

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 Tuesday 22nd April 2025 at 6.15pm at the Methodist Church, Tywardreath

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

In Attendance: The Parish Clerk, Sally Vincent
Cllr W Nicholls, Cllr R Taylor
Members of the public

24/100 Apologies None

24/101 Declaration of Interests

Pecuniary – None
Non Registerable – None
Dispensations – None

24/102 Public Questions

A member of the public addressed the meeting and raised objections to PA24/02955 on behalf of the community. Points made were, *inter alia*, as follows.

- The biggest change from the 76-bed nursing home proposal is a loss of 12 bedrooms including all proposed staff quarters. This is achieved by reducing one part of the eastern elevation by one floor. The central piece to the building is now 3 storeys. What this means in reality is a reduction of only 1.6m opposite Woodside and an increase of 0.9m opposite Treetops and the northern elevation ie as viewed by those houses affected in Kilhallon.
- Whilst this has slightly reduced the overlooking of Woodside, the latter still suffers from a lack of privacy over the garden and inside the home. Additionally, the new proposal has resulted in more overlooking for Treetops due to a change in window style and also for those in Kilhallon affected by the northern elevation as there are now more patient room windows facing that way.
- I accept they have tried to address some aspects of overlooking at Woodside but it doesn't detract from the fact that even if there were no windows on the eastern boundary the building itself is still hugely overbearing and intimidating.
- The applicants provided a cloudpoint visualisation from the eastern boundary which they have manipulated to look like the proposed building is in the far distance and is relatively small.
- A major concern running throughout the hundreds of objections to the Hendra Court application from the community was that the monstrous size and scale of this proposed hotel-like building will destroy the character of the area with its overbearing presence and it will set a dangerous precedent. The overall size

and scale of the building has not been addressed at all by the applicant in these revised proposals.

- The proposal is in violation of Policy H2 and Policy CHW2 of the Tywardreath and Par Neighbourhood Development Plan (NDP), Policy 12 of the Cornwall Local Plan (CLP) and paragraph 130 of the National Planning Policy Framework (NPPF), due to its overbearing impact, overlooking, unreasonable loss of privacy and massive height and scale.
- There are many additional objections raised by the Parish Council and the community that are outstanding and still valid, which the applicants still have not addressed.
- Once again, I urge the Parish Council to take note of what the community are saying, uphold the planning policies put in place to protect our way of life and reject this planning application.

24/103 Minutes of the Meeting held on 3rd April 2025

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

24/104 Matters arising on items not on the Agenda

None

24/105 Planning Applications

1. PA25/02359. Works to trees in a Conservation Area for Palm (T1) - remove. Tree now at height to touch power lines above and planted too close to wall. Removal will allow space for neighbour's Magnolia to grow. Ash (T2) - remove. Early signs of dieback and large branch lost in winds leaving tree unstable. Proximate to phone cables also. Ash (T3) - remove. Advanced dieback. Bay Tree (T4) - reduce height for maintenance and control. Excessive height currently taking light and space from the garden. Bay Tree (T5) - reduce height for maintenance and control - Excessive height also taking light and space. Palm (T6) - remove. Has grown in under canopy of Bay Tree, and now intermingled and in competition. The Strand, 61, Tehidy Road, Tywardreath, PL24 2QD. Members noted that the loss of two palm trees (non-native species) and the two ash trees will not have any significant impact on public views or the general setting of the Conservation Area, whilst the works to the bay trees would seem to be reasonable garden maintenance, in keeping with their setting and characteristics. It was proposed by Cllr C Wildish, seconded Cllr Phillips and RESOLVED that a recommendation of no objection should be made to Cornwall Council.

2. PA24/02955. Outline application with some matters (Landscaping) reserved for the demolition of part of existing care home and construction of new replacement 64-bed nursing home with associated access and parking. Cornwallis Care Services Ltd, Hendra Court, St Andrews Road, Par, PL24 2LX. Members discussed this revised application at some length and also noted the public objections that had been voiced earlier in the meeting. It was proposed by Cllr Hughes, seconded Cllr Phillips and RESOLVED that a recommendation of objection should be made to Cornwall Council. *Reason: The revised application remains unsatisfactory. It makes a reduction of only 1.6 metres on the central part of the building whilst increasing the height of the northern elevation by 0.9 metres, whilst changes in fenestration increase the sense of overlooking and loss of privacy for neighbouring properties. There is concern that the 'visualisations' accompanying the revised application are inaccurate*

and seek to minimise the supposed impact of this monolithic structure on them. With a very sizeable site, the proposed building, up to 30 metres in height has been located less than 5 metres from the eastern boundary, a bare 25 metres from the nearest habitable rooms of the nearest property, overlooking private amenity space. This is at least un-neighbourly and suggests a total disregard for the principles of good design. Whilst 'private' views are not a planning consideration, the visual impact on the character and setting of a whole neighbourhood certainly is. The proposed 'institutional-style' building will be a dominant and anomalous feature in public views, in particular to users of Kilhallon Woodlands, a quiet residential road characterised by well-designed individual dwellings on sizeable and well-maintained private plots.

