

## **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 7<sup>th</sup> July 2022 at 6.00pm at Tywardreath Village Hall**

**Present:** Cllr R Mount, Cllr M Phillips, Cllr C Wildish (*ex officio*), Cllr A Wildish,

**In Attendance:** The Parish Clerk, Sally Vincent  
29 members of the public (part)

In the absence of the Chairman, Cllr Hughes, it was proposed by Cllr C Wildish, seconded Cllr A Wildish and RESOLVED that Cllr Phillips should take the Chair for this meeting.

**22/10 Apologies** Cllr D Hughes (Chairman)

#### **22/11 Declaration of Interests**

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

#### **22/12 Public Questions**

A spokesman representing residents of Trevance Park addressed the meeting and outlined objections to PA22/05196. He stated, *inter alia*,

- Unacceptable impact on public amenity, including overlooking of bedrooms, gardens and kitchens
- Out of character with other dwellings in the area
- Inadequate vehicular access
- Inadequate, ancient sewerage system
- Not compliant with the Tywardreath & Par NDP
- Conservation Area
- Unacceptable disruption during construction
- False statements made in the Design & Access statement

The applicant responded saying

- He simply wanted to build family homes to allow two more families to live in the village.
- He considered that sewerage/drainage was South West Waters issue to resolve, not his as the applicant.
- He would be providing off-street parking so would not be exacerbating the existing parking issues in the village.
- He considered the issues about bats/hedgehogs were unfounded and considered that the objections were simply nimbyism.

A resident from 35 North Street stated that the sewage/draining issues were very real; she had previously been forced to vacate her property for 4 weeks due to sewage problems

The applicant for PA22/05169, PA22/05171 and PA22/05160 (Upper Polmear) explained that he had chosen to submit his proposals separately and that he had added screening to the external steps in PA22/05171 following an objection from his neighbour. His application to remove the sedum roof with PV panels, PA22/05169, was to generate green energy and whilst he accepted that they would be visible from the sea he thought probably not from the beach. He considered that his final application, PA22/05160, for minor amendments to the property itself, meets local and Cornwall Council policy.

### **22/13 Minutes of the meeting held on 9<sup>th</sup> June 2022**

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

### **22/14 Matters arising on items not on the Agenda**

None.

### **22/15 Planning Applications**

1. PA22/05196. Demolition of existing block shed and construction of two semi-detached dwellings, plus associated works. Wicton, North Street, Tywardreath, PL24 2PW. It was proposed by Cllr A Wildish, seconded by Cllr Phillips and RESOLVED that a recommendation of objection should be made to Cornwall Council. *Reason: In determining the Tywardreath & Par Neighbourhood Development Plan it was accepted by the Inspector that there was no demonstrable 'Planning Need' for further open-market housing within the parish. It was recognised that a need existed for a limited number of genuinely affordable properties for social rent for families with strong local connections. It was accepted that opportunity sites within the agreed village development zone might occur. Given the absence of demonstrable 'need', these should be assessed purely on the appropriateness of the design and layout of the proposal. The site of this application, including its access, lies entirely within the Tywardreath Village Conservation Area. Although the existing bungalow is of early C20th construction, its boundaries are the remains of the original burgage plots. The Conservation Area report specifically warns that 'some of the infill development fails to respect the historic grain and character of its setting and there is a threat of further insensitive development of field and garden plots.' The current application falls clearly into this category and is therefore against the recommendation of the NDP. The density of housing of the proposal is substantially higher than any other site within the Conservation Area. The only access to the proposed site is the drive between Wicton and Dunramin, some 12 m long and less than 2.5m wide, flanked on either side by the structural walls of the two bungalows. During the construction phase this would impede easy access for machinery and delivery vehicles and would cause significant nuisance for the current residents of the bungalows. It is also questionable whether such vehicles could turn on site, requiring them to exit in reverse onto the narrow North Street, compounded by the presence of parked cars on the south side of the street. Even if it is accepted that several months of stress and chaos to the two existing residents most affected by this chaos is an acceptable temporary inconvenience, let alone the knock-on effects on other residents of North Street whose lives will be blighted for months by blockages to their road by construction vehicles, the long-term impact of the additional vehicle movements generated by two family homes with on-site parking for two vehicles each is clearly unacceptable. The residents of Dunroamin and Wicton will be subjected to numerous vehicle movements, day and night, through a concrete canyon 12 m long and less than 2,5 m wide immediately adjacent to habitable rooms of their homes. This must be regarded, in Planning terms, as an unacceptable infringement to their right to peaceful enjoyment of their private property and unquestionably un-neighbourly,*

