

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 3rd February 2022 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

21/67 Apologies Cllr R Mount

21/68 Declaration of Interests

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

21/69 Public Questions

Dan Mitchell, a planning consultant representing the applicant of PA21/12621 addressed the meeting about the application. He explained that there was quite a lot of historical planning history at the site, which he thought was no longer relevant. He considered that developing the site as residential would blend in well with the existing settlement of Penpillick and would be sympathetic to the WHS, as it was preferable to leaving it as a builders yard.

21/70 Minutes of the meeting held on 6th January 2022

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

21/71 Matters arising on items not on the Agenda

None.

21/72 Planning Applications

1. PA21/12621. Application for Outline Planning Permission with some matters reserved for the construction of a single dwellinghouse and garage namely access and layout. Penpell Row, Land West of Penpillick Farm, Road from Penpillick Farm to Penpell Farm, Penpillick, Par PL24 2RT. It was proposed by Cllr Shroff, seconded by Cllr Phillips and RESOLVED that a recommendation of objection should be made to Cornwall Council. *Reason: Tywardreath & Par Parish Council has consistently objected to development of this site. It objected to the CLUED application PA17/05924, questioning the continuous use of the site as a builder's yard, arguing that it had only been used as an (unauthorised) dumping site for builder's waste, including asbestos, on an occasional basis. However, permission was granted on the 'balance of probabilities.'* Tywardreath & Par has previously objected to the application PA18/07391 as follows: "Object. 1. This property is within the World Heritage Site, indeed it was specifically included within the boundary and is in a high, prominent location. Consequently, it is highly visible in public views from the west over the WHS and towards Austin's Shaft. The

parish council is of the strong opinion that the gradual, industrial development of this site is inappropriate and out of character with the surrounding area. 2. A pedestrian gateway to the site has recently been widened to allow vehicular access/egress and this is on the junction of the A390 and the Penpell lane. It is extremely dangerous, completely blind for drivers joining the road from Penpillick Hill, where the national speed limit applies. There have been numerous accidents at this junction, one very recently.”

This objection was supported by the Cornwall World Heritage Site organisation as follows: “The leat and the extant historic cottages forming a row to the north of the site are attributes that express the OUV of the WHS. The site is therefore very much part of the Luxulyan Valley section of the WHS and this is reflected in the way the boundary of the WHS encompasses both the application site and the cottages to the north.

From a review of the submitted information, there has not been an adequate appraisal of the site or the submission of sufficient information to enable an assessment of the impact on OUV to be undertaken. The application should therefore be supported by an appropriate assessment as set out above before a full assessment as to the impacts of these proposals can be made. A fuller understanding of this site through a heritage assessment is required to understand the impacts of this development within the WHS.

Without this the LPA is not able to determine the application in accordance with Section 16 of the NPPF or Policy 24 of the adopted Cornwall Local Plan.

On this basis it is recommended that the application be refused.”

Cornwall Highways also objected as follows:

“Access is proposed onto the C211. The access has restricted emerging visibility and the C211 leading to the priority T-junction with the A390 is width constrained, operating as a single carriageway. The A390 passing the junction is a three-lane carriageway, two lanes (including an overtaking lane) heading north and one lane heading south. It is considered a dangerous situation could exist when a vehicle wishing to turn into the C211 meets a vehicle intending to exit onto the A390. The vehicle wishing to turn into the C211 would have to wait in the lane closest to the junction until a time when the exiting vehicle could emerge. Vehicles heading north on the A390 would either be forced to stop in the lane adjacent to the junction or utilise the overtaking lane. The A390 is a relatively busy road and I anticipate situations whereby numerous vehicles would be using the overtaking lane forcing vehicles to stop in the adjacent lane, a situation many drivers would not otherwise anticipate whilst focusing on overtaking vehicles. There have been three personal injury accidents within 70m of the junction in the latest five years of available data, including one at the junction.

Based on the above Highways object to this application. It is considered an increase in trip rates associated with the proposals and subsequent impact on the C211/A390 junction would contravene Policy 27 of the Cornwall Local Plan and Paragraph 109 of the NPPF in resulting in an unacceptable impact on highway safety.”

This objection was subsequently withdrawn on the technical grounds that there was no existing restriction on the number of trips which the yard could generate, rendering any attempt to restrict commercial trip numbers problematic. They did not withdraw their comments on the danger of access from the C221 onto the A390.

The proposal then approved, against these strong objections, was for a modest store/office 15 x 7 m, 4.6m high, tucked into the NW corner of the site and screened almost entirely from public views by reinforced planting of the existing hedges. The proposal in the current application is for a dwelling house, centrally located on the site, with a suggested footprint double that of the approved shed. Being a dwelling, and being higher on the slope, it would be higher and more conspicuous in public views. Indeed, the proposed footprint is roughly the same as that of the whole row of cottages referred to in

the WHS comments and would significantly detract from the “reading” of these structures in their historical context and would be conspicuous in important views of the Listed Austin’s Shaft engine house. “Penpillick” cannot be described as a settlement in planning terms. The properties referred to by the applicant are a dispersed group of dwellings associated with farming and the mining industry, many converted for holiday use. The nearest, most basic facilities are several km away in Tywardreath and St Blazey, to which they are linked by the A390 and country lanes, without street lighting or footways. This cannot be considered to be a sustainable location as occupants would be almost entirely dependant on use of a motor vehicle for everyday living. The site in question is separated from the miner’s cottages by the C221 and from the rest of “Penpillick” by the three-lane A 390. It cannot, therefore be considered as “infill” or “rounding-off”. It does not concern conversion of an existing building and is not offering “affordable” housing.

As mentioned above, access from the C221 onto the A390 is considered dangerous by Cornwall Highways. This is a new application for residential occupation and should be considered as such in isolation. The trips generated by a family home in this unsustainable location would be significantly greater than those permitted under the conditions of the “industrial” permission granted. This application does not comply with either the letter or spirit of Cornwall Council Local Plan Policies 3, 7, 8, 23 or 24. It is not compliant with Policies E5.4, E5.5, E5.6, H2.f, or H3 of Tywardreath & Par Parish NDP. The Parish Council considers this site totally unsuitable for residential development and objects to the application in the strongest of terms and would ask that, if officers are minded to recommend approval, it is referred for decision by committee, with a prior site visit if possible.

2. PA22/00624. Extension to existing rear extension. 56, Moorland Road, Par, PL24 2PB
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.

21/73 Notice of Appeals

APP/D0840/D/22/3290031. PA21/11225. 36, Mount Bennett Road, Tywardreath. Cllr Hughes noted that this appeal would be decided in approximately 6 weeks.

21/74 Correspondence

Cllr Hughes recorded his disappointment that the Tehidy Road application had not been referred to the CC Planning Committee by the Ward Member and had been approved under delegated powers, despite material planning reasons for refusal, including policies in the Tywardreath & Par NDP.

Date of Next Meeting 3rd March 2022

Meeting Closed 6.55pm

