

**Minutes of a Meeting of Tywardreath & Par Parish Council Planning Committee held
on Thursday 3rd November 2022 at 6.30pm at Tywardreath Village Hall**

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

In Attendance: The Parish Clerk, Sally Vincent
Cllr L Phillips, Cllr B Suffling
3 members of the public

22/40 Apologies None

22/41 Declaration of Interests

Pecuniary – None
Non Registerable – None
Dispensations – None

22/42 Public Questions

The agent for PA22/08278 shared some drawings with the Committee. He accepted that this was a retrospective application and parking provision had been reduced but he stated that the land under the shelter was, in his opinion, unsound and not suitable for parking.

The applicant for PA22/06738 explained that the application was on behalf of her son and his wife, who were both local with 3 children and worked locally. They were currently living in Par in rented accommodation and could not afford open market housing. Mining surveys, contamination and soil samples had been completed. Cllr Hughes pointed out that the application details suggest that further contamination reports are outstanding.

A member of the public advised the meeting that he had submitted a retrospective planning application for the continued use of his barn for Sunday roasts, charity work and other events, which were not strictly agricultural. There was already a food and alcohol licence in place. This application was not yet before the meeting but Cllr Hughes thanked the gentleman for consulting the Parish Council early in the process, which was very helpful.

22/43 Minutes of the meeting held on 6th October 2022

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

22/44 Matters arising on items not on the Agenda

None.

22/45 Planning Applications

1. PA22/08278. Retrospective planning application for an outside timber dining shelter. 66, Eastcliffe Road, Par, PL24 2AJ. 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: This development is clearly geared to increasing footfall yet results in the loss of over 30% of available off-road parking. There is very limited scope for parking on the public highway and no off-road public car parks nearby. The station

car park, owned by Network Rail, is for use of rail passengers and is already inadequate for this purpose. Rail passengers are already using the parking at Par Health Centre and Par Track, both of which are private car parks for users of these facilities and are causing users significant problems. Since this project has been installed, there has been an increase in parking on the highway south of the railway bridge, causing traffic congestion and a potential safety hazard.

2. PA22/08921. Part retrospective change of use of existing premises (restaurant/cafe) Class E to allow for sale of food and drink for consumption mostly on the premises, micro brewery, storage and changing rooms for outdoor leisure activities (Sui Generis). Howl Brewery, Polmear Hill, Par, PL24 2AR. It was proposed by Cllr Phillips, seconded by Cllr C Wildish and RESOLVED that a recommendation of support should be made to Cornwall Council. *Reason: The application is compliant with all relevant policies of the Cornwall Local Plan and the Tywardreath & Par NDP. It is bringing new use to an existing premises with no adverse visual impact. Although in a high flood risk location, the risk to users is no higher than in its previous uses and there is no evidence that flooding of the site has caused problems in the past.*

3. PA22/06738. The proposed erection of an affordable dwelling (Local Needs), the installation of a septic tank and the provision of a new Cornish hedge. Land West of Wheel Fortune, Porcupine Road, Porcupine, Par. It was proposed by Cllr Phillips, seconded by Cllr A Wildish and RESOLVED that a recommendation of objection should be made to Cornwall Council. *Reason: The Tywardreath & Par NDP Policy H3, Affordable Housing on Rural Exception Sites, states that proposals for development on such sites will be encouraged provided that: 'The development is adjacent to the development boundary as shown on the Development Boundary Map, Figure 18 and there is good connectivity by sustainable modes of transport to local facilities;' Porcupine can barely be described as a hamlet, and lacks any facilities. This point has been highlighted by Planning Officers on several occasions, including those mentioned in this application, all of which are nearer to facilities than this site. Given that this is described as a 'family home,' the distance and absence of footways and street lighting, it is inevitable that almost all journeys to and from this site would be by car. The refusal notice for PA18/00208, next door to this application, notes that there is 'poor accessibility to the necessary services and facilities...generating unsustainable traffic movements through the over reliance on private vehicles as a mode of transport.' The Contaminated Land Report associated with the application notes that a contamination risk has been identified both from previous mining activity at the site and radon. It is believed that ore stamps were located adjacent to and uphill of the site. There is therefore a high probability that high concentration of finely particulate heavy metal and other contaminants are present in the sub-soil. It is suggested that a full survey should be conducted and any necessary remedial action be agreed before consideration is given to deciding the suitability of the site for residential development. Given the Cornwall and Tywardreath & Par NDP policies stress that development of affordable housing should be in sustainable locations, unless there are unstated reasons for such a development here, other than that the site is in the ownership of the developer, this site is not in compliance with policy and should be refused.*

22/46 Notice of Appeals

None.

22/47 Correspondence
None

Date of Next Meeting 1st December 2022

Meeting Closed 6.53pm