

## **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 Parish Council Planning Committee held on Thursday 4<sup>th</sup> November at 6.30pm at Tywardreath Village Hall**

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

**In Attendance:** The Parish Clerk, Sally Vincent  
1 member of the public

**21/42 Apologies** Cllr S Shroff

#### **21/43 Declaration of Interests**

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

#### **21/44 Public Questions**

None

#### **21/45 Minutes of the meeting held on 7<sup>th</sup> October 2021**

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

#### **21/46 Matters arising on items not on the Agenda**

None.

#### **21/47 Planning Applications**

1. PA21/10392. Non-material amendment (NMA4) in relation to decision PA20/04892 - for the requirement to relocate a modular office to accommodate the erection set-back sheet piles that form part of the flood defence scheme. The landscaping would be altered to accommodate these changes. Flood Defences Located at Treffry Canal, Par and St Blazey, St Blazey. 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.
2. PA21/09962. Outline Planning with all Matters Reserved for the Construction of 2 New dwellings. Land East of Springlands, Well Street, Tywardreath, PL24 2QH. Cllr C Wildish voiced some concern about flooding in the proposed car parking area and also about access onto Well Street, where there were already identified problems for pedestrians. Following further discussion, it was proposed by Cllr Phillips, seconded by Cllr Hughes and RESOLVED that a recommendation of no objection should be made to Cornwall Council.
3. PA21/09820. Outline planning for a single detached dwelling with all matters reserved. 21, Tehidy Road, Tywardreath, PL24 2PF. Cllr Hughes noted that this application differs from withdrawn application PA21/01507 only in that it seeks to clarify the works already done on the site. Whilst there may have been some form of shed on the site since the early

2000s, it was not visible from the road and there was no doubt that, when the existing boundary was removed, substantial excavation was done on the site to increase the parking area. Whilst it could be argued that damage has already been done by these recent works, he considered that there could be no question that excavation to permit construction of a dwelling would substantially increase the harm to public views of the important “green space” on the approaches to the village. Members agreed that the comments made by the Parish Council in objecting to PA21/01507 remained equally valid, especially as the Tywardreath and Par Neighbourhood Development Plan had now been “made”, passing the referendum with over 91% support. It was proposed by Cllr C Wildish, seconded by Cllr Phillips and RESOLVED that a recommendation of objection should be made to Cornwall Council. *Reason: Application PA15/02790 – 1. Proposed construction of dwellinghouse, 23, Tehidy Road was refused and dismissed at Appeal. The reason for refusal was that the combination of the sub-division of the garden, the removal of hedgerow, the required excavation and the presence of the development within the street scene would cause harm to the character of the area through the incremental erosion of the existing green margin between the built-up area of Par and the more historic village of Tywardreath. It would therefore conflict with saved Policy 6 of the Restormel Borough Council Local Plan 2001 and Sec. 6, Para. 53 of the National Planning Policy Framework 2012, that seeks to resist inappropriate development in residential gardens where such development would cause harm to the local area. The Parish Council considers that that exactly the same arguments apply to the current, adjacent application. 2. Part of the proposed plot has already been excavated to ground (road) level to accommodate a new parking area, without planning permission as far as the Parish Council is aware and even this required substantial excavation. To accommodate even a modest, residential property it would require a much larger and more prominent excavation. However, there is a considerable change in site levels to the rear of the proposed plot whereby the land is elevated. In the circumstances that a full application is submitted, the impact upon the topography of the site would need to be addressed and any plans for further excavation would need to be demonstrated to establish changes in levels. 3. Whilst this application could be considered as 'infill' following the pattern of the new-builds to the west (to the rear of 17 & 19 Tehidy Road), its location and the degree of excavation required would be seen to erode the landscape between the built-up area of Par and the more historic village of Tywardreath 4. The Tywardreath and Par Parish Neighbourhood Development Plan has been approved by referendum and is now an integral part of the Cornwall Local Plan. It establishes a new development boundary for the parish as shown on the Development Boundary Map, (Figure 18. Policy H1) This stipulates that;*

