

## 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 held on Friday 12<sup>th</sup> June 2020 at 5.00pm via Zoom**

**Meeting ID: 742 8262 2241 Password: 6kR9fP**

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

**In Attendance:** The Parish Clerk, Sally Vincent  
Cllr R Mount  
2 members of the public

**19/91 Apologies** None

#### **19/83 Declaration of Interests**

- 1) Pecuniary – None
- 2) Non Registerable – Cllr Hughes declared a non-registerable interest in PA20/03500
- 3) Dispensations – None

#### **19/92 Public Questions**

The applicant for PA20/09990 explained to the meeting that her proposal was to remove 2.4 metres of the unattractive wall of their property and lower the side wall. Currently her property had no on-site parking and this would allow driveway space for 2 cars. The intention would be to reverse into the driveway and drive out, thus making for safer access and egress. A neighbour voiced objection to PA20/03674 and noted that CC Highways had also objected to the application and that the site was on the flood plain. Additionally, development of a 4-bedroom property at the location would also adversely impact on properties on the opposite side of the road in terms of loss of light and privacy.

#### **19/93 Minutes of the meeting of 19<sup>th</sup> March 2020**

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

#### **19/94 Matters arising on items not on the Agenda**

None

#### **19/95 To Note the Applications/Decisions made since 19<sup>th</sup> March 2020 using Temporary Powers**

Noted

#### **19/96 Planning Applications**

1. PA19/09990. To create off-street parking for two cars and a new pedestrian access. 10, Woodland Avenue, Tywardreath, PL24 2PL. It was proposed by Cllr Phillips, seconded by Cllr C Wildish and RESOLVED that a recommendation of objection should be

submitted to Cornwall Council. *Reason: The suggested amendments to the original proposal do not address the principal objections raised by the Parish Council. In particular, it is considered that the absence of any turning space on-site will require vehicles to either reverse in, or more likely out. This is felt to be particularly dangerous at this location, close to a well-used junction and with visibility to and of oncoming traffic blocked by a bend less than 25 m to the west. It will also have a significant negative impact on the street-scene and character within the Conservation Area.*

2. PA20/03552. To erect a Light Industrial (Use Class B1) and Retail Building (Use Class A1). Annears Garage, Tywardreath Highway, Par, PL24 2RN. It was proposed by Cllr Hughes, seconded by Cllr Rowse and RESOLVED that a recommendation of no objection should be submitted to Cornwall Council.

3. PA20/03674. Full planning application for the proposed construction of a detached four-bedroom dwelling. Land West of 2, Polmear, Polmear, Par. It was proposed by Cllr Shroff, seconded by Cllr Phillips and RESOLVED that a recommendation of objection should be submitted to Cornwall Council. *Reason: 1. The officers comments on a Preapp. on this site raised the subject of highway safety. At present, the whole of the frontage of the site is used for on-street parking by the residents of the properties across the road. Even allowing just for the direct access shown on the plans would reduce on-street parking by about one and a half spaces, forcing local residents to park further west, where the road narrows, further aggravating an existing and potentially dangerous bottleneck. The plan indicates a visibility "splay" running the full width of the property, even though most of this will be blocked by a 900 cm stone wall. Unless cars are precluded from parking along the whole frontage, unlikely in view of the number of times that requests for parking restrictions here have been turned down over many years, there will be no visibility for emerging vehicles until they are several metres onto the public highway. Views of oncoming traffic on the nearside lane will be obstructed by parked cars. 2. The scale, massing and design of the proposed house is out of keeping with that of the surrounding cottages of the old hamlet of Polmear, to which it will appear as an incongruous adjunct. 3. The height of the proposed building, less than 15m from the principal windows of the habitable rooms of the cottages across the road will preclude them from natural sunlight for most of the year and will be oppressive and overbearing to their residents. Whilst it is recognised that the height results from an attempt to raise the floor levels above flood risk, it is undoubtedly to the significant detriment of the enjoyment of their properties by existing residents; this is not a matter of loss of view but of quality of life. 4. The emerging Tywardreath & Par NDP supports the development of small and/or affordable dwellings in the parish; the process has not demonstrated the need for large 4-bedroomed properties.*

Cllr Hughes left the meeting. It was proposed by Cllr C Wildish, seconded Cllr Shroff and RESOLVED that Cllr Phillips should take the Chair for the following application.

4. PA20/03500. Conversion of two semi-detached dwellings in to one main dwelling with dormer window and skylights, removal of one front door to be replaced with a window and a single storey extension to the rear. 32, North Street, Tywardreath, PL24 2PN. It was noted that although this site was within the Conservation Area this development would have little or no effect on the streetscene. It was proposed by Cllr Rowse, seconded by Cllr Shroff and RESOLVED that a recommendation of no objection should be submitted to Cornwall Council.

Cllr Hughes returned to the meeting and took the Chair

**19/97 Notice of Appeals**

None

**19/98 Correspondence**

Pre-application advice regarding the disused toilet block at Hamleys Corner

**Date of Next Meeting** – to be confirmed

**Meeting Closed** 5.47 pm