particularly in view of the privacy and tranquillity which they have previously enjoyed. Most of the properties in North Street, from the entrance to Trevance Park to Belmont Street, do not enjoy the benefit of off-road parking as, like many parts of the Conservation Area, they were built before the era of the private car. As a result, on-road parking occupies the whole of the south side of the road. Indeed, the pressure on parking was such that the Parish Council purchased land from Ocean Housing at the entrance to Vine Place to provide 8 much needed parking spaces. To all intents and purposes, North Street has one functioning carriageway, with very few passing places. There have been numerous minor traffic incidents in this stretch of road over many years, although, fortunately, due to the slow speeds involved, they have not resulted in serious injuries. The addition of up to four additional resident's vehicles needing access to this road multiple times per day, as well as service and delivery vehicles would only exacerbate an already difficult situation. The proposal is that foul drainage from the site will be conducted to the main SW Water sewer running down North Street. This was installed in the early C20th and lacks capacity even for existing loads, creating regular problems for residents. Should officers be minded to approve this application, it should be conditioned on a firm assurance from SW Water that the system has adequate capacity for the additional load. The NDP was commended by Inspectors on its 'Blue-Green' policies, a key element of which was maintaining connectivity between green spaces in the urban core. The network of undeveloped land between North Street and Trevance Park is one such corridor, linking green spaces in the village core with the open countryside. This has been encouraged by residents, for example by installing hedgehog-gates. Consequently, the rear of North Street has a diverse fauna, not only hedgehogs but also reptiles and invertebrates. It is recognised as a feeding and transit area for several species of bat and the trees on site may contain bat roosts. It is therefore suggested that a full environmental survey of the site be required before final consideration be given to the application. With respect to the specific character of the proposed development, it is proposed to build a pair of semi-detached, two storey homes on this restricted site. This is out of keeping with the character of the Conservation Area. The monolithic building will be overbearing when seen from the modest bungalows to the north in Trevance Park. Since this is an open-plan estate, the only private amenity space is to the rear of these properties and these spaces are relatively small (40 m<sup>2</sup>). The rear windows of the proposed development are some 20 m from the windows of habitable rooms in the bungalows so their private amenity space will be overlooked by the upstairs windows. Furthermore, because of the orientation of the properties, the rear of the bungalows and amenity space will be deprived of direct sunlight for all but a few hours in the summer months. Similarly, the rear amenity space of the proposed homes will enjoy virtually no direct sunlight. The principle of development is contrary to the policies and spirit of the Cornwall Local Plan, Tywardreath and Par Parish Neighbourhood Development Plan and the Tywardreath Conservation Area Policy. Access to the site, both during construction and in subsequent occupation is unsatisfactory and will exacerbate existing traffic problems in North Street. The proposal is unneighbourly to the occupants of Dunromin & Wicton and to adjoining properties in Trevance Park for the reasons stated above. Development would have a significant negative impact on green space in the village core, especially connectivity.

2. PA22/05169. PV panels to existing property roof. 8, Upper Polmear, Par, PL24 2FY. 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: Generally, Tywardreath & Par Parish Council encourages householder applications which seek to maximise green energy but we are unable to support this application. The Upper Polmear Parc development was strongly opposed from its conception because of the strong negative impact on the adjacent open country when seen from important public viewpoints, including

*Par Beach and the Cornish Coastal Footpath. Plans were finally approved only after the developer included the sedum roofs on all the south-facing roofs to help them “blend” with the fields behind. Whilst far from ideal, it is accepted that the sedum roofs do help make the development more subservient in the landscape in important public views. Replacement of the sedum roofs with solar panels would reverse this and increase the prominence of the development in the landscape and for even one property to do this would cause significant landscape harm. Should permission be granted in this instance, it would be difficult to refuse similar applications from other properties on Upper Polmear and to approve this application would undermine a fundamental consideration in the granting of the original Planning Permission; it is against the principles of good planning.*

3. PA22/05052. Works to trees subject to a Tree Preservation Order (TPO), works include felling T5 Lawson Cypress and T14 Leylandii. Woodside, The Drive, St Andrews Road, Par, PL24 2LU. It was proposed by Cllr C Wildish, seconded by Cllr A Wildish and RESOLVED that a recommendation of no objection should be made to Cornwall Council.

4. PA22/05171. External steps to access raised rear garden. 8, Upper Polmear, Par, PL24 2FY. 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

5. PA22/05160. Householder application for an extension to existing property. 8, Upper Polmear, Par, PL24 2FY. It was proposed by Cllr A Wildish, seconded by Cllr Phillips and RESOLVED that a recommendation of no objection should be made to Cornwall Council

6. PA22/05282. Works to trees subject to a Tree Preservation Order for T1, Ash, removal of first primary branch, T2, Ash, tree has up to 90% crown die back, fell to leave 3m snag and plant Sessile Oak replacement, T3, Ash, tree has up to 20% crown die back, fell (no long-term potential) to leave 3m snag and plant Sessile Oak replacement, T4, Ash, tree has up to 40% crown die back, fell (no long-term potential) to leave 3m snag and plant Sessile Oak replacement, T5, Oak, reduce radial crown spread to east by 2m to leave at 6m RCS, T6, Ash, tree has up to 30% crown die back, fell (no long-term potential) to leave 3m snag and plant Sessile Oak replacement, T7, Ash, tree has up to 45% crown die back, fell to leave 2m snag and plant Sessile Oak replacement, T8, Ash, tree has up to 30% crown die back, fell (no long-term potential) to leave 2m snag and plant Sessile Oak replacement, T9, Ash, dead tree, fell to ground level and plant Sessile Oak replacement, T10, Oak, crown lift over access road (facilitation pruning) to achieve a height of 5.2m. Trenythron Manor, Access to Trenythron Manor, Tywardreath, PL24 2TS. It was proposed by Cllr A Wildish, seconded by Cllr C Wildish and RESOLVED that a recommendation of no objection should be made to Cornwall Council, but support given to the tree officers comments.

7. PA22/02553. To construct a new kitchen extension on the rear of the property, incorporating a demolished existing out building area. 13, Eastcliffe Road, Par, PL24 2AQ. 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.

8. PA22/05085. Porch to front of house. 17, Tywardreath Highway, PL24 2RW. It was proposed by Cllr Phillips, seconded by Cllr A Wildish and RESOLVED that a recommendation of no objection should be made to Cornwall Council

## **22/16 Notice of Appeals**

None.

## **22/17 Correspondence**

Various letters/emails of objection to PA22/ 05196.

**Date of Next Meeting** 18<sup>th</sup> August 2022

**Meeting Closed**

6.36pm