

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 Remote Tywardreath & Par the Parish Council Planning Committee held on Friday 25th September 2020 at 10am via Zoom

Meeting ID: 883 5130 3494

Passcode: 456648

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

In Attendance: The Parish Clerk, Sally Vincent
Cllr Mount, Cllr Page (part), Cllr Taylor (part), Cllr A Wildish (part)
2 members of the public

20/17 Apologies Cllr Rowse

20/18 Declaration of Interests

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

20/19 Public Questions

The applicant for PA20/03674 explained that his application had been amended in response to the parish councils' previous objections. He had explained the changes in full in an email to the parish council but in essence the size had been reduced from 4 to 3 bedrooms and the floor levels had been lowered so the roofline mirrored the neighbouring property. In response to a question from the Chairman the applicant confirmed that the proposed property would remain at the same distance from the road.

20/20 Minutes of the meeting of 20th August 2020

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

20/21 Matters arising on items not on the Agenda

None.

20/22 Planning Applications

The Chairman directed that item 2 was taken first to allow the applicant to leave the meeting if he wished to after it had been debated by members

2. PA20/03674. Full planning application for the proposed construction of a detached four bedroom dwelling. Land West of 2 Polmear, Polmear. Members considered that the proposed amendments did not overcome the parish council's previous objections in particular in respect of highway issues and the proximity to the houses opposite, which would deprive them of natural light nearly all year round. It was proposed by Cllr Hughes, seconded by Cllr Phillips and RESOLVED that a recommendation of objection should be submitted to Cornwall Council. *Reason: 1. The proposed building, albeit at*

reduced height in the amended plans, is less than 15m from the principal windows of the habitable rooms of the cottages across the road and will preclude them from natural sunlight for most of the year and will be oppressive and overbearing to their residents.

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. Although it is recognised that Highways no longer object to this proposal the parish council maintains its concerns about road safety. On paper, it might be just possible to turn a small car on site but in practice this would be a complicated manoeuvre and is unlikely to be attempted, meaning that vehicles will probably be illegally reversed out of the entrance onto the highway. Furthermore, given that the proposal is for a 3-bedroom dwelling, it is probable that a second vehicle will be parked on site, which would further constrain on-site manoeuvres.

1. PA20/06023. Resubmission of previously approved application PA16/04797 for conversion of barns into 2 residential properties. The Barn Workshop, Lanescot, PL24 2RS. It was proposed by Cllr Shroff, seconded by Cllr Phillips and RESOLVED that a recommendation of objection should be submitted to Cornwall Council. Reason: The extant planning permission is for holiday accommodation. The current application is for residential use. The Cornwall Local Plan and emerging Neighbourhood Plan call for residential accommodation to be in sustainable locations. The current site is in the open countryside, over 1.5 km from the nearest retail facilities and primary school, mostly on unlit narrow lanes with no footpath. The nearest public transport is over 1km away. As such it is likely that almost all journeys to and from this site will use private motor vehicles. Thus, this site does not meet current criteria for being a “sustainable” site. Whilst having no major objections to the on-site aspects of the application, the Parish Council maintains that this site, which is “new” residential accommodation, represents development in an unsustainable site in the open countryside.

3. PA20/06324. Certificate of lawfulness for an existing use to change a 3 bed roomed house in to 2 maisonettes. 2, Moorland Road, Par, PL24 2PA. It was proposed by Cllr C Wildish, seconded by Cllr Shroff and RESOLVED that a recommendation of no objection should be submitted to Cornwall Council but in view of the serious parking problems in the area, request that a condition be applied requiring that the designated parking areas should not be obstructed by other uses.

4. PA20/06882. Demolition of existing roof, construction of new roof covering together with all cappings, valleys and general flashings, insertion of PV panels to south elevation. Methodist Church, Well Street, Tywardreath, PL24 2QH. It was proposed by Cllr Phillips, seconded by Cllr C Wildish and RESOLVED that a recommendation of support should be submitted to Cornwall Council. Reason: This building is an important feature in the Conservation Area and the proposed solar panels will not have a significant negative impact on public views or the character of this part of the village.

20/23 Notice of Appeals

None.

20/24 Correspondence

Cllr Hughes noted that, following several representations from local people, he had registered a complaint with Planning Enforcement about the siting of 2 large red double-decker buses in the field just NE of the railway bridge on the Treemill Road. He considered this to be inappropriate use of agricultural land, very visible in public views. He was also concerned about the access from this field onto the lane, so close to the hump-back bridge. The Committee endorsed this complaint.

Date of Next Meeting – to be confirmed

Meeting Closed 10.25am