

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 7th March 2024 at 6.30pm at the Methodist Church, Tywardreath

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

In Attendance: The Parish Clerk, Sally Vincent
Cllr L Phillips
1 member of the public (part)

23/84 Apologies Cllr Nicholls

23/85 Declaration of Interests

Pecuniary – None
Non Registerable – None
Dispensations – None

23/86 Public Questions

The applicant for PA24/01273 had attended to respond to any queries the members may have. He confirmed that he had submitted a proposed surface water strategy the previous day to address the consultee comments from SW Water but this was not yet available on the CC portal. He supplied the detail to the meeting.

23/87 Minutes of the meeting held on 1st February 2024

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

23/88 Matters arising on items not on the Agenda

The Wicton application had been called to Committee following the Parish Council request that this be done, which was supported by Cllr Virr. Subsequently the parking arrangements had been changed but the parish council had not been informed of the full detail.

23/89 Planning Applications

1. PA24/00025. Retrospective: Change of Use to Hot Food Takeaway without compliance of condition 3 in relation to decision notice PA21/06055 dated 01.12.2022. Par Kebab House, 22B, Eastcliffe Road, Par, PL24 2AH. It was proposed by Cllr A Wildish, seconded Cllr M Phillips and RESOLVED that a recommendation of objection should be made to Cornwall Council. *Reasons: The Parish Council objected to the original application PA21/06055 on 8 grounds. In granting permission, Cornwall Council recognised the substance of these objections by imposing a series of conditions, including the one which is the subject of the current application. In spite of these conditions, the worst fears of local residents have been realised.*

- *Illegal and inconsiderate parking, including blocking of the pavement and neighbouring drives is a frequent occurrence*
- *Noise for customers using the premises and from car engines left running is a significant nuisance*
- *There is a significant litter problem*
- *The filtration systems installed do not minimise cooking smells, and this is exacerbated by the door and windows often being kept open. This seriously impairs the neighbours' right to the private enjoyment of their property*
- *The bright lighting and garish exterior might be acceptable in a down-market urban high street but are unacceptable in a predominantly residential area*
- *The opening times currently in force are not complied with.*

In the light of experience, the Parish Council considers that its objections to the original application were well-founded and would ask that all the original conditions be rigorously enforced.

2. PA24/00647. Proposed installation of a ground mounted solar PV system and ancillary equipment (inverters and battery storage). West Lampetho, Tywardreath, PL24 2TS. It was proposed by Cllr Hughes, seconded Cllr Phillips and RESOLVED that a recommendation of support should be made to Cornwall Council. *Reason: This proposal is fully in keeping with the environmental and sustainability objectives of both the Cornwall Local Plan and Tywardreath & Par Neighbourhood Development Plan. The solar panels will not be visible in any public or private views (other than residents of the subject property). The applicants operate a "high-end" holiday letting business on site which actively promotes local businesses to its guests, bringing much needed revenue to the community without withdrawing valuable housing stock from the local market. This is fully compatible with the Tywardreath & Par NDP.*

3. PA24/01273. Proposed rear extension, creation of an off road parking space with provision of an electrical charging point, proposed garden/bicycle shed and associated improvement works. 45, Trevance Park, Tywardreath, PL24 2PY. Cllr Hughes noted that this was a cramped corner site with no off-road parking facility and limited private amenity space. The applicants were seeking to create an off-road parking space in order to charge an electric vehicle at their home, which was compatible with Tywardreath & Par Neighbourhood Development Plan. Although the parking area takes up a substantial part of the private amenity space, it still leaves adequate space for a washing line and limited play area/al fresco dining. Although the proposed access would involve crossing a public footway and installation of a dropped curb, since it is located on the outside of a broad corner with adequate visibility in all directions, on a road with light pedestrian and vehicular traffic, he did not consider that there was a significant road safety risk. It was proposed by Cllr A Wildish, seconded Cllr C Wildish and RESOLVED that a recommendation of no objection should be made to Cornwall Council.

4. PA24/01024. Single-storey extension to main dwelling; construction of a new detached garage; internal alterations and replacement of side porch door with a window. Little Pinnock Farm, Fowey, PL23 1JZ. It was proposed by Cllr A Wildish, seconded Cllr Phillips and RESOLVED that a recommendation of no objection should be made to Cornwall Council.

23/90 Notice of Appeals

None

23/91 Correspondence

None

23/92 Enforcement

EN23/00743, live investigation.

Meeting Closed 6.40 pm

Date of Next Meeting 4th April 2024