

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 October 2023 at 6.00pm at Tywardreath Village Hall

Minutes taken by Cllr D Hughes

Present: Cllr Hughes (Chairman), Cllr Nicholls (part), Cllr A Wildish, Cllr C Wildish (*ex officio*)

In Attendance: 12 members of the public

23/38 Apologies Cllr M Phillips

23/39 Declaration of Interests

Pecuniary – None
Non Registerable – None
Dispensations – None

23/40 Public Questions

Mr Harker, on behalf of the applicant, explained that, after Elmswood had been on the market for a year as a guest house with no success, he was approached by the Brandon Trust who wish to use the premises as sheltered accommodation within the community for young people with autism and learning difficulties. There would be 24/7 support on-site. This use is written into the agreement for 20 years.

In response to public questions, he pointed out that the sui generis permission was specific about the use and that, in any case, the location did not meet the criteria for drug or alcohol rehabilitation.

Members of the public also raised other concerns. Some of these, such as the ability of the company to find adequate staff, or how residents were selected, were outside the competence of a Planning Committee. Pedestrian and vehicular access and parking were also raised.

There would be no significant changes to the exterior of the building and internal changes would merely reflect the change of use. The nature of the building constrains adaption to full disabled access.

It was noted that, although not discussed in Public Questions, several strong written and verbal objections had been received concerning PA23/06799, Item 2 on the agenda.

23/41 Minutes of the meeting held on 7th September 2023

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

23/42 Matters arising on items not on the Agenda

None

23/43 Planning Applications

1. PA23/06604. Change of use from guesthouse (C1) to supported living accommodation (Sui generis). Elmswood House, 73, Tehidy Road, Tywardreath, PL24 2QD. Cllr Hughes noted that, from the plans supplied, the change of use would not appear to have any significant effect on the external appearance of the property, the street-scene or the privacy of neighbours. It seems improbable that the proposed use will create more traffic or parking than presently experienced. Given the proposed use for supported living, there are concerns about the suitability of the site for pedestrian access. The front gate opens onto the pavement right on a busy road junction with restricted visibility where driver's attention is already occupied by traffic flows and crossing on foot to the single pavement of Church Street is potentially hazardous. The same applies to pedestrians leaving by the other access onto Church Street where there is no footway on that side of the road. Public concerns have been raised about the suitability of the proposed use on a route used by many children on their way to and from school and youth activities in the village hall, as well as the risk of antisocial behaviour. However, in view of the discussion in Public Questions, it was not considered that these were adequate grounds for objection. However, the committee considered that, should permission be granted, it should be so conditioned that any variation from the stated objective of supported housing for young people with autism or learning difficulties should require a fresh application. It was proposed by Cllr, Hughes seconded Cllr C Wildish and RESOLVED that a recommendation of no objection should be made to Cornwall Council, subject to a condition being attached that any variation from the stated objective of supported housing for young people with autism or learning difficulties should require a fresh application.
2. PA23/06799. Application for Permission in Principle for an affordable led residential development up to five dwellings. Land South West of Hendra Court, St Andrews Road, Par, PL24 2LX. It was proposed by Cllr A Wildish, seconded Cllr C Wildish and RESOLVED that a recommendation of strong objection should be made to Cornwall Council. *Reason: This is a "greenfield" site in open country the outside the Tywardreath Development Boundary by approx. 1km and separated from it by the Par Duck Pond-Treesmill "green corridor. It cannot be considered as infill or rounding-off. The area is covered by a blanket tree-preservation order to protect the very important wild-life corridor linking Par to the Luxulyan Valley. As such it conflicts with Policies H1, H2 & H3 of the T&P Parish Neighbourhood Development Plan and comparable policies in the Cornwall Local Plan as well as the environmental objectives set out in Policy CHW5. Although within 1 km of public transport and local facilities, access to the proposed site is up a very steep access road over 200m long, which will discourage the use of sustainable transport, particularly since access is shared with Hendra Court Care Home, which currently has 50 residents and has shown plans to the public for an 80-resident extension. A previous planning application for 10 units on land directly adjacent to this was objected to by the Parish Council and planning was rejected. As this is an "Application in Principle" very little information has been supplied as to the nature of the development or its justification. However, it claims to be "affordable led". The NDP identified a need in the parish for "social rented housing" but considered that other sectors of the market could be met from*

opportunity sites in or adjacent to the Development Boundary. The fact that development of already-permitted sites less than 2 km away has stalled, presumably due to lack of demand, it would seem unreasonable to approve this application in principle which fails to meet any policy criteria.

No attempt has been made to discuss this application with the Parish Council.

The PC supports the comments made by Mr D Roberts in his public submission to Cornwall Council, which expresses comments made to councillors by other members of the community.

3. PA23/07095. Works to trees subject to Tree Preservation Order - removal of overhanging branches of 10 Oak trees on land adjacent to 19, Kilhallon Woodlands. 19, Kilhallon Woodlands, St Blazey, Par, PL24 2RJ. It was proposed by Cllr Hughes, seconded Cllr A Wildish and RESOLVED that a recommendation of no objection should be made to Cornwall Council.
4. PA23/06851. Single-storey extension to rear of property. 41, Vicarage Road, Tywardreath, PL24 2PH. Cllr Hughes noted that this is a modest proposal for modification of a dwelling to meet the needs of family living. It is not considered that this proposal will have significant negative impact on either street-scene or neighbouring properties. The Parish Council is gratified that the agent discussed the application with members before submission and took their views into consideration. It was proposed by Cllr Hughes, seconded Cllr C Wildish and RESOLVED that a recommendation of no objection should be made to Cornwall Council

Cllr Nicholls joined the meeting

5. PA23/07549. Non material amendment in relation to decision notice PA23/01869 dated 18/08/2023. Namely, move the proposed annexe 2 metres closer to the rear South West boundary and keep the young bay tree to the North West side boundary. 3, Wood Lane Tywardreath, PL24 2PS. It was proposed by Cllr A Wildish, seconded Cllr C Wildish and RESOLVED that a recommendation of objection should be made to Cornwall Council. *Reason: Whilst the PC had no objection to the original proposal in terms of principle of development, they did express concerns about the closeness of the building to the rear boundary. This was due to a risk that vegetation on or behind the boundary wall might be cut back to improve daylight in the proposed dwelling. This could have an impact on the broader aspects of the Conservation Area.*

23/44 Notice of Appeals

None.

23/45 Correspondence

None

23/46 Enforcement

EN23/00743 and EN23/1187 were live investigations.

Meeting Closed 6.58 pm

Date of Next Meeting 1st November 2023

