

## **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> August 2025 at 6.30pm at the Methodist Church, Tywardreath**

**Present:** Cllr D Hughes (Chairman), Cllr W Nicholls, Cllr P Oxenham, Cllr Mrs L Phillips, Cllr C Truscott, Cllr A Wildish, Cllr Mrs C Wildish (*ex officio*)

**In Attendance:** The Parish Clerk, Sally Vincent  
Cllr Mrs D Hazeldean, Cllr Mrs R Rickard  
Cornwall Cllr I Wilson

**25/29 Apologies** None

#### **25/30 Declaration of Interests**

Pecuniary – None  
Non Registerable – None  
Dispensations – None

#### **25/31 Public Questions**

None.

#### **25/32 Minutes of the Meeting held on 3<sup>rd</sup> July 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.

#### **25/33 Matters arising on items not on the Agenda**

Cllr Hughes noted that there had been no update on the Hendra Court application but that a similar application in Lostwithiel had been rejected by the CC Planning Committee.

#### **25/34 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. Members noted that there had been no changes made to this application since the Parish Council decision made at the July meeting. Cllr Hughes proposed, Cllr Oxenham seconded and it was RESOLVED that the recommendation of no objection made in July should be repeated.
2. PA25/04892. Retention of existing garage and associated works. 25, Church Street, Tywardreath, PL24 2QQ. Members noted that this application would appear to be a technical retrospective regularisation of works already completed. The site was not visible in public views and does not negatively impact on the Conservation Area. It was proposed by Cllr Oxenham, seconded Cllr A Wildish and RESOLVED that a recommendation of no objection should be made to Cornwall Council.

3. PA25/04887. Permission in principle for the construction of up to 5 houses (minimum 1, maximum 5). Palm Garden House, 3, Tywardreath Highway. Par, PL24 2RW. Members discussed this application at some length. Cllr Nicholls considered that the principle of housing was acceptable but expressed some concern about increased traffic movements, particularly in respect of the number of houses proposed. It was proposed by Cllr Hughes, seconded Cllr Phillips and RESOLVED that a recommendation of objection should be made to Cornwall Council. *Reason: 1. Although a precedent has been established on an adjacent site that this is a 'sustainable' location, the nearest useful public transport is over a kilometre away and in practice residents will be highly reliant on cars. If permission is granted for 5 new properties, this would represent a significant increase in the number of vehicles entering and leaving the site onto the A390, a busy road at this point. Vehicles coming from the West (St Blazey), likely to be the majority of those entering the site, will be obliged to wait for a gap to cross to the site, blocking eastbound traffic on what is already a dangerous stretch of road. 2. With 5 properties, the site will be cramped, with limited play/private amenity space. 3. The site was occupied for many years by part of Fowey Consols mine. The ground is therefore likely to have significant levels of heavy metal and other contaminants. Any permission would have to be conditioned by stringent investigation and remediation requirements.*

4. PA25/04340. Replace all windows with wood grained white uPVC and timber door to be replaced with composite door to match original. 2, Nursery Close, Tywardreath, PL24 2QW. Cllr Hughes recorded that the property in question is Tywardreath Vicarage and is owned by the Diocese of Truro and that although he is Churchwarden of Tywardreath he has no material interest in this application. He explained that the property is currently not occupied by the incumbent and is let by the diocese through independent agents. The (ecclesiastical) Parish of Tywardreath receives no benefit from this property. The property itself was built in the early 2000s and has no particular heritage significance in its own right, but does make a positive contribution to the character of the Tywardreath Conservation area. Following discussion members concluded that the proposed replacement of poor-quality wooden doors and windows with like-for-like UPVC replacements will have no negative impact on the Conservation Area or public views and it was proposed by Cllr C Wildish, seconded Cllr Oxenham and RESOLVED that a recommendation of no objection should be made to Cornwall Council. Cllr Hughes abstained from voting.

5. PA25/04472. Single storey extension to the rear & new porch to the front. Also, a loft conversion to the integral garage on the front elevation. 54, Eastcliffe Road, Par, PL24 2AJ. Members noted that this application seeks to convert a cramped late-C20th bungalow into a modern family home. Although the modifications would be distinctive in the context of neighbouring properties, Eastcliffe Road already demonstrates an eclectic mix of architectural styles and overall impact on the street-scene was considered to be limited. There would be no increase in overlooking of habitable rooms in neighbouring properties and the increase in overlooking of their private amenity space would be minimal. It was proposed by Cllr C Wildish, seconded Cllr Phillips and RESOLVED that a recommendation of no objection should be made to Cornwall Council.

## **25/35 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.

**25/36 Correspondence**

None

**25/37 Enforcement**

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

**Meeting Closed**

6.48pm

**Date of Next Meeting**

4<sup>th</sup> September 2025