

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 22nd May 2014 at the Village Hall, Tywardreath

Present Cllrs Phillips, Brasier and Johnston (co-opted by the Clerk to ensure the meeting was quorate)

In attendance The Parish Clerk, Sally Vincent

14/01 Election of Chairman

It was proposed by Cllr Johnston, seconded Cllr Brasier and RESOLVED that Cllr Phillips should serve as Chairman for 2014/2015

14/02 Apologies Cllr Fowler

14/03 Declaration of Interests

Pecuniary	None
Non Registerable	None
Dispensations	None

14/04 Public Questions

The architect representing the applicants for the 15, Well Street, Tywardreath proposal stated that he had not expected any objection to the application as it was a bungalow on a large plot and, in his opinion, uncontroversial and in keeping with the area. He accepted that the shared driveway could be damaged during construction but gave assurances that this would be reinstated and a party wall constructed as part of the project. A sustainable urban drainage system would be utilised, which was very effective and should negate any flooding concerns. He had included only one parking space as this was intended as a small retirement home but would be happy to accept a condition of a splaed entrance to create additional parking facilities and a turning space.

Adrian Wildish noted that the area had been built up over the years but that it had been a very marshy area originally and the water table was still very high; he was unconvinced that a SUDS scheme would be adequate to address the drainage issue. There were also piped streams under the site. Another relevant problem was the very difficult vehicular access on to Well Street.

14/05 Minutes of the meeting of 17th April 2014

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

14/06 Matters arising on items not on the Agenda - *for report only*

None.

14/07 Planning Applications

1. PA14/02429. Construction of a MOT service bay. Highway Garage, Tywardreath Highway. It was proposed by Cllr Phillips, seconded Cllr Brasier and RESOLVED that a recommendation of no objection should be submitted to Cornwall Council.
2. PA14/02798. To provide a new artists studio above existing garage, reconfiguration of the garage at ground level to provide spiral stairs and WC whilst retaining a parking space for one vehicle revised to approved application PA13/07093. Nansavallen, Mount Bennett Road, Tywardreath. It was proposed by Cllr Brasier, seconded Cllr Phillips and RESOLVED that a recommendation of no objection should be submitted to Cornwall Council
3. PA14/03088. Certificate of Lawfulness for the change of use of store area over garage to self contained unit of residential accommodation (dwelling). Refer to planning statement for further information. The Garden Studio, Hidden Valley Gardens, Treesmill. It was proposed by Cllr Brasier, seconded Cllr Johnston and RESOLVED that a recommendation of no objection should be submitted to Cornwall Council
4. PA14/03182. Proposed single dwelling in part of garden of 15, Well Street, including demolition of existing garage. 15, Well Street, Tywardreath. Cllrs voiced some concern about vehicular egress onto the Well Street and the difficult drainage conditions. After discussion it was proposed by Cllr Brasier, seconded Cllr Johnston and RESOLVED that a recommendation of no objection should be submitted to Cornwall Council but subject to a condition that an adequate turning area is incorporated into any approval and that that the Environment Agency was satisfied that a dwelling on the site would not have a negative impact on the drainage in this low lying, previously marshy area.
5. PA14/03564. Single storey extension clad in traditional Cornish stone and slate tile on the north side to reflect the style and size of the building on the south side. Wheal Henrietta, Treesmill. It was proposed by Cllr Brasier, seconded Cllr Phillips and RESOLVED that a recommendation of no objection should be submitted to Cornwall Council

14/08 Notice of Appeals

None

14/09 Correspondence

None

Date of Next Meeting – 19th June 2014

Meeting closed 7.45pm