

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 a Meeting of Tywardreath & Par the Parish Council Planning Committee held on Thursday 11th May 2021 at Cornubia, Par immediately following the Annual Meeting of the Council

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

In Attendance: The Parish Clerk, Sally Vincent
Cllr Mount, Cllr A Wildish

21/01 Election of Chairman

It was proposed by Cllr Shroff, seconded by Cllr Phillips and RESOLVED that Cllr Hughes should serve as Chairman for 2021/2022.

21/02 Apologies None

21/03 Declaration of Interests

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

21/04 Public Questions

The applicant for PA21/03215 had attended the meeting to respond to any questions from members, having previously supplied relevant details via email, which the Parish Clerk had circulated to all members.

21/05 Minutes of the meeting of 15th April 2021

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

21/06 Matters arising on items not on the Agenda

The Parish Clerk had responded to the 5-day protocol in respect of PA20/11468, erection of an agricultural dwelling, land east of Great Treverran, to maintain the parish council's objection. However, Cllr Virr had not supported the request that the application be put before the CC Planning Committee so the official response had necessarily been 'agree to disagree.' However, members noted that all permitted development rights had been removed

21/07 Planning Applications

1. PA21/03489. Listed Building Consent for proposed creation of four additional hotel suites. Trenythor Manor, Tywardreath, PL24 2TS. It was proposed by Cllr Phillips, seconded by Cllr C Wildish and RESOLVED that a recommendation of no objection should be made to Cornwall Council.

2. PA21/03488. Proposed creation of four additional hotel suites. Trenyhton Manor, Tywardreath, PL24 2TS. It was proposed by Cllr Phillips, seconded by Cllr C Wildish and RESOLVED that a recommendation of no objection should be made to Cornwall Council.
3. PA21/02043. Pitched-roof timber structure for use as a garden shed, general hobbies/crafts room, storage of tools and materials and greenhouse. 17, Tywardreath Highway, Par, PL24 2RW. It was proposed by Cllr Shroff, seconded by Cllr Phillips and RESOLVED that a recommendation of no objection should be made to Cornwall Council.
4. PA21/03215. Rear single storey extension and balcony. 6, Blackberry Way, Porcupine, PL24 2GB. It was noted that there were no public objections, the proposed modification did not affect public views and would not cause overlooking issues. It was proposed by Cllr Shroff, seconded by Cllr C Wildish and RESOLVED that a recommendation of no objection should be made to Cornwall Council.
5. PA21/03093. Proposed farm machinery workshop. Tremanor Farm, Fowey PL23 1JZ. It was proposed by Cllr Hughes, seconded by Cllr Shroff and RESOLVED that a recommendation of objection should be made to Cornwall Council. *Reason: Tywardreath & Par Parish Council has expressed concern in the past about the scale of development which has taken place on this site, principally regarding the suitability of the access from the B 3269, the busy principal access to Fowey from the A 390 at a point where the road narrows to less than 2 lanes and bends and a change of slope render visibility of the entrance only possible from a distance of less than 100 m. The scale of the proposed development indicates a significant increase in this access by slow-moving heavy machinery. This is considered to represent a significant road-safety hazard. 2. This large-scale development would potentially cause significant noise nuisance to the adjacent hospitality centres, Trenyhton Manor and Toynes registered camp site.*
6. PA21/02919. Proposed new hay barn. Tremanor Farm, Fowey, PL23 1JZ. It was proposed by Cllr Hughes, seconded by Cllr Shroff and RESOLVED that a recommendation of objection should be made to Cornwall Council. *Reason: Tywardreath & Par Parish Council has expressed concern in the past about the scale of development which has taken place on this site, principally regarding the suitability of the access from the B 3269, the busy principal access to Fowey from the A 390 at a point where the road narrows to less than 2 lanes and bends and a change of slope render visibility of the entrance only possible from a distance of less than 100 m. The scale of the proposed development indicates a significant increase in this access by slow-moving heavy machinery. This is considered to represent a significant road-safety hazard. 2. This large-scale development would potentially cause significant noise nuisance to the adjacent hospitality centres, Trenyhton Manor and Toynes registered camp site.*
7. PA21/01856. Proposed lounge extension over a new garage. 2, Upper Polmear, Par, PL24 2FY. It was proposed by Cllr Hughes, seconded by Cllr Phillips and RESOLVED that a recommendation of objection should be made to Cornwall Council. *Reason: 1. When the original Planning Permission was granted for Polmear Parc, the area now occupied by Higher Polmear Park was excluded since development would break the skyline from important public views. The later permission was granted only with the clear understanding that the new roofline would not break the skyline. That is why the most westerly dwelling (next to the applicant plot) is only a bungalow. The roof of the proposed extension would significantly break the skyline. 2. Whilst one could argue on the architectural merits of the overall development of this part of the estate, it does at least have a degree of symmetry and "openness" which somewhat reduces its impact. The proposed extension is almost as wide as the host property and destroys that symmetry, creating a cramped, "suburban" aspect, quite inappropriate to its prominent location on*

the edge of open countryside. 3. The dimensions of the proposed “garage” are such that there would be no space to accommodate anything but the smallest of cars and is clearly intended to provide much needed storage space. The same would apply to the remaining road-level space, labelled as “parking”. Thus, a three bedroomed property would have no useable on-site parking space, against the principles of the Local Plan. Because of the narrow width of the highway, on-street parking would cause an obstruction of the highway and would encourage use of the nearby turning area as parking. There are obvious problems for emergency or service vehicles in that circumstance. 4. With the construction of the large conservatory at the rear of the premises, outdoor private amenity space at, 15m², is minimal. With the proposed extension, this limited space would receive little or no direct sunlight during most of the year. 5. This application proposes a structure which would have a significant negative impact on public views, does not meet good design standards and will create serious parking problems.

21/08 Notice of Appeals

None

21/09 Correspondence

None

Date of Next Meeting – 3rd June 2021

Meeting Closed 7.06pm