

## **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 29<sup>th</sup> July at 5.00pm at Tywardreath Village Hall**

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

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

**21/18 Apologies** Cllr Mrs C Wildish (*ex officio*)

#### **21/19 Declaration of Interests**

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

#### **21/20 Public Questions**

None

#### **21/21 Minutes of the meeting held on 1<sup>st</sup> July 2021**

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

#### **21/22 Matters arising on items not on the Agenda**

None

#### **21/23 Planning Applications**

1. PA21/06840 Non-material amendment (NMA1) for the requirement to adjust the piling to accommodate an overhead service, which will result in extending a reinforced concrete wall by approximately 2m in length. The sheet pile and reinforced concrete wall form a continuous wall clad in natural stone to decision PA20/04892 dated 01/10/2020. Flood Defences Located at Treffry Canal, Par and St Blazey. It was proposed by Cllr Hughes, seconded by Cllr Shroff and RESOLVED that a recommendation of no objection should be made to Cornwall Council.
2. PA21/06676 Proposed change of use from offices to single dwelling. Mount View, 31, Southpark Road, Tywardreath, PL24 2PU. It was proposed by Cllr Hughes, seconded by Cllr Phillips and RESOLVED that a recommendation of support should be made to Cornwall Council. *Reason: The premises is a substantial family home in a highly sustainable location and this proposal is compliant with the objective in the Tywardreath & Par NDP to increase the supply of family homes for local residents.*
3. PA21/05489 Positioning of a "Tide Bell" on the sands at the western end of Par Beach. West End of Par Beach, Par, PL24 2AS. It was formally recorded that the Parish Council is the applicant and the Chairman of the PC Planning Committee is, nominally, the agent. Technically the Parish Council has an interest in this application but the PC and its members

do not stand to benefit materially from the installation and, in reality, have no greater interest in the project than any other residents in the area so members did not consider they were precluded from comment, especially as officers will be aware of the association. At present there is only one public comment on the planning site but this gives no indication of its nature. Natural England have stated that they have no objections, subject to some sensible and none too onerous conditions. All beach-using organisations have been consulted and do not object. Verbally, a limited number of the public have asked about noise levels. It was proposed by Cllr Phillips, seconded by Cllr Shroff and RESOLVED that a recommendation of support should be made to Cornwall Council. *Reason: The bell will be a unique point of interest on the beach and its installation is motivated by a desire to make the public more aware of tides and sea-level change. Scientific measurements on other tide-bells have demonstrated that, at the distance of the nearest habitable buildings (the Par Beach Chalets), noise levels will be no higher than existing background noise (the sea, dryers and railway) and then only for a period of about an hour and a half either side of high tide. Other tide-bells already installed have had no complaints, even when located much closer to residential property. Should noise nuisance be a problem, the bell can easily be adjusted to make less noise.*

4. PA21/06741 Proposed construction of a dwellinghouse. Hamleys Corner WCs, Public Conveniences, Upper Eastcliffe Road, Par, PL24 2AH. It was formally recorded that the Parish Council was the applicant but members considered that this did not preclude them from commenting on this proposal. Hamleys Corner Public Conveniences were transferred to the Parish Council by Cornwall Council as a “package” with Par Beach Toilets. From the outset it was understood by both parties that it was unlikely that Hamley’s Corner toilets would be re-opened but that an alternative use would be found to generate income towards the substantial cost of operating the Beach facility. After careful consideration, it was decided that the design and structural condition made it impossible to find an alternative use for the existing building. After considering several proposals, the construction of a single bedroom property on the site to the submitted design was considered the most appropriate use of the site. It would result in the removal of the unsightly and potentially dangerous building and would provide the Parish Council with income to support the high cost of maintaining the Par Beach toilets, as revenues received would be used to help offset the considerable expense of keeping Par Beach Toilets open, reducing the substantial burden which this imposes on local council tax payers. It was proposed by Cllr Hughes, seconded by Cllr Shroff and RESOLVED that a recommendation of support should be made to Cornwall Council.

*Reason: This application represents the re-use of a redundant, brown-field site for local benefit offering a single dwelling in a very sustainable location and of high quality and appropriate design. It will make a positive contribution to the street-scene and is compliant with the objectives of the Tywardreath & Par NDP. The property is designed to make best use of the limited space available to offer compact but attractive living space. The external appearance, though modern, uses natural materials which enable it to sit comfortably in its environment. Care has been taken to keep the height of the building below the level of the properties in Upper Eastcliffe to minimise visual impact to them and there are no windows which present overlooking problems. The properties in this part of Eastcliffe Road are an eclectic mix of building styles from early to mid C20<sup>th</sup> of no great architectural merit. On either side of the proposed site are 7 fairly basic mid C20<sup>th</sup> bungalows and the original 1960’s Hamley’s shop, now converted to three units. Most of the other properties on the south end of Eastcliffe Road and east end of Par green are older two-storey buildings, The immediate street scene is dominated by the Funeral Parlour across the road, originally a two-storey dwelling but much modified and by the extensions to the rear of the Coop shop. The proposal includes off-street parking for one car. Although this does not include turning*

*space (in common with most neighbouring properties) vehicles will be exiting/entering from a little-used lane leading to Upper Eastcliffe, with adequate visibility. If considered appropriate, a condition requiring a construction access plan to be approved prior to work starting could be applied.*

**21/24 Notice of Appeals**

None

**21/25 Correspondence**

None

**Date of Next Meeting** – 2<sup>nd</sup> September 2021

**Meeting Closed** 5.15pm