

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 4th June 2026 at the Methodist Church, Tywardreath at 6.30pm

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

In Attendance: The Parish Clerk, Sally Vincent
Cornwall Cllr I Wilson
9 members of the public (2 part)

26/01 Apologies Cllr L Phillips, Cllr R Rickard, Cllr C Truscott

26/02 Declaration of Interests

Pecuniary – None
Non Registerable – None
Dispensations – None

26/03 Public Questions

On behalf of residents of Kilhallon a member of the public addressed the meeting in relation to PA26/03106 and made, *inter alia*, the following points.

I ask the Parish Council to object to this application because it raises serious concerns regarding residential amenity, landscape character, ecology, highway safety, drainage, and the deliverability of the proposal itself. Although this is a Permission in Principle application, the Council must still consider whether this site is suitable for housing in principle.

The site lies outside the development boundary identified in Policy H1 of the Tywardreath and Par Parish Neighbourhood Development Plan. The proposal is for open market housing and does not meet the Neighbourhood Plan exception for affordable housing-led development outside the boundary. Approval would undermine the purpose of the adopted Neighbourhood Plan and set a worrying precedent for further development on adjoining land.

Residents are particularly concerned because this land forms part of a much larger undeveloped area that has already been the subject of previous refused applications, including PA23/06799 for up to five dwellings and PA16/08844 for up to ten age-restricted dwellings.

The site sits significantly higher than neighbouring properties, particularly Hendra. Future dwellings would inevitably create overlooking, loss of privacy, loss of outlook and an overbearing presence. These impacts would conflict with Policy 13 of the Cornwall Local Plan, which requires development to protect the amenity of existing residents, and Policy H2 of the NDP, which requires development to respond appropriately to local character and neighbouring properties. They would also conflict with Paragraph 135(f) of the National Planning Policy Framework, which states that

planning decisions should ensure developments create ‘a high standard of amenity for existing and future users.’

There are serious ecological concerns. The site forms part of an important wildlife corridor and the loss or fragmentation of this corridor would be contrary to Policies 23 and 26 of the Cornwall Local Plan, Policies E4.1 and E4.2 of the NDP, and Paragraphs 186 and 193 of the NPPF, which seek to conserve and enhance biodiversity in the area.

There are significant highway and access concerns and unresolved questions about land ownership.

There are drainage concerns as although the site lies within Flood Zone 1, it is elevated above St Andrew's Road. Residents are concerned that the loss of greenfield land and the introduction of hard surfaces would increase surface water runoff towards lower-lying areas already affected by flooding issues.

In summary, this proposal conflicts with Policies 13, 23 and 26 of the Cornwall Local Plan, Policies H1, H2, E4.1 and E4.2 of the Neighbourhood Development Plan, and Paragraphs 135, 180, 186 and 193 of the NPPF.

Another member of the public raised concerns about potential water run-off to his property at the bottom of Kilhallon Lane, which would be exacerbated by these proposals.

26/04 Minutes of the Meeting held on 7th May 2026

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

26/05 Matters arising on items not on the Agenda

None.

26/06 Planning Applications

1. PA26/03106. Permission in principle for proposed residential development (minimum of 1, maximum of 3 dwellings). Land West of Kilhallon House, Kilhallon, PL24 2RL. Having discussed this application at some length, Cllr Hughes proposed, Cllr A Wildish seconded and it was RESOLVED that a recommendation of objection should be made to Cornwall Council. *Reasons: The adjacent property owner very strongly asserts that a significant part of the proposal site is in their ownership, which they are unwilling to relinquish. Whilst land ownership is not per se a planning consideration, changes in the size or configuration of the site could materially influence the site layout and capacity, particularly access to the public road. We would suggest that the application is withdrawn pending resolution of the ownership issues as this could have a direct bearing on the ‘principle’ of development. Under the current Cornwall Local Plan and Tywatdreath &Par NDP, it is not unreasonable to argue that the proposal represents infill. However:*

- *It is not a sustainable location. Access to all facilities requires the use of 600m of poorly lit, narrow lanes with no footway to the nearest bus stop, 1.3km to shops, 1,2km to the station or 1.5 km to the primary school.*
- *Access to/from the U6142 from the site is onto a very narrow part of the lane, with limited vision/visibility to left and right: providing ‘highways acceptable’ visibility splays would require removal and relocation of almost all of the boundary hedge along the north side of the site. Removal of this hedge would have a significant negative effect on the character and setting of the historic settlement of Kilhallon, particularly on public views;*

- *Given the topography of the site and that it is barely 30m wide (E-W), overlooking of private amenity areas of neighbouring properties is almost inevitable. Given the proximity of the proposed development to neighbouring properties, it will have a significant noise and light impact on the lawful enjoyment of the interior and exterior parts of these properties. It should be noted that most of the screening vegetation is deciduous and will have limited effect for much of the year.*
- *Access to Kilhallon, whether from the A390 or Par Duck Pond, is by narrow lanes with many blind corners; there is concern that they do not have the capacity to absorb the additional traffic, which the proposal would generate, especially since part of the route is used by the Saint's Way, a popular walking route.*
- *There is concern at the negative impact on trees, local flora & fauna and 'green' connectivity which this application represents.*
- *The Parish Council has considered all the Public Comments submitted and fully endorses them as reasonable objections of local residents, not Nimbyism. That, to date, 24 formal public submissions of objection have been registered, and none of support, from a settlement of only 38 dwellings, is a clear indication of the strength of local opposition. They all cite valid planning grounds for refusal. We would particularly draw attention to the submissions of Mr & Mrs Norris. Mr J Hills & Dr. K Roberts.*

For the reasons stated above, the Parish Council has resolved to register its objection in the strongest terms. Additionally, given the sensitivity of the site, the Parish Council suggests that this is not a site for which 'Permission in Principle' is appropriate and that, should the applicant be minded to proceed, they should do so through an application for Full Planning Permission which addresses all of the concerns listed above.

2. PA26/03172. Proposed extension of existing garage to dwelling. 57, Trevance Park, Tywardreath, PL24 2PY. It was noted that this proposal will have minimal impact on neighbouring properties or the streetscene. It was proposed by Cllr C Wildish, seconded Cllr Oxenham and RESOLVED that a recommendation of no objection should be made to Cornwall Council

3. PA26/03173. Proposed extension & alterations to existing dwelling. 59, Trevance Park, Tywardreath, PL24 2PY. It was noted that this proposal will have minimal impact on neighbouring properties or the streetscene. It was proposed by Cllr Nicholls, seconded Cllr A Wildish and RESOLVED that a recommendation of no objection should be made to Cornwall Council

26/07 Notice of Appeals

None

26/08 Correspondence

None

26/09 Enforcement

1. EN23/00743, live investigation, enforcement notice served, appealed.
2. Cllr C Wildish raised concerns about cars, vans and boats parked in a field adjacent to Polpey Lane, immediately behind a house called Polpey.

Meeting Closed

7.08pm

Date of Next Meeting

2nd July 2026