

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 6th August 2026 at the Methodist Church, Tywardreath at 6.30pm

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

In Attendance: The Parish Clerk, Sally Vincent
Cornwall Cllr I Wilson
4 members of the public

26/19 Apologies None

26/20 Declaration of Interests

Pecuniary – None
Non Registerable – None
Dispensations – None

26/21 Public Questions

A member of the public addressed the meeting in respect of PA26/04892 and asked 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. The following points, *inter alia*, were highlighted:

- the site is outside the defined development boundary in our Neighbourhood Development Plan, adopted democratically in 2021. This is not affordable housing, so no exception applies. The applicant calls this infill, but there is no continuous built frontage here. The properties are set back from the road, the adjoining land is undeveloped and separately owned, and there is open farmland to the north-east. This is open countryside, not a gap in a row of houses.
- whilst this allowed for a planning application, the application boundary again includes land belonging to the owners of Kilhallon Court, who have Land Registry documents in hand confirming their ownership. They have made absolutely clear this land is not for sale and never will be. The indicative access road crosses that land. Without it, this application simply cannot be delivered. The site has been overstated in size by between a quarter and a third. This happened in the last application too.
- the access onto the U6142 is unsafe. The lane is narrow, there is no pavement, visibility is poor, and no transport assessment has been provided.
- the site rises above Hendra by up to one and a half storeys at its northern boundary due to falls in two directions. Overlooking and loss of privacy would be inevitable and permanent. All boundary hedges are deciduous — bare from October to April.

- Fifth — there are no ecological surveys despite the site forming part of the wildlife corridor to St Andrews Wetland Nature Reserve, where protected bats and dormice are present. Two TPO-protected Pines at the North boundary at Hendra have extensive branches and root structure across much of the North area of the plot, excavations here would damage these protected trees.
- And sixth — the sloping site drains directly toward St Andrews Road, which already floods within Flood Zone 3. No drainage strategy has been submitted.
- Also, the site plan uploaded to support the application is not the correct up to date Land Registry document
- The owner of Kilhallon Court confirmed that he had no intention of selling his land to accommodate the application.

26/22 Minutes of the Meeting held on 2nd July 2026

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

26/23 Matters arising on items not on the Agenda

None.

26/24 Planning Applications

PA26/04892. Application for Permission in Principle for the construction of up to 3 dwellings (minimum of 3, maximum of 3). Land at Kilhallon, Par, PL24 2RL. It was proposed by Cllr Hughes, seconded Cllr Phillips and RESOLVED that a recommendation of objection should be made to Cornwall Council. *Reason: Under the current Cornwall Local Plan and Tywardreath &Par, 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. PA26/03353 Conversion of front garden to hardstanding driveway for electric vehicle parking and charging. 1, Eastcliffe Road, Par, PL24 2AQ. It was proposed by Cllr A Wildish, seconded Cllr Oxenham and RESOLVED that a recommendation of objection should be made to Cornwall Council. *Reason: In their submission, the applicant acknowledges that ‘safe and suitable access’ is the principal Highways consideration, in the interaction between vehicle access and PRW 425/11/1. It states that a vehicle entering the site would ‘cross’ the PRW. In fact, the vehicle would need to travel some 15m along the PRW before crossing the pavement and entering the public highway. It would require the removal and/or relocation of the post, clearly indicated on the block plan supplied. This post was installed some years ago, by the Council, in response to a number of interactions on this stretch of pathway between pedestrians and vehicles. This path is an important pedestrian link between the Co-op on Par Green and the shops and pharmacy on Eastcliffe Road, especially for the elderly, infirm and those with children, from early morning until the evening, but is poorly lit. The path is too narrow for vehicles to safely pass pedestrians. The Parish Council is concerned that removal or displacement of the post will see a return of motorists trying to ‘bypass’ the frequent delays at the junction between Eastcliffe Road and Par Green with consequent risks to pedestrians. Since there would appear to be no practical way around this problem objection is proposed on pedestrian safety grounds and we would ask that County Highways reconsider their initial response in the light of our submission.*

26/25 Notice of Appeals

None

26/26 Correspondence

None

26/27 Enforcement

1. EN23/00743 – Treesmill Farm, Treesmill, Par – Mrs L Lewis – Appeal Dismissed. Dog Run/Play Area only, further decision awaited.

Meeting Closed

6.54pm

Date of Next Meeting

3rd September 2026