

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 2nd December at 6.30pm at Tywardreath Village Hall

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

In Attendance: The Parish Clerk, Sally Vincent

21/50 Apologies None

21/51 Declaration of Interests

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

21/52 Public Questions

None

21/53 Minutes of the meeting held on 4th November 2021

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

21/54 Matters arising on items not on the Agenda

None.

21/55 Planning Applications

1. PA21/09234. Application for Outline Planning Permission with all matters reserved for two multi generation bungalows. Land South West of junction between Driving Lane and Porcupine Road, Driving Lane, Par. It was proposed by Cllr Phillips, seconded by Cllr C Wildish and RESOLVED that a recommendation of objection should be made to Cornwall Council. *Reason: 1. According to historical records, virtually all of the site was used for mineral dressing over a period of 50 years from about 1810 – 1860 and is probably covered by up to 3m of mineral waste under a thin cover of topsoil. Because of this use, it is probable that concentrations of heavy metals are even higher than in “normal” mining waste tips. This would require import of significant quantities of top soil to make the garden areas safe for domestic use. This, combined with the underlying layer of “made” ground, would make disposal of rain and foul water by means of SUDS and septic tanks questionable. Since the geotechnical report suggests that the “made” ground at the top of a significant slope could result in slope instability, the addition of water from grey and foul water drainage could accentuate this risk. 2. The proposed site is a development in the open countryside with no provision for affordable housing and has poor connectability by sustainable modes of transport to shops, schools and local services, being some 2 km on largely unlit roads with no footpath, from St Blazey or regular buses/trains. This is contrary to the guidance of the Cornwall Local Plan and*

Policy H3 of the Tywardreath & Par Neighbourhood Development Plan. 3. The site is accessed from Driving Lane, a narrow, winding country lane, the entrance is only some 20m in either direction from bends which block the view of oncoming traffic. This represents a significant safety hazard. 4. Overall the site does not comply with development principles of Cornwall Local Plan and Tywardreath & Par NDP; the site has high level of contamination and presents significant risk of slope instability; the access arrangements are dangerous.

2. PA21/09905. Construction of an agricultural bungalow for an agricultural worker, with septic tank drainage. Land North East of Penpell Farm, Penpell, Par. It was proposed by Cllr Hughes, seconded by Cllr C Wildish and RESOLVED that a recommendation of objection should be made to Cornwall Council. *Reason: 1. An access road for agricultural vehicles to cross the A 390 at this point can be justified, although, experience of those using this section of the A 390 on a regular basis, suggests that it is rarely used. Use as access to a dwelling is a very different proposition. 2. The data presented by the applicant in the recent application to convert the old reservoir, less than 200m to the South, indicates that this stretch of the A 390 is heavily used at most times of day and that most vehicles are travelling at speeds in excess of 40 mph. Furthermore, the access is exactly at the point where the two eastbound lanes merge into one at the end of the only overtaking section between St Blazey and Lostwithiel, the result of which is that vehicles are trying to complete overtaking manoeuvres and may be distracted from noticing vehicles entering or crossing the traffic stream at this point. Similarly, for westward traffic, the presence of a stationary vehicle waiting, possibly for several minutes, to turn right into the access, would significantly impede traffic flows and could lead to accidents as westbound vehicles would not be expecting stationary traffic at this point. 3. It is suggested that, if Planners are minded to approve the building, they should apply a condition insisting that alternative safe access must be in place prior to any construction work starting and that the residents of the proposed bungalow must not use this access. A site visit by Planning Officers should also be undertaken.*

3. PA21/11171. Householder application for proposed front extension to provide internal staircase, enlarged living room and bedroom and additional off-road parking. 40, Penstrasse Place, Tywardreath. It was proposed by Cllr Phillips, seconded by Cllr Shroff and RESOLVED that a recommendation of no objection should be made to Cornwall Council.

4. PA21/11165. Application for a Lawful Development Certificate for an existing use of land for the siting of 11 mobile homes, the erection of three log cabins, two of which are being used for permanent residential use and the other of which is being used for holiday purposes. Land Adjacent to Snowlands Caravan Leisure Park, Par Farm, Par. It was proposed by Cllr C Wildish, seconded by Cllr C Shroff and RESOLVED that a recommendation of objection should be made to Cornwall Council. *Reason: 1. Most of the area the subject of this application is in Flood Zone 2, Medium Risk, but the only practical means of egress in the event of flood is by traversing some 300m which lies in Flood Zone 3, High Risk. The site is therefore wholly unsuited to residential development without major engineering work. There is a significant risk that any such works would aggravate the flooding on the public St Andrew's Road, the principal access from Tywardreath to St Blazey. 2. Evacuation from the site in the event of any significant flooding would be difficult and potentially life threatening and would severely stretch the Emergency Services. All attempts to increase occupation of the site must be opposed in the strongest of terms. 3. It is questioned whether the buildings currently on site have been there for the 10 years claimed. 4. It should be noted that the Parish Council has*

complained repeatedly over many years about the failure of the Council (both Restormel & Cornwall Council) to act against unauthorised developments on the Snowlands site.

5. PA21/11164. Application for a Lawful Development Certificate for an existing use of land for 25 caravan/motor home pitches, use of land for 10 static caravan holiday homes and use of land for 2 residential dwellings. Land Adjacent to Snowlands Caravan Leisure Park, Par Farm, Par. It was proposed by Cllr Hughes, seconded by Cllr Mount and

RESOLVED that a recommendation of objection should be made to Cornwall Council.

Reason: 1. Almost the whole of the area subject of this application lies in Flood Zone 3, High Risk. The site is therefore wholly unsuited to residential development without major engineering work and there is a significant risk that any such works would aggravate the flooding on the public St Andrew's Road, the principal access from Tywardreath to St Blazey. 2. It is questioned whether most of the buildings currently on site have been there for the 10 years claimed. Certainly, no further development should be permitted. 3. Evacuation of the site in the event of any significant flooding would be difficult and potentially life-threatening and would severely stretch the Emergency Services. All attempts to increase occupation of the site must be opposed in the strongest of terms. 4. It should be noted that the Parish Council have complained repeatedly over many years about the failure of the Council (both Restormel & Cornwall Council) to act against unauthorised developments on the Snowlands site.

21/56 Notice of Appeals

None

21/57 Correspondence

Objections to PA21/09234

Date of Next Meeting – 6th January 2022

Meeting Closed 6.51pm