, Cllr Mrs S Shroff, Cllr Mrs C Wildish

**In Attendance:** The Parish Clerk, Sally Vincent  
Cllr Taylor

**19/50 Apologies** Cllr Rowse

#### **19/51 Declaration of Interests**

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

#### **19/52 Public Questions**

Applicants for a pending application at Kilhallon for reserved matters presented plans for the information of the parish council. The parish council had objected to the original application in respect of the access and the Chairman suggested that it could be helpful if the applicant's agent spoke to the planning officer in respect of the possibility of access splays at an early stage as this objection was likely to still be relevant.

#### **19/53 Minutes of the meeting of 17<sup>th</sup> October 2019**

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

#### **19/54 Matters arising on items not on the Agenda**

None

#### **19/55 Planning Applications**

1. PA19/09313. Retrospective planning application to retain a one bedroom annexe garage conversion (for the duration of the build). 3, Swallowfield Close, Tywardreath, PL24 2QB. The Parish Clerk advised that the wording in the description had been amended to remove 'for the duration of the build' as this would have been an illegal application. Members should treat the application as simply to retain the 'annex.' It was proposed by Cllr Shroff, seconded Cllr Phillips and RESOLVED that a recommendation of objection should be submitted to Cornwall Council. *Reason: Permission was originally granted for this property in 2014 and construction commenced early the following year. It has been occupied since later that year. The property has 2 off-road parking spaces and a garage, just about sufficient to provide off-road parking for a 4 bedroom property, important when, as stated by objectors on the planning portal, the public road is too restricted to allow on-road parking without affecting neighbour's amenity. Permanent residential use of the garage would effectively reduce the off-road parking from 3 to 2 vehicles, whilst creating a 5-bedroom property. This would clearly be unacceptable. No reasonable justification has been provided for granting even*

*temporary permission for residential use of the garage and the parish council strongly supports the comments of other objectors.*

2. PA19/09250. Removal of 2.3 metres of boundary wall in a conservation area.

11, Belmont Street, Tywardreath, PL24 2PP. It was proposed by Cllr Hughes, seconded Cllr C Wildish and RESOLVED that a recommendation of no objection should be submitted to Cornwall Council if suitable measures are taken to prevent the spreading of surface material from the parking area on to the public highway.

### **19/48 Notice of Appeals**

APP/D0840/W/19/3236914. PA17/12079. Variation of condition 1 and 17 in respect of decision PA14/11998 dated 19th August 2015 (Erection of 16 residential units comprising of 50% affordable dwellings and 50% open market dwellings) to allow No. 8 Upper Polmear to use the existing flat roof as a balcony amenity area. 8, Upper Polmear. Cllr Hughes noted that the Parish Council objected to the applications on this site from the outset and on the proposed amendment to convert the balcony subsequently. Whilst the latter objection (for adjacent properties) was over-ruled by Cornwall Council, the Parish Council supports Cornwall Council in the appeal against the current application, a consequence of which would be that enforcement of the “affordable homes” commitment on the whole development could be prejudiced.

In view of the closure date for lodging objections to this development, as Chairman of the Planning Committee, The Parish Council objected strongly to this development from the outset, grudgingly accepting approval because it did provide a minimum number of much-needed affordable homes. The effect of allowing this appeal would be to abnegate the sole reason why development was permitted on this site in the first place. I have asked the Parish Clerk to respond on behalf of the Parish Council, wholeheartedly supporting the grounds for Cornwall Council’s refusal and would ask the meeting to endorse this request. It was proposed by Cllr Phillips, seconded Cllr Shroff and RESOLVED that the parish council should fully endorse the action taken by Cllr Hughes.

### **19/49 Correspondence**

It was agreed that the parish council should continue to ‘agree to disagree’ in respect of 11, St Benedicts notwithstanding the re-consultation from the planning officer stating ‘I have re-consulted the Parish Council on this application this afternoon, as an amended plan has been received. I thought it would be helpful for me to explain the reason for this -

Following a site visit and visit to the neighbouring property to the north, I was concerned about potential privacy issues between the development and the neighbour.

In response to this, the agent has revised the rear elevation of the proposal to provide only high level windows to this side. The proposed external finish has also been amended to brick (to match the existing dwelling), rather than the previously proposed white upvc.’

**Date of Next Meeting** – 5<sup>th</sup> December 2019 (if required)

**Meeting Closed**                      6.24pm