

## **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> December 2023 at 6.30pm at the Methodist Chapel, Tywardreath**

**Present:** Cllr Hughes (Chairman), Cllr Nicholls, Cllr M Phillips,  
Cllr A Wildish

**In Attendance:** The Parish Clerk, Sally Vincent  
3 members of the public

**23/57 Apologies** Cllr C Wildish (*ex officio*)

#### **23/58 Declaration of Interests**

Pecuniary – None  
Non Registerable – None  
Dispensations – None

#### **23/59 Public Questions**

The applicants for PA23/06231 had attended the meeting to answer any questions members may have. They confirmed that their neighbours had no objection to their application.

Several objectors to PA23/07577 had emailed the Parish Council voicing strong opposition to this proposal but had been unable to attend the meeting due to prior commitments.

#### **23/60 Minutes of the meeting held on 2<sup>nd</sup> November 2023**

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.

#### **23/61 Matters arising on items not on the Agenda**

None

#### **23/62 Planning Applications**

1. 1. PA23/08806. Proposal is for a single storey extension instead of the two storey extension which permission has already been granted (PA20/10420). 11, North Street, Tywardreath, PL24 2PW. It was proposed by Cllr Hughes, seconded Cllr M Phillips and RESOLVED that a recommendation of no objection should be made to Cornwall Council, but querying the discrepancy between the two location plans.

2. PA23/07577. Proposed demolition of existing bungalow and construction of two dwellings, plus associated works. Wicton, North Street, Tywardreath, PL24 2PW. Cllr Hughes noted that this site has been the subject of two previous applications:

- PA22/05196 for a pair of semi-detached houses in the rear garden was withdrawn following strong public opposition and involvement of the Local Member.

- PA22/01570 PreApp proposed a single, smaller single dwelling on the NE side of the rear garden, with parking for it and Wicton behind the present property. The Officer's opinion was that the revised proposal would not be supported because it was contrary to Policy 24 of the Cornwall Local Plan and Policy E5.1 of the Tywardreath & Par NDP.

He noted that the current proposal seeks to overcome some of the objections by moving the secondary property to the NW side of the site and making it single-storey. It also proposes the demolition of the host property and its replacement with a detached, period-style, two-storey house. The proposed 2-bed bungalow would have two parking spaces whilst one parking space would be provided for the 3-bed family house, in the front garden.

Having considered the written public objections to this application and deliberated on the proposals, Cllr Phillips proposed, Cllr A Wildish seconded and it was RESOLVED that a recommendation of objection should be made to Cornwall Council, although members recorded no objection in principle to the replacement of the existing bungalow with a house to a specification suitable for its location in the Conservation Area.

*Reasons:*

- *The Parish Council supports the Conservation Officer's opinion that the proposal would result in harm to the Character and Appearance of the Conservation Area and as such would be contrary to the aims and intentions of the Tywardreath Conservation Area Character Appraisal and Management Plan 2010, Policy 24 of the Cornwall Local Plan and paragraphs 206 and 202 of the NPPF.*
- *The intensification of the site would result in unreasonable harm to the amenities of the adjoining property 'Dunroamin' and to the residents (existing and future) of 'Wicton' contrary to Policy 12(2) of the CLP*
- *Given the existent excessive problems of on-street parking in the area, the provision of only three off-road spaces is inadequate for the probable occupancy.*
- *The provision of a parking area in front of the proposed Plot 1 would have a significant negative impact on the street-scene of the Conservation Area. It would not be possible to enter and leave the space in a forward gear.*
- *Daily access to the property on Plot 2 would have a significant negative impact on the residents of adjacent properties.*
- *Should the application be approved, the committee would seek assurance that the present, very elderly sewerage system has capacity for the substantial extra load and that on-site installations will have adequate capacity to handle surface runoff.*

Members recorded sympathy with other matters raised by the public but considered that the material planning reasons stated above were sufficient to justify their decision.

3. PA23/06231. Proposed new self-build dwelling including demolition of existing garage, annexe and conservatory. The Moorings, 19, Vicarage Lane, Tywardreath, PL24 2FD. Members noted that this application would not have significant impact on neighbours or street-scene, it provides adequate off-road parking for the host and proposed properties and is compliant with Policy H1 of the Tywardreath & Par NDP. It was proposed by Cllr Hughes, seconded Cllr Nicholls and RESOLVED that a recommendation of no objection should be made to Cornwall Council.

## **23/63 Notice of Appeals**

None.

**23/64 Correspondence**

None

**23/65 Enforcement**

EN23/00743, live investigation. EN23/01187, no breach found.

**Meeting Closed** 6.59 pm

**Date of Next Meeting** 4<sup>th</sup> January 2024