

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 18th August 2022 at 5.45pm at Tywardreath Village Hall

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

In Attendance: The Parish Clerk, Sally Vincent
Cllr Hazeldean, Cllr L Phillips, Cllr C Truscott

22/18 Apologies Cllr Mount, Cllr A Wildish

22/19 Declaration of Interests

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

22/20 Public Questions

None.

22/13 Minutes of the meeting held on 7th July 2022

Cllr C Wildish proposed, Cllr Phillips 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. PA22/06172. New dwelling. Trevance Park Open Space, 1, Trevance Park, Tywardreath. Cllr Hughes noted that this site was originally designated and constructed as a Local Equipped Play Area but, due to ownership problems, equipment was removed by Restormel District Council. When Cornwall Council obtained ownership, Tywardreath & Par Parish Council agreed not to object to a change of designation on the understanding that Cornwall Council would expedite transfer of land at Vine Place to the PC to establish a play area there. The transfer is still awaited. Cllr C Wildish then proposed, Cllr Phillips seconded and it was RESOLVED that a recommendation of objection should be made to Cornwall Council. *Reason: 1. In the Tywardreath Parish Neighbourhood Development Plan, the development of ‘opportunity’ sites within the development are recognised. However, the NDP indicates that support would be given to developments providing affordable or social housing as there is a local need for such properties. As the land is being sold by Cornwall Council and the NDP is part of the Cornwall Local Plan, it was assumed that this would be included in the conditions of sale. 2. The scale and design of the proposed property is out of keeping with other bungalows on the estate; all existing properties have East-West oriented gables and garages are all flat-roofed and set on or behind the building line. The proposed property would be significantly incongruous in its context. Building up the site has the effect of making the finished profile of the building*

significantly higher, with negative effects on the natural light available to neighbouring properties. This height, and proximity to the boundary line, has the effect of blocking natural light to the principal bedroom of the neighbouring property and leaving them with an outlook on a blank wall less than 3 metres away; this will be overbearing and un-neighbourly.

2. PA22/06367. Rear extension and conversion of garage to bedroom. 18, Tenant Road, Tywardreath, PL24 2QJ. 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. PA22/06850. Proposed first floor extension. 57, Polmear Road, Par, PL24 2AW. It was proposed by Cllr Phillips, seconded by Cllr C Wildish and RESOLVED that a recommendation of no objection should be made to Cornwall Council

22/16 Notice of Appeals

Appeal Ref: APP/D0840/D/22/3290031 Orchard Cottage, 36 Mount Bennett Road, Tywardreath PL24 2QX. Appeal dismissed.

22/17 Correspondence

None

Date of Next Meeting 1st September 2022

Meeting Closed 6.54pm