

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 5th January 2023 at 6.15pm at Tywardreath Village Hall

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

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

22/58 Apologies None

22/59 Declaration of Interests

Pecuniary – None
Non Registerable – None
Dispensations – None

22/60 Public Questions

The applicants for PA22/10855 addressed the meeting in respect of their application. They explained that they had looked into ways of renovating the property but it had proved to be too difficult due to its condition/layout. The current proposal was to demolish the existing dwelling and to replace it with a modern family home.

22/61 Minutes of the meeting held on 1st December 2022

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

22/62 Matters arising on items not on the Agenda

None.

22/63 Planning Applications

1. PA22/10378. The placement of Star Pods for holiday letting within the residential curtilage, with associated new access. Moorlands Farm, Treesmill, PL24 2TX. It was proposed by Cllr Hughes, seconded by Cllr M Phillips and RESOLVED that a recommendation of objection should be made to Cornwall Council. *Reason: The Parish Council has no objection to the principle of development at this site as it is accepted that it is not in significant conflict with the Cornwall Local Plan or Tywardreath & Par Neighbourhood Development Plan and it will have no significant impact on public views or on neighbours. However, the Parish Council objects strongly to the proposed access directly onto the C0310, which is unacceptable from a road safety point of view. The road in question, although a minor road, carries a high level of traffic as it is a major access from the A 390 to Tywardreath and Par and has a 60mph limit. At the proposed point of access, the road is heavily shaded at all times and visibility in both directions is limited by the configuration of the road.*

Furthermore, providing an access here would have a significant negative effect on the rural character of the area. Contrary to the statement in the application, the existing access to the site is perfectly adequate for the proposed use of the site.

2. PA22/10075. Single storey extension to side of bungalow. 11, Well Street, Tywardreath, PL24 2QH. It was proposed by Cllr A Wildish, seconded by Cllr M Phillips and RESOLVED that a recommendation of no objection should be made to Cornwall Council

3. PA22/10759. Retrospective application for the construction of a Gabien Basket retaining wall to replace sections of existing retaining wall that was in a 'bad state of repair.' All to satisfy EN22/00285. Hammermill Bungalow, St Blazey, Par, PL24. It was proposed by Cllr Hughes, seconded by Cllr Suffling and RESOLVED that a recommendation of objection should be made to Cornwall Council, pending a satisfactory response to the objections recorded by the EA and Ramblers Association.

4. PA22/10704. Works to trees under a Tree Preservation Order (TPO): Raise the crown of various TPO trees on the boundary to a clearance of 5m to enable farm machinery to work and pass underneath it. Cornwallis Care Services Ltd, Hendra Court, St Andrews Road, Par, PL24 2LX. It was proposed by Cllr M Phillips, seconded by Cllr C Wildish and RESOLVED that a recommendation of no objection should be made to Cornwall Council

5. PA22/10855 Demolition of existing dwelling and outbuildings and erection of a replacement dwelling. Hillcrest, Chapeldown, Tywardreath, PL24 2TT. Members noted that the proposal was for a 'like-for-like' replacement of an existing property of no historic or architectural merit. The proposed replacement building would occupy roughly the same footprint as the original and the ridge height would remain the same. Although the design was 'modern' and unlike any nearby properties, the finishing materials as specified would be subservient in the broader landscape and the impact on public views was not considered significant. It was proposed by Cllr C Wildish, seconded by Cllr Suffling and RESOLVED that a recommendation of no objection should be made to Cornwall Council but with a recommended condition that the soft landscaping of the existing boundaries be protected and, where possible, strengthened.

6. PA22/11007. Construction of single-storey rear extension with hipped pitched roof and associated internal works. 43, Polmear Road, Par, PL24 2AW. Members noted that this development would have no significant impact on neighbours or the streetscene. It was proposed by Cllr M Phillips, seconded by Cllr C Wildish and RESOLVED that a recommendation of no objection should be made to Cornwall Council.

22/64 Notice of Appeals

None.

22/65 Correspondence

None

22/66 Enforcement

None

Meeting Closed 6.34pm

Date of Next Meeting 2nd February 2023

