

## **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 6<sup>th</sup> January 2022 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  
Cllr Mrs L Phillips, Cllr A Wildish

**21/58 Apologies** Cllr Mrs S Shroff

#### **21/59 Declaration of Interests**

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

#### **21/60 Public Questions**

None

#### **21/61 Minutes of the meeting held on 2<sup>nd</sup> December 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.

#### **21/62 Matters arising on items not on the Agenda**

None.

#### **21/63 Planning Applications**

1. PA21/11712. Works to a tree subject to a tree preservation order for the crown lift to T5 - Sessile Oak in order to achieve a 3 metre clearance over the garden and hedge. Broom Park, Lanescot, Par PL24 2RS. It was proposed by Cllr Phillips, seconded by Cllr Mount and RESOLVED that a recommendation of no objection should be made to Cornwall Council.
2. PA21/11711. Works to 4 Sessile Oaks subject to tree preservation order namely crown lifting achieve 3m clearance (T1), remove first primary branch back to main stem to clear shed roof and Pear (T2), crown lifting to achieve 3m clearance (T3) and crown lifting to achieve 3.5m clearance (T4). Orchard End, Lanescot, Par, PL24 2RS. 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.
3. PA21/11291 Retention of a log cabin for use as a holiday let. 23, Eastcliffe Road, Par, PL24 2AQ. 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: The site of the log cabin is at the end of the rear curtilage of 23, Eastcliffe Rd, accessible only by a narrow pedestrian access some 35m long, between Nos. 23 & 25 and across a forecourt generally covered by wooden tables and benches which, in a flood, could be floating.*

*Emergency evacuation, particularly at night and by people unused to the location, could be hazardous.*

*The site is in Flood Zone 3 and is classified in the Flood Report attached as “more vulnerable”. The application represents a change of use from “unspecified” to residential (holiday accommodation) and as such must meet both elements of the sequential test.*

- a. The development does not provide wider sustainability benefits to the community that outweigh the flood risk.*
- b. The only measure to ensure safety of occupants proposed is to subscribe to the flood warning system and for management to require occupants to evacuate the premises when such a warning is received. This requires a high level of alertness at all times by the management and full cooperation by the occupants. As the occupants are stated to be holiday-makers, they may well not recognise the risk involved or respond with sufficient alacrity, which could put them in danger, particularly in view of the difficult access and absence of alternatives.*

*The flood risk assessment addresses fluvial and tidal flooding, suggesting that predicted flood-water levels will be no higher than 1cm below floor level. It discounts ground-water flooding on the grounds that there are no significant aquifers near the site. In fact, the site is underlain by at least several metres of sands, beach deposits and unconsolidated alluvium. The committee is aware that foundation trenches less than 1m deep excavated some 200m WSW of the site, on similar material, became waterlogged at High Water Spring Tide due to a rise in the phreatic surface, even with normal surface water conditions. With predicted sea-level changes this phenomenon will increase in severity and could exceed stated floor levels within a few years. It should be noted that the current flood warning system does not take this into account.*

*The application states that the host site has off-road parking for two vehicles. In practice, at most times, at least half of the “parking space” is occupied by tables and benches in connection with the commercial business. The proposed use of the cabin as holiday accommodation is likely to increase the demand for parking. On-road parking on Eastcliffe Road, Par Green and Moorland Road is already fully utilised at almost all times and the car-park at Hamley’s Corner is full at all times of day and night so there is no capacity locally to absorb any additional parking need.*

*In the probable event of a significant flood incident, emergency services will struggle to ensure the safety and well-being of existing residents and the possible presence of additional residents in this inaccessible site will aggravate this problem. The application will have a negative effect on an already difficult parking situation.*

4. 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, Par, PL24 2RL. It was proposed by Cllr Phillips, seconded Cllr Mount and RESOLVED that a recommendation of no objection should be made to Cornwall Council.

5. PA21/11491. Replace existing septic tank with sewage treatment plant. Stoneybridge Cottage, road from Chapeldown to Trenadlyn, Par, PL24 2TY. It was proposed by Cllr C Wildish, seconded by Cllr Phillips and RESOLVED that a recommendation of no objection should be made to Cornwall Council.

## **21/64 Notice of Appeals**

None

## **21/65 Correspondence**

*It was proposed by Cllr Hughes, seconded by Cllr C Wildish and RESOLVED that the Press and Public should be excluded and the meeting should move into Closed Session to discuss a potential enforcement issue.*