

## **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> September 2023 at 6.30pm at Tywardreath Village Hall**

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

**In Attendance:** The Parish Clerk, Sally Vincent  
Two representatives from Paynton Bradbury Wynter Cole Architects  
3 members of the public (2 part)

**23/29 Apologies** Cllr A Wildish

#### **23/30 Declaration of Interests**

Pecuniary – None  
Non Registerable – None  
Dispensations – None

#### **23/31 Public Questions**

- The representatives from PBWC had attended the meeting to speak about proposals to create a new 80 bed nursing home specialising in dementia care within the grounds of Hendra Court. Hendra Court itself was currently accommodating approximately 50 residents. PBWC were also staging a public session on 18<sup>th</sup> September at Tywardreath Village Hall, when members of the local community were invited to attend and share their views on the development. An outline planning application had yet to be submitted but pre application advice had been obtained under PA23/00478 PREAPP. It had been established that there was sufficient demand in the area to fill the new facility, which would also provide staff accommodation. Most of the existing trees on the site would be retained, some of which were covered by TPO's. Windows would be directed towards the south to minimise overlooking of neighbouring properties and there would be on-site parking facilities for 29 cars. In response to a query from Cllr C Wildish, it was confirmed that a flood risk assessment would form part of the documentation accompanying the planning application. Cllr Hughes noted that adequate parking facilities were an important feature in applications such as this given the scarcity of public transport' in another Cornwallis facility in the parish parking was completely inadequate with people parking on the roadside creating traffic problems. In response to a query from Cllr Nicholls, the representatives confirmed that currently no provision had been made for solar panels, but aspirations for the site were that it would be sustainable and this option would be investigated, together with other sources of green energy.
- An agent addressed the meeting about a proposal to add a simple flat roof extension to a bungalow in Vicarage Road. The application would be lodged the following day. Cllr Hughes noted that the Parish Council had not

historically objected to the principle of flat roofs, providing the design met statutory criteria.

### **23/32 Minutes of the meeting held on 3<sup>rd</sup> August 2023**

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

### **23/33 Matters arising on items not on the Agenda**

None

### **23/34 Planning Applications**

1. PA23/06217. Proposed day lounge and kitchen extension. 9, North Street, Tywardreath, PL24 2PW. It was proposed by Cllr Hughes, seconded Cllr Phillips and RESOLVED that a recommendation of no objection should be made to Cornwall Council.
2. PA23/06785. Non-material amendment to decision PA20/04892 dated 01.10.2020 to relocate tree planting which forms part of the landscaping. Flood Defences Located at Treffry Canal, Par and St Blazey. It was proposed by Cllr C Wildish, seconded Cllr Nicholls and RESOLVED that a recommendation of no objection should be made to Cornwall Council
3. PA23/06983. Works to a tree in a Conservation Area for Beech (T1) - tree is in terminal decline and is in the second year of not coming into leaf. Tree has major cavities and will need dismantling, leaving a monolith of approximately 8-10 foot in height (the same level as the hedge line). Beech Holm, 7, Woodland Avenue, Tywardreath, PL24 2PL. Cllr Hughes confirmed that the tree was effectively dying and was overhanging the public footpath. It was proposed by Cllr Hughes, seconded Cllr Phillips and RESOLVED that a recommendation of no objection should be made to Cornwall Council

### **23/35 Notice of Appeals**

APP/D0840/W/23/3316371. 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 Penpell Farm, Road from Penpillick Farm to Penpell Farm, Penpillick, PL24 2RT. Appeal Dismissed.

### **23/36 Correspondence**

None

### **23/37 Enforcement**

EN23/00743 was a live investigation.

Cllr Hughes queried the status of another investigation; he would send the enforcement number to the Parish Clerk to enable her to check this out.

**Meeting Closed** 6.59pm

**Date of Next Meeting** 5<sup>th</sup> October 2023

