

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 20th February 2020 at 6.00pm in Tywardreath Village Hall

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

In Attendance: The Parish Clerk, Sally Vincent

19/74 Apologies None

19/75 Declaration of Interests

- 1) Pecuniary – None
- 2) Non Registerable – Cllr Hughes declared a non registerable interest in PA19/09990
- 3) Dispensations – None

19/76 Public Questions

None

19/77 Minutes of the meeting of 16th January 2020

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

19/78 Matters arising on items not on the Agenda

It was noted that “The Strand” in Tehidy Road was on the market and the brochure makes no reference to the planning applications.

19/79 Planning Applications

1. PA19/11013. Listed building consent for proposed change of a window to a door. Trenython Manor, Tywardreath, PL24 2TS. It was proposed by Cllr Shroff, seconded by Cllr Rowse and RESOLVED that a recommendation of no objection should be submitted to Cornwall Council.
2. PA19/11012. Proposed change of a window to a door. Trenython Manor, Tywardreath, PL24 2TS. It was proposed by Cllr Shroff, seconded by Cllr Rowse and RESOLVED that a recommendation of no objection should be submitted to Cornwall Council.

Cllr Hughes left the meeting and it was proposed by Cllr C Wildish, seconded Cllr Rowse and RESOLVED that Cllr Phillips should take the Chair for the next application.

3. PA19/09990. To create off-street parking for two cars and a new pedestrian access. 10, Woodland Avenue, Tywardreath, Par, PL24 2PL. It was proposed by Cllr Rowse, seconded by Cllr C Wildish and RESOLVED that a recommendation of objection should be submitted to Cornwall Council. *Reason: The overall effect on the street scene of the loss of the old granite walls and of cars parked just off the highway, particularly as this is within the Conservation Area, and the granite wall and car-free front areas is an integral part of a*

continuous street-scene feature extending along the North side of Woodland Avenue for over 300 metres and making a strong contribution to the “village” character. Vehicular access and, particularly, egress from the site is dangerous, due to limited visibility and no turning space on the site resulting in cars having to reverse directly onto the road.

Cllr Hughes returned to the meeting

4. PA19/09784. Reserved matters application for one dwelling following outline approval PA18/10873 - infill development for 2 dwellings. Land East of Glentowan, Kilhallon, Par, PL24 2RL. It was noted that the Parish Council had objected to the original application but had been overruled by the Cornwall Council planning officer. It was, therefore, proposed by Cllr Hughes, seconded by Cllr Phillips and RESOLVED that a recommendation of no objection should be submitted to Cornwall Council, but noting that the Parish Council fully supports the Highway Officer’s suggested condition included in ‘comments.’ that the hedge must be moved back.

5. PA19/10135. Change of use of land and building from former B2 industrial use to residential use (residential garden for Tyward Forge) and the siting of a mobile home for use as additional family accommodation and the demolition of one building. Tyward Forge, Road from Junction West of Great Pelean Farm to Treesmill, Par, PL24 2RX. It was proposed by Cllr Phillips, seconded by Cllr Shroff and RESOLVED that a recommendation of objection should be submitted to Cornwall Council. *Reason: 1. Whilst the proposed dwelling is designed to be delivered on a lorry, in 2 units and is of timber construction, it will stand on foundations on the ground with no wheels and will be permanently attached to essential services. As such it would be, to all intents and purposes a free-standing 3 bedroom detached property with all facilities for independent living. It is not within the current curtilage of another residential dwelling. As such it must be considered as an application for a new dwelling in the open countryside. 2. The application does not claim any of the special considerations listed in the Cornwall Local Plan. 3. Although the site was used as a forge in the past, it cannot reasonably be described as derelict or waste land, evidenced by the applicant’s desire to include the whole curtilage as garden. 4. The site is over 2 km from the centre of Tywardreath, over 1.5 km being on a narrow, unlit country lane with no footpath and with climbs of some 75m in both directions. The nearest bus stop is 1.5 km with no footpath. The nearest point of the settlement boundary (in a straight line) is 1.25 km. 5. This application does not comply with Policies 1, 7 and 9 of the Cornwall Local Plan nor with the Housing Policies in the emerging Tywardreath & Par Neighbourhood Development Plan. The Neighbourhood Development Plan has passed its SEA assessment and is about to go out for final consultation before submission.*

19/80 Notice of Appeals

None

19/81 Correspondence

None

Date of Next Meeting – 19th March 2020

Meeting Closed

6.25 pm

