

## **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 20<sup>th</sup> November 2014 at the Village Hall, Tywardreath**

**Present** Cllrs Phillips, Allen, Brasier and Fowler

**In attendance** Sally Vincent, Parish Clerk  
3 members of the public

**14/50 Apologies** None

#### **14/51 Declaration of Interests**

Pecuniary	None
Non Registerable	None
Dispensations	None

#### **14/52 Public Questions**

A representative of the applicant of PA/09789, land behind 61, Tehidy Road addressed the meeting and explained that this was a proposal for a bungalow at the rear of the existing house but it was on a parcel of land beyond a track running behind the property and was intended for a family member. There was an area of land at the front of 61, Tehidy which was an adequate garden for the existing property, including a parking area so there would not be an issue with developing the back garden. He confirmed that there would be no overlooking issues relating to the new build and, although some concerns had been raised about flooding he did not consider that these were justified.

#### **14/53 Minutes of the meeting of 16<sup>th</sup> October 2014**

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

#### **14/54 Matters arising on items not on the Agenda - *for report only***

None.

#### **14/55 Planning Applications**

1. PA14/09504. Application for approval of Reserved Matters following outline approval PA12/09821. Land adjacent to Grove Farm, Tywardreath. Proposed Cllr Allen, seconded Cllr Fowler and RESOLVED that a recommendation of no objection should be made to Cornwall Council.

2. PA14/09789. Outline planning for a single dwellinghouse. 61, Tehidy Road, Tywardreath. Concerns were raised about the very difficult access to the lane leading to the proposed dwelling and also about possible drainage problems. There could also be an adverse impact on the Conservation Area. Proposed Cllr Phillips, seconded Cllr Brasier and RESOLVED that a recommendation of objection should be made to Cornwall Council. *Reason: 1. This development would neither enhance nor be compatible with the ethos of the Conservation Area. 2. The restrictive egress and access to the narrow approach lane is dangerous due to adjacent parked cars along the narrow Church Street, which is a main thoroughfare through the village of Tywardreath.*
3. PA14/10208. Proposed detached new dwelling. 3, Swallowfield Close, Tywardreath. Proposed Cllr Fowler, seconded Cllr Allen and RESOLVED that a recommendation of no objection should be made to Cornwall Council

**14/56 Notice of Appeals**

None

**14/57 Correspondence**

Letter of objection to PA14/ 09789, 61, Tehidy Road.

**Date of Next Meeting** – 18<sup>th</sup> December 2014

**Meeting closed** 7.09pm