

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 the Parish Council Planning Committee held on Thursday 19th February 2015 at the Village Hall, Tywardreath

Present Cllrs Phillips, Allen and Brasier

In attendance Sally Vincent, Parish Clerk
10 members of the public (part)

14/74 Apologies Cllr Fowler

14/75 Declaration of Interests

Pecuniary	None
Non Registerable	None
Dispensations	None

14/76 Public Questions

Chris Montague, the planning consultant for Mansion Developers, spoke about amended designs to the approved plans on behalf of the applicant for the Polmear Parc scheme. The original sedum roofs would be 47% more expensive than traditional roofing, which was why they were being replaced but the replacements would be no higher than previously approved. Only the open market homes would lose their integral garages. There was no longer a need for a 5 bedroom affordable bungalow so this would revert to 4 bedroom unit. There would be Juliet balconies and not walk out balconies as originally planned and mature trees would be used for screening. He was aware of a great deal of local opposition for the scheme but noted that planning permission was already in place for a housing scheme on the site.

Members of the public raised concern about traffic and parking - extra bedrooms would mean more people and therefore potentially more cars, particularly as integral garages were being removed. Looking from Par Beach the site looked like an Army Barracks. When Polmear Park was originally built there had been a restriction imposed to prevent impact on public views from the beach.

A Juliet balcony had already been built on one of the flats – without planning permission - and anybody sitting at the window would be looking straight down into an existing property. This was an unacceptable loss of privacy.

Back in 2010 the consultant had assured residents that the properties would not be visible from Par Beach, this was not now the case. It was not accepted that the planning conditions originally imposed had been discharged. Why should local residents have to put up with cheaper, unattractive properties than what had

originally been approved just so the developer could save money? Even the original scheme had been only been approved on a one vote margin. The properties had been redesigned and built without planning consent and the developer had been told that work should not start until permission had been granted. The public hoped that Cornwall Council would carry out robust enforcement action and insist that the properties were demolished and built in line with the original permission. It would be disgraceful if Cornwall Council allowed the developer to flaunt the planning process.

14/77 Minutes of the meeting of 15th January 2015

Proposed Cllr Brasier, seconded Cllr Allen and RESOLVED that the minutes be confirmed and signed by the Chairman.

14/78 Matters arising on items not on the Agenda - for report only

None.

14/79 Planning Applications

1. PA14/11998. Erection of 16 residential units comprising 50% affordable dwellings and 50% open market dwellings. Land to rear of Polmear Parc, Par. Cllr Allen expressed great concern and stated that local residents were in danger of being treated abysmally by Cornwall Council - the developer was trying to make a mockery of the planning system. Cllr Brasier considered that the proposed alterations were very significant and would have a huge adverse impact on the amenity of the area. Cllr Allen then proposed, Cllr Brasier seconded and it was RESOLVED that a recommendation of objection should be made to Cornwall Council.
Reasons: 1. The application proposes significant changes to the original scheme, which will have an adverse effect on the appearance of the properties (the apartment block would not look out of place on an industrial estate) and on the street scene as well as the view from the surrounding area, especially Par beach. 2. The proposed natural screening will take years to have any effect. Walling or fencing would only exacerbate the unwelcome overbearing impact on neighbouring properties. 3. The balconies and the re-siting of the apartments will give rise to unacceptable invasion of the privacy of neighbouring properties. 4. The loss of integral garages and the approved increase in the number of bedrooms will impose an unacceptable parking impact on the narrow roads on the site. 5. The new pitched metal roofing will create extra runoff, which will be an increased burden on local drainage and impact on properties in lower Polmear and Tywardreath Hill.
2. PA15/00008. Extensions to create two further bedrooms, a utility and a conservatory. 1, Tehidy Road, Tywardreath. Cllr Phillips proposed, Cllr Brasier seconded and it was RESOLVED that a recommendation of no objection should be made to Cornwall Council.
3. PA15/00994. Extension to dwelling. Hendra, Kilhallon, Par. Cllr Allen

proposed, Cllr Phillips seconded and it was RESOLVED that a recommendation of no objection should be made to Cornwall Council.

14/80 Notice of Appeals

None

14/81 Correspondence

None

14/82 Draft Renewable Energy Supplementary Planning Document Consultation

Deferred to the March full council meeting when Cllr Phillips would make a recommendation to members.

Date of Next Meeting – 19th March 2015

Meeting closed 7.40pm