

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 20th April 2017 at the Village Hall, Tywardreath

Present Cllrs Phillips, Brasier and Wildish

In attendance The Parish Clerk, Sally Vincent
Cllr R Taylor
3 members of the public

16/97 Apologies None

16/98 Declaration of Interests

Pecuniary	None
Non Registerable	Cllr Wildish declared a non registerable interest in agenda item 5.
Dispensations	None

16/99 Public Questions

Steve Macham addressed the meeting in respect of possible planning application. He explained he was the owner of land adjacent to the A390 and was hoping to develop the site with 3/4 dwellings, which would fall within the definition of infill. Access would be from the layby on the A390 and highways had indicated that this would be acceptable. There would be no affordable housing but he would be expecting to make a contribution to a local school or suchlike as part of the scheme. Cllr Phillips indicated that the principle of development at that location was acceptable but raised some concern about highway issues and the proposed access from the layby. Cllr Wildish highlighted the importance of making suitable provision for water run-off as the area carried a flood risk of 1 in 10.

Concern was raised about possible impact on the access to dwellings in Legion Lane resulting from the redevelopment of the British Legion site as no dimensions for the parking spaces were specified in the application. Possible difficulties during the demolition/construction works were also highlighted.

The applicant for the outline planning application at Springlands had attended the meeting in support of her application. She explained that the reason for the proposal was that the garden was very large and unmanageable

16/100 Minutes of the meeting of 16th March 2017

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

16/101 Matters arising on items not on the agenda- *for report only*

None.

16/102 Planning applications

1. PA17/02505. Construction of two detached dwellings with associated site works. Land north east of Grove Farm, Tywardreath Highway. It was proposed by Cllr Phillips, seconded Cllr Brasier and RESOLVED that a recommendation of no objection should be made to Cornwall Council.

It was proposed by Cllr Phillips, seconded Cllr Wildish and RESOLVED that the meeting should be closed to allow Cllr Taylor to speak

Cllr Taylor explained the amended application PA17/02450 would allow for individual-styled houses.

The meeting reopened.

2. PA17/02450. Variation of Condition 1 in respect of decision PA16/11537 dated 20.02.17 for outline planning permission with some matters reserved for development of up to 8 self-build dwellings. Land south west of Hillbrough. Porcupine Road, Porcupine. It was proposed by Cllr Brasier, seconded Cllr Wildish and RESOLVED that a recommendation of no objection should be made to Cornwall Council.

3. PA17/02921. The material change in the use of industrial former lime kilns and land to a use as a boat maintenance, repair and boat merchant site. The Old Lime Kilns Road From Edgecombe Road to Sans Lane Kilhallon Par. It was proposed by Cllr Brasier, seconded Cllr Phillips and RESOLVED that a recommendation of no objection should be made to Cornwall Council.

4. PA17/02630. Demolition of existing commercial building and replacement with four new dwellings. The Royal British Legion Legion Lane Tywardreath. It was proposed by Cllr Wildish, seconded Cllr Brasier and RESOLVED that a recommendation of no objection should be made to Cornwall Council on the basis that an official Plan of Works was in place to ensure 24 hour access for emergency vehicles and for residents of Legion Lane during demolition/construction and clear demarcation was in place to ensure vehicles parked in the proposed parking bays would not narrow the existing highway.

It was proposed by Cllr Phillips, seconded Cllr Brasier and RESOLVED that Cllr Taylor should be co-opted on to the Committee so the meeting would be quorate to hear the next application.

Cllr Wildish left the room

5. PA17/02766. Outline planning permission with all matters reserved: Construction of new detached residential dwelling. Land East of Springlands Well Street Tywardreath. It was proposed by Cllr Taylor, seconded Cllr Brasier and

RESOLVED that a recommendation of no objection should be made to Cornwall Council.

Cllr Wildish returned and Cllr Taylor stood down.

6. PA17/03227. Application for works to a tree subject to a tree preservation order- Felling of Yew tree. 4 Kilhallon Woodlands St Blazey Par. Noted

16/103 Notice of Appeals None

16/104 Correspondence None

16/105 Date of Next Meeting 18th May 2017

Meeting Closed 7.43pm