

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 Thursday 23rd July 2020 at 5.00pm via Zoom

Meeting ID: 789 2644 3747

Passcode: 3d7kte

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

In Attendance: The Parish Clerk, Sally Vincent
1 member of the public

20/01 Apologies Cllr Rowse

20/02 Declaration of Interests

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

20/03 Public Questions

A member of the public expressed concern that flood protection improvements along the Treffry canal at Lower Kilhallon from the A390 to Hammermill did not appear to be included in PA20/04892. Cllr Hughes confirmed that the parish council could highlight this in its consultation response.

20/04 Minutes of the meeting of 12th June 2020

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

20/05 Matters arising on items not on the Agenda

The decision under the 5-day protocol to request application PA19/10155 be referred to Committee for decision was formally endorsed by the planning committee.

20/06 Planning Applications

1. PA19/04892. Delivery of a series of flood protection improvement works at Par and St Blazey, consisting of the following: Construction of new sheet pile wall north of St Andrews Road; Construction of new sheet pile wall and embankment south of St Andrews Road; Installation of 252m of set-back sheet piles at EA Asset 5798; and Rebuild of the existing embankment at EA Asset 5803/5804. Flood Defences Located at Treffry Canal, Par and St Blazey. It was proposed by Cllr C Wildish, seconded by Cllr Shroff and RESOLVED that a recommendation of support should be submitted to Cornwall Council. *Reason: This application refers to part of the STARR Project, which is welcomed as a whole by the Parish Council as a much-needed contribution to dealing with a serious flooding problem affecting the whole Tywardreath and St Blazey area. The*

specific proposals are a sympathetic response to the situation in the St Andrew's Road area and will, once "naturalised", make a positive contribution to safety and public enjoyment of the area. It meets the 'Blue-Green' policies of the emerging Tywardreath & Par Parish Neighbourhood Development Plan. It is noted, however, that the flooding issues along the Treffry canal at Lower Kilhallon from the A390 to Hammermill appear not to have been resolved at the time of presentation of this application. We would ask that a workable solution to the problems of this area should be submitted and approved and this area should be included as a condition of approval.

2. PA20/05411. Demolition of existing garages. Construction of new build two storey rehearsal space and ancillary accommodation. New air source heat pump and Solar PV for new build. Miscellaneous landscape proposals and external works. 13, Moorland Road, Par, PL24 2PA. It was proposed by Cllr Hughes, seconded by Cllr Phillips and RESOLVED that a recommendation of support should be submitted to Cornwall Council, subject to the submission of an acceptable Flood Emergency Plan. *Reason: 1. Due to the location of the site and the scale of work proposed, this proposal will not have any appreciable impact on neighbours or on public views and it will enhance a currently somewhat abandoned site. 2. The proposal will not affect the housing stock in the parish and will introduce suitable new employment to the area with positive direct and indirect economic advantages. 3. This proposal is fully compliant with the policies of the emerging Tywardreath & Par Parish Neighbourhood Development Plan; although within Flood Zone 3, the type of development and the probable users means that, with development of a formal Flood Emergency Plan for the site, there should be minimum risk to users or additional pressure on emergency services.*

3. PA20/05359. Reserved Matters application for the construction of 10 dwellings (PA17/03432 dated 22/12/2017). Land South of Annears Garage, Tywardreath Highway, Par. It was proposed by Cllr Shroff, seconded by Cllr C Wildish and RESOLVED that a recommendation of objection should be submitted to Cornwall Council. *Reason: 1. On 15th June 2017 T & P PC objected to the "outline" application for this site as follows: "Object. 1. Access and egress from the site, accentuated by queuing traffic at the level crossing, is likely to create significant road safety issues on the busy A390. 2. Development at this site will impact on the flood plain at this sensitive location." Although these objections were discounted in granting "Outline" permission, the parish council considers they remain valid. 2. The "reserved matters" application shows that, even with substantial excavation, development of 10 housing units would result in a cramped site. Whilst the provision of 10 parking spaces is a necessary provision in a location where on-road is not practical, along with 3 double bedrooms per property, it suggests that these are intended as "family" homes. In this circumstance, the minimal amount of exterior amenity space is totally inadequate. There is a serious risk that children will use the parking areas for recreation, given the absence of any alternative safely accessible play-space nearby. Furthermore, the amenity areas shown in the plans, as well as being cramped, will be backed immediately by an engineered slope at some 40° to eaves height which will seem overbearing and will preclude direct sunlight. It is not clear how vegetation on these slopes would be managed. 3. It is a further concern that, because of the slopes behind the properties and the mature trees on the crest beyond, none of the rooms in any of the properties will receive any significant direct sunlight, even in summer. 4. The Parish Council retains its original objections and adds further objections to the "reserved matters" application as follows:*

- 1. Cramped development*
- 2. Inadequate and unusable external amenity space*
- 3. Lack of access to safe play space*

4. *Overbearing impact of engineered slope to rear*
5. *Lack of sunlight to habitable rooms.*

20/07 Notice of Appeals

None

20/08 Correspondence

Copy of letter sent to residents of Trevance Park and North Street in respect of a potential planning application

Date of Next Meeting – to be confirmed

Meeting Closed 5.28 pm