

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 2nd September at 6.15pm at Tywardreath Village Hall

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

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

21/26 Apologies None

21/27 Declaration of Interests

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

21/28 Public Questions

Before inviting input from the public, the Chairman shared his initial thoughts about PA21/06055 and confirmed that he was familiar with the objections posted on the Cornwall Council website and emailed to the Parish Council. He stressed, however, that these were his personal views and were not necessarily those of the planning committee.

Members of the public made the following points.

- The pavement outside the property is particularly narrow and if anybody is queueing for food pedestrians will have to walk into the road.
- How long would this process take? The Chairman estimated it could potentially be up to 3 months.
- The principle 22B, Eastcliffe Road, doesn't actually exist and the application for change of use from a bakery to a kabab shop when there was never a bakery there in the first place is incorrect.
- As somebody living across the street from the property, noise from traffic and the extractor fan would be an issue but noise nuisance from people could potentially be a bigger problem for people living close by and, particularly, for children trying to sleep.
- Drains were often blocked with fatty waste from another food outlet, this proposal would just exacerbate the problem.

21/29 Minutes of the meeting held on 29th 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.

21/30 Matters arising on items not on the Agenda

None

21/31 Planning Applications

1. PA20/11225. Remove existing ground floor conservatory and replace with a flat roofed extension of the same width but longer. 36, Mount Bennett Road, Tywardreath, PL24 2QX. It was proposed by Cllr Shroff, seconded by Cllr Phillips and RESOLVED that a recommendation of strong objection should be made to Cornwall Council. *Reason: Although reduced in length, the revised plans do not materially affect the comments previously submitted by the Parish Council on this application. The design makes no attempt to reflect the character of the host property, part of an attractive C19th Terrace in a prominent position on the exit from the village. It would adversely affect the whole terrace, spoiling the simple symmetry of the properties and will adversely affect the neighbour's enjoyment of their property, especially as their front garden is the only part which enjoys full sunlight and has been carefully laid out as their principal leisure area. Further, the proposed design does not reflect the supposed residential use of the building. The layout and fenestration would render the interior gloomy and poorly ventilated and would also preclude daylight and ventilation to the existing dining room. The whole proposal appears to be for large storage rooms in an inappropriate and poorly designed format. CC Planning Policy aims for high quality design and this is the antithesis of such a policy. This is a poorly designed, un-neighbourly development which will have a significant negative impact on the streetscene of this attractive part of the village.*
2. PA21/06932. Tree works including the removal of various tree species subject to a TPO in order to facilitate flood prevention works. Land West and South West of Piranwell, Kilhallon, PL24 2RL. It was proposed by Cllr C Wildish, seconded by Cllr Shroff and RESOLVED that a recommendation of no objection should be made to Cornwall Council, subject to the condition recommended by the Tree Officer being applied.
3. PA21/07079. Removal of balcony and construction of extension with roof terrace above. The Firs, Polmear Road, Par, PL24 2AW. Members considered that the proposed works would not adversely impact on neighbouring properties or the streetscene. It was proposed by Cllr Hughes, seconded by Cllr Phillips and RESOLVED that a recommendation of no objection should be made to Cornwall Council.
4. PA21/06740. Listed building consent to remove UPVC sash windows and doors and replace with traditional hand-built wooden sash windows and doors. Newhouse Farm, Priory Lane, Tywardreath, PL24 2QF. It was proposed by Cllr C Wildish, seconded by Cllr Hughes and RESOLVED that a recommendation of support should be made to Cornwall Council. *Reason: The proposed works will make a positive contribution to maintaining this historically important building and will have no adverse effect on its appearance.*
5. PA21/06233. Application for Reserved Matters for appearance, landscaping, layout, scale and access following outline approval PA20/05621 for the construction of dwelling house. Ivy Lodge, Kilhallon, PL24 2RL. Members considered that this interesting modern design would not be prominent in the landscape or adversely affect neighbouring properties. It was proposed by Cllr Phillips, seconded by Cllr Shroff and RESOLVED that a recommendation of no objection should be made to Cornwall Council.
6. PA21/08156. Non material amendment in relation to decision notice PA20/04892 dated 01.10.2020. 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 no objection should be made to Cornwall Council.
7. PA21/06397. Retrospective permission for the erection of a fence to the border of the property adjacent Church Street. 1, Woodland Avenue, Tywardreath, PL24 2PL. Whilst regretting the loss of the previous hedge, members noted that it had previously posed problems for pedestrians when not regularly trimmed and the new fence was no higher than the old hedge and does not create any new road safety problems. It was proposed by Cllr

Phillips, seconded by Cllr Shroff and RESOLVED that a recommendation of no objection should be made to Cornwall Council.

8. PA21/06055. Retrospective: Change of Use to Hot Food Takeaway. Yummy Scrummy Bakery, 22B, Eastcliffe Road, Par, PL24 2AH. Members noted the strong objections voiced by members of the public, posted on the Cornwall Council planning portal and sent via email to the Parish Council. Following discussion Cllr Shroff proposed, Cllr Phillips seconded and it was RESOLVED that a recommendation of objection should be made to Cornwall Council.

Reason: 1. The Parish Council fully endorses the public comments already posted and is aware that these reflect concerns of many other local residents. As far as the Parish Council is aware, the existing planning consent for this property is for use as a laundrette. The use as a bakery (with no public sales) was not permitted. In recent years, this site has not been used for retail sales. 2. Parking is already a major problem in this part of Par. The nearby car park is heavily used during the day and in the evening is used by local residents for overnight parking. It would therefore not be available for use by customers of the proposed establishment. 3. This is a predominantly residential area and fairly quiet after about 6.00pm. The noise created by the toing and froing of customers to the kebab would be very disturbing for local residents. This will be exacerbated by the proposal that waste will be removed daily, at night. 4. However efficient a filtration system is installed, and presupposing that it is well maintained, this premises will generate extraneous smells of fatty cooking. Because of the prevailing wind, such smells will disproportionately affect the residents of Upper Eastcliffe, particularly their enjoyment of their gardens or when they have windows open. 5. There is already a problem with the combined sewer serving this property due to a lack of gradient. Within the past three years it has been blocked by fatty waste from a nearby food outlet. 6. Litter is already a problem in this area. However careful the proprietors are, a late-night fast-food outlet here will exacerbate the situation. 7. The premises are less than 100m from the junction of Eastcliffe Road and Par Green, both busy main roads. To have vehicles continuously entering and leaving the very limited parking area and probably double-parking whilst waiting for a space would be a road-safety problem. 8. This is an inappropriate use of a confined space in a mainly residential area, which would impact significantly on the quality of life of a considerable number of local residents through noise, parking, smell and potential anti-social behaviour and it would present a significant traffic hazard.

9. PA21/07535. Alteration to an existing dwelling to create annex with additional parking. 5, Swallowfield Close, Tywardreath, PL24 2QB. It was proposed by Cllr Hughes, seconded by Cllr C Wildish and RESOLVED that a recommendation of no objection should be made to Cornwall Council.

10. PA21/05519. Remove wall and drop kerb to create hard standing. 16, Eastcliffe Road, Par, PL24 2AH. It was proposed by Cllr C Wildish, seconded by Cllr Shroff and RESOLVED that a recommendation of no objection should be made to Cornwall Council.

21/32 Notice of Appeals

None

21/33 Correspondence

Emails objecting to PA21/06233

Date of Next Meeting – 7th October 2021

Meeting Closed 6.50pm