

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 7th October at 6.30pm 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
Mr C Truscott

21/34 Apologies None

21/35 Declaration of Interests

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

21/36 Public Questions

None

21/37 Minutes of the meeting held on 2nd September 2021

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

21/38 Matters arising on items not on the Agenda

Cllr Hughes noted that the introduction of a pedestrian access from a private dwelling onto Polmear Road was permitted development.

21/39 Planning Applications

1. PA21/07795. Construction of a single dwellinghouse and associated work with variation of conditions 2, 5 and 6 of decision PA20/10800 dated 27.01.21. Land North West of Bridge Park, Driving Lane, Par, PL24 2LU. It was proposed by Cllr Hughes, seconded by Cllr Shroff and RESOLVED that a recommendation of no objection should be made to Cornwall Council, but endorsing the comments of the Tree Officer.
2. PA21/08792. Erection of domestic garage. Lowen, A390 from Bridge Street to Porcupine, Tywardreath Highway, PL24 2RW. 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. PA21/08357. Proposed garage conversion, car port, rear infill extension and rear extension replacing existing conservatory. Tekter, 2, Kilhallon Woodlands, St Blazey, PL24 2RJ. It was proposed by Cllr C Wildish, seconded Cllr Shroff and RESOLVED that a recommendation of no objection should be made to Cornwall Council.

4. PA21/08474. Proposed conversion and extension to the water reservoir to form a single dwellinghouse, the installation of a sewage treatment plant and the provision of a right turn lane in the highway. Polharmon Reservoir, Penpillick Hill, St Blazey, PL24 2RT. It was proposed by Cllr Hughes, seconded by Cllr Phillips and RESOLVED that a recommendation of objection should be made to Cornwall Council. *Reason: As an effectively 'new' building in the open countryside this clearly fails to meet the criteria of sustainable development of Policy 1 of the Cornwall Local Plan, taking account of its location, layout, design and use against the three pillars of economic development, social development and environmental protection and improvement. The development does not meet the criteria of Policy 2 in that it fails to respect or enhance quality of place, whilst offering only a minimal contribution to meeting housing needs and that in a location which has no demonstrable local need. Contrary to the applicant's statement, there is very limited residential use in the near vicinity and it is difficult to see which 'influences' have been taken. The proposal is not for an agricultural worker, nor is it offering any affordable housing or meets any special need; it will not 'enhance' the local area. It, therefore, does not comply with the requirements of Policy 7, nor does it qualify as a Rural Exception Site under Policy 9. In the context of Policy 27, this is not a sustainable site; occupants and visitors will be almost entirely dependent on private transport as (apart from a daily college bus, schooldays only; and 3 buses per day to Lostwithiel & St Austell) the nearest bus service is in St Blazey, (2.6 km); Par Railway Station is 3.8 km with no bus link. The nearest shops are in St Blazey and the nearest primary school is Tywardreath. Walking or cycling are not a realistic possibility as the first 900m of the route into St Blazey is on the A390, an unlit, busy, derestricted road with no footway. Alternative routes are on narrow, unlit twisting country lanes with high hedges and no footway. The application does not meet the criteria of Tywardreath & Par Neighbourhood Development Plan, which is now "made" and forms a part of the Cornwall Local Plan; in particular, it is contrary to Policies H1 (Development Boundary), H2 (General Development Principles) and H3 (Affordable Housing on Rural Exception Sites). Whilst there are clear Policy reasons for refusal, the parish council considers that the strongest argument against granting permission is road safety. The road safety reasons set out in the original refusal (appeal dismissed) remain valid and indeed are reinforced by the traffic evidence provided in the applicant's Traffic Statement. Average speeds are about 50 mph but up to 20% exceed this. It is significant that a "No Right Turn" has been in place at the junction of the A390 with the C310, for east-bound traffic for some years, due to safety concerns, during which time traffic volumes have increased on both roads. This junction is situated 30m south of the proposed access. It is important to note that, although only a "minor" road, the C301, which links Tywardreath with the A390, is heavily used from 07.00 to 19.00 by local traffic between Tywardreath & Par and easterly directions (in excess of 20 vehicles per hour). Access for vehicles emerging from this road is already difficult due to poor visibility to the left. This would be accentuated by the proposed "virtual island" and by stationary vehicles on the A390 waiting to enter the application site, or delivery vehicles parked at its entrance. This application does not conform with Cornwall Local Plan nor with Tywardreath & Par NDP Policies on development in the open country and on sustainability. As already noted by Cornwall Council and the appeal inspector, the development would present significant road-safety hazards. These would not be mitigated by the proposed 'virtual island' that could exacerbate problems for general road users. Tywardreath & Par Parish Council opposes this application in the strongest possible terms, but should there be any possibility of this application being recommended for*

approval, the Parish Council would request a site meeting with relevant officers to discuss its concerns.

5. PA21/08675. Construction of single storey front extension, conversion of loft to habitable space & changes to external finishes. 1, Upper Eastcliffe Road, Par, PL24 2AL. 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.

21/40 Notice of Appeals

None

21/41 Correspondence

Whilst it was not on the agenda for decision, members noted their concerns about a planning application, PA21/09371, which had just been submitted for a property in Vine Place.

Date of Next Meeting – 4th November 2021

Meeting Closed 6.44pm