- a) Within the development boundary, infill and rounding off will be supported where it conforms with other policies in this NDP;*
- b) Development outside the Tywardreath and Par Parish development boundary will not normally be permitted. Exceptions may be made of development which is affordable housing led to meet evidenced local need, in line with Policy 9 of the Cornwall Local Plan.*

*The site appears to fall within the development boundary. Policy E1 further advises;*

- a) The open spaces shown on the Map of Local Green Spaces, Figure 9, are designated as local Green Spaces in accordance with paragraph 99 of the National Planning Policy Framework.*
- b) Development proposals will only be supported where they do not diminish the open, green character of the designated local green space.*
- c) Development which is proposed solely to enhance the community use of the*

*designated local green space may be permitted provided it does not diminish the open, green character of the area e.g. a shelter with seating.*

*d) Development should follow guidance on standards in the 'Open Space Strategy for Larger Towns in Cornwall', 2014 and/or any update relating to the parish.*

*Whilst the residential gardens of the properties along Tehidy road are not included within the map of local green spaces, they are directly adjacent to a local green space designation (fields between Tywardreath, Par and Polmear). "This valley and sloping, hilly area' was clearly seen as the most important of all the proposed green spaces with over 40% of Tywardreath residents singling it out in the public consultation in May 2019. 5. The area is important in maintaining the character of the settlement areas of Tywardreath, Par and Polmear which surround it. Part of the area being on higher ground, the site is visible from many vantage points, including Par Beach (County Wildlife Site ID R3.3, CC Interactive Mapping, 2019), and the green space prevents coalescence between the settlements, thus contributing to the distinctive, open, rural nature of the parish. The northern part of the site is particularly important as regards the setting of the Heritage asset of the St Andrew's Church and Tywardreath village conservation area. Furthermore, the vista from the bottom of Tehidy Road was specifically referred to in the Restormel Council 2010 report 'Tywardreath Conservation Area Character Appraisal and Management Proposals' (P 36 'Key Views and Vistas')*

*It was adjudged that the introduction of a new dwelling to the rear of number 23, Tehidy Road would cause harm to the character of the area through the incremental erosion of the existing green margin between the built-up area of Par and the more historic village of Tywardreath through the combination of the sub-division of the garden; the removal of hedgerow; the required excavation and the presence of the development within the street scene. It is considered that the identified harm applies in a similar way to the development of number 21, despite a change in local plans since the decision was issued.*

*In this instance, it is likely that further excavation would be required, which would have a negative impact upon the character of the Area. It could be considered that the remaining garden associated with no.21 adds towards the greenscape of the wider area, contributing towards the natural green barrier between Par and Tywardreath - both considerably different in character. The elevation of the undeveloped gardens adjacent to the road is a feature of this length of Tehidy Road. Even where visibility is limited into an individual garden, the overall lie and level of vegetation reinforces the sense of undeveloped land rising above to the distant properties off Tehidy Road. An additional dwelling on the site would extend the perception of development further from Par and potentially undermine the important contribution that the undeveloped and elevated gardens make to Tehidy Road on the approach to Tywardreath. As a result, any formal proposal would need to demonstrate how the development would conserve and enhance the character of the area and whether it can be considered appropriately located.*

*5. Additionally, the Parish Council considers that a vehicle access location at this point in Tehidy Road represents a traffic hazard as it distracts driver's attention when driving up the road at a point where view of oncoming traffic is obscured by the bend of the road, whilst those coming down would not see emerging vehicles until within 100m.*

## **21/48 Notice of Appeals**

None

**21/49 Correspondence**

Members noted general concerns from parishioners about public domain trees in Trevance Park. It was agreed that the parish council should investigate how to protect all the trees at this location as they were integral to the character of the estate.

It was noted that remote Cornwall Council planning training was available between 9.30am and 10.30 am on Tuesday 30<sup>th</sup> November and members encouraged all new Councillors and, particularly, Cllr Mount to attend.

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

**Meeting Closed** 6.47pm