The revised application fails to address any of the other objections raised by the Parish Council or by members of the public. Of particular concern, there is no evidence to show that there has been adequate consultation with local providers of health services, already struggling to cope with demand. Nor has reference been made to matters of foul and surface water drainage.

Since the previous application was considered, it has been announced that the Mid-Cornwall Metro service will start later this year with a regular hourly Par-Newquay train plus long-distance trains, particularly in the summer (and presumably still some freight movements). Each train movement requires the level-crossing gates on the A390 and St Andrews Road to be closed for 5-10 minutes, with an inevitable tail-back of traffic. Thus, for nearly a quarter of the time, access for emergency vehicles will be impeded. This raises questions about the suitability of the site for the proposed purpose.

This application has raised unprecedented levels of public objection and it should be noted that, after considering the revised proposals, over 140 objectors have formally registered their objections to them. The overall size and scale of the building has not been adequately addressed by the applicant in these revised proposals. The proposal is in violation of Policy H2 and Policy CHW2 of the Tywardreath and Par Neighbourhood Development Plan (NDP), Policy 12 of the Cornwall Local Plan (CLP) and paragraph 130 of the National Planning Policy Framework (NPPF), due to its overbearing impact, overlooking, unreasonable loss of privacy and massive height and scale.

The Parish Council maintains its strong objection to this application on the above grounds as well as those it registered previously and also endorses the objections registered by so many members of the public.

24/106 Notice of Appeals

None.

24/107 Correspondence

Objections to PA24/02955, Hendra Court.

The Parish Clerk briefed the meeting on the detail of the Government's recent changes to the National Planning Policy Framework (Dec. 2024). She explained that the effects are immediate and mean that Cornwall will need to plan for 4,421 homes per year instead of the 2,707 that applied before. This change means that some of CC's policies (particularly housing policies) in the Local Plan and most Neighbourhood Plans are considered 'out of date' when making decisions.

Where a Plan is more than 5 years old (the Cornwall Local Plan is now 8 years old), CC must be able to show that the Plan can meet the new housing requirement of 4,421

homes per year for it to remain ‘up to date.’ CC has concluded that this is not currently possible - some of CC’s policies in the Local Plan will be considered ‘out of date’ for decision making. However, where their policies remain consistent with the NPPF they can continue to be used for decision making. This is true of the majority of CC’s policies across the Local Plan and Neighbourhood Plans.

Because of the uncertainty about how housing numbers will be allocated in the future, in advance of a new Local Plan, CC’s advice to groups is not to consider updating their NDPs now. CC will be producing a new Cornwall Local Plan in early 2026 and their advice for groups is that they should wait until that is significantly advanced before updating their NDP. This will allow more certainty about the continued role of NDPs as well as allowing housing numbers and new national and local policies to be established.

In the meantime, CC are encouraging all towns and parishes to produce a Neighbourhood Priorities Statement (NPS) so that their community priorities can be recorded for use now and also reflected in the policy approach of the new CLP. The Levelling-Up and Regeneration Act (LURA) 2023 introduced Neighbourhood Priorities Statements. A Neighbourhood Priorities Statement is produced by local councils, in consultation with local residents. They will be less detailed and quicker to produce than a neighbourhood plan. They do not contain planning policies but they do allow local people to influence growth and development in their area. An NPS is an opportunity for residents to set out their aspirations for the future and identify important local planning issues. They can suggest locations where new development will be supported. They can also suggest areas that are inappropriate for further development. The type of infrastructure investment that will make sure that new development benefits your places can be identified. A NPS can set out design rules to ensure that new development enhances places.

Councils will need to consult with local people and statutory consultees. All NPS’s must be endorsed by CC. CC have created templates to help Councils do this and meet any future legal requirements. When CC write the policies for the next Cornwall Local Plan, they will have a legal duty to consider all approved Neighbourhood Priorities Statements.

CC are inviting a sample of parishes to take part in a pilot to help to test some of the documents and processes and they will provide extra support through the process. Once this pilot is underway, CC will open the process up to all parishes in the summer. CC will report on the progress of the pilot in the neighbourhood planning newsletter.

24/108 Enforcement

EN23/00743, live investigation, enforcement notice served, appealed.

Meeting Closed 6.38pm

Date of Next Meeting 15th May 2025, following the Annual Meeting of the Council