

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 21st September 2017 at the Village Hall, Tywardreath

Present Cllr C Wildish, Cllr Phillips, Cllr Page (co-opted to achieve a quorum)

In attendance Mrs C Oxborrow, Mr T Kennedy

17/29 Apologies Cllr Hughes

In the absence of the Chairman, it was proposed by Cllr Wildish, seconded Cllr Page and RESOLVED that Cllr Phillips should serve as Chairman for this meeting

17/30 Declaration of Interests

Pecuniary	None
Non-Registerable	None
Dispensations	None

17/31 Public Questions

Mrs Oxborrow and Mr Kennedy, owners of neighbouring properties, addressed the meeting concerning PA17/07309. They expressed serious concerns regarding the impact of the proposed development on their rightful enjoyment of their properties due to the close proximity of the industrial units, which could at some point in the future, whatever the initial proposed use, be used for any B1 activity. This could include noise, both industrial and vehicular (especially reversing vehicles), which would be particularly noticeable given the quiet rural location; there could also be smells from whatever activity was carried out.

They were also concerned for road safety. What was originally only a farm gate to access fields from the busy B3269, a bus route for both service and school buses and a principal access to Fowey from the A390, had recently been enlarged and partially concreted, apparently without Planning Permission. This access enters the road at a point where visibility both left and right is severely restricted by bends in the public road. Whilst this is possibly acceptable for occasional agricultural use it is wholly inappropriate for