

## **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 3<sup>rd</sup> July 2025 at 6.40pm at the Methodist Church, Tywardreath**

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

**In Attendance:** The Parish Clerk, Sally Vincent  
Cllr R Rickard, Cllr R Taylor  
Cornwall Cllr I Wilson  
1 member of the public

**25/20 Apologies** Cllr Truscott

#### **25/21 Declaration of Interests**

Pecuniary – None  
Non Registerable – None  
Dispensations – None

#### **25/22 Public Questions**

In relation to the appeal to the planning decision at the old reservoir at Penpillick, Cllr Wilson confirmed that he had suggested that a simple solution to the highways objection would be to introduce a ‘No Right Turn’ into the property as a planning condition. Members discussed this but concluded that it would not address their concerns even if it was possible and/or financially viable to do so as it would be almost impossible to enforce.

#### **25/23 Minutes of the Meeting held on 5<sup>th</sup> June 2025**

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

#### **25/24 Matters arising on items not on the Agenda**

None

#### **25/25 Planning Applications**

1. PA25/03187. Application for Permission in Principle for construction of a single dwellinghouse (minimum 1, maximum 1). Land North of Cliff Park, St Andrews Road, Par, PL24 2LX. Cllr Hughes noted that from a planning viewpoint the proposed development, whilst outside the Development Area, forms part of the ‘ribbon-development’ of St Andrews Road between the Treesmill Stream and the level crossing. The site is relatively small and could reasonably be read as rounding-off/infill between Bailey’s yard and the houses of St Andrew’s Terrace. A single, one-storey property on this site would have minimal impact on public views, nor would it significantly reduce the positive contribution which the field, of which it comprises a small proportion of the southern corner, makes as a ‘green’ separation between the

parishes of Tywardreath and St Blazey. It would not impact on the connectivity between this field and Par Duckpond Nature Reserve, which is an important wildlife corridor. Being on a road with a pavement, on a frequent bus route, a few hundred metres from the station and within easy walking distance (fairly level and with footpaths) of a range of shops, primary school, doctors and leisure facilities, this is clearly a 'sustainable' location. It was proposed by Cllr Hughes, seconded Cllr Oxenham and RESOLVED that a recommendation of no objection should be made to Cornwall Council.

### **25/26 Notice of Appeals**

APP/D0840/W/25/3367293. 18<sup>th</sup> June 2025. Change of use from South West Water storage reservoir to hydroponic farming store. Former reservoir, north of Polmarth, Penpillick, Par, PL24 2RT.

Cllr Hughes referred members to the suggestion made by Cllr Wilson that a 'No Right Turn' restriction be made as a condition of planning to address highway objections but they concluded that it would not address their concerns even if it was possible and/or financially viable to do so as it would be almost impossible to enforce. Members recorded that the Parish Council had discussed this application fully when it was submitted and were unanimous in considering it unacceptable on highway safety grounds. This decision was endorsed by the then Cornwall Councillor and by Cornwall Council's refusal notice. Because of the location, there are no reasonable measures which could mitigate these objections. The Parish Council is not aware that the applicant has put forward any new justifications in seeking that the refusal be overturned. The PC members, all of whom have personal knowledge and experience of this stretch of the A390, maintain their strongest objection to this application on highway safety grounds. The danger is accentuated by the speed of vehicles in the east-bound overtaking lane which would only become aware of a stationary vehicle waiting to turn right into the site at a distance of approx. 135m (less than 25 seconds at 60 mph). The redundant reservoir currently on the site was constructed before 1946, when the A 390 was a quiet, two-lane country road with no overtaking lane and tighter bends on both sides of the application site. It is highly improbable that even a 'public utility' would have gained planning permission in the past 25 years for any facility on this site because of its dangerous location. It was proposed by Cllr Hughes, seconded Cllr Phillips and RESOLVED that this narrative should be forwarded to the Planning Inspector/Cornwall Council.

### **25/27 Correspondence**

None

### **25/28 Enforcement**

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

**Meeting Closed** 6.56pm

**Date of Next Meeting** 4<sup>th</sup> September 2025 (unless called earlier)