

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 16th January 2020 at 6.00pm in Tywardreath Village Hall

Present: Cllr Phillips, Cllr Rowse, Cllr Mrs C Wildish

In Attendance: 2 members of the public.

In the absence of the Chairman it was proposed by Cllr Wildish, seconded Cllr Rowse and RESOLVED that Cllr Phillips should take the Chair for this meeting.

19/66 Apologies Cllr Hughes (Chairman), Cllr Shroff

19/67 Declaration of Interests

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

19/68 Public Questions

The applicants addressed the meeting in respect of PA18/10532 to say that they had attended on the recommendation of the Planning Officer. They explained that the proposed development was to accommodate their elderly relatives, one of whom is disabled and wheelchair bound. They had consulted the emergency services, who advised that suitable access was possible from St Benedict's Place.

19/69 Minutes of the meeting of 21st November 2019

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

19/70 Matters arising on items not on the Agenda

None

19/71 Planning Applications

1. PA19/10374. Construction of 2 car ports to provide 4 additional parking spaces. Kath's Place, Tywardreath, PL24 2RX. It was proposed by Cllr Phillips, seconded by Cllr Wildish and RESOLVED that a recommendation of no objection should be submitted to Cornwall Council.
2. PA18/10532. Proposed annexe. The Strand, 61, Tehidy Road, Tywardreath, PL24 2QD. It was proposed by Cllr Phillips, seconded by Cllr Wildish and RESOLVED that a recommendation of objection should be submitted to Cornwall Council. *Reason: The Council maintains its objections as registered in December 2018 & February 2019. 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 publicly 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.

A similar application was refused on this site 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”.

3. PA19/10612. Replacement roof, minor alts to window positions, new shop front with change of use from D2, B1, and A3 to D2, B1, A3 and A1. 31, Eastcliffe Road, Par, PL24 2AQ. It was proposed by Cllr Rowse, seconded by Cllr Wildish and RESOLVED that a recommendation of no objection should be submitted to Cornwall Council.

4. PA19/10750. Demolition of existing lean-to extension and construction of new, larger extension, plus associated works. Mount Bennett Cottage, St Sampsons Close, Tywardreath, PL24 2QZ. It was proposed by Cllr Phillips, seconded by Cllr Rowse and RESOLVED that a recommendation of no objection should be submitted to Cornwall Council.

19/72 Notice of Appeals

None

19/73 Correspondence

None

Date of Next Meeting – 20th February 2020

Meeting Closed 6.32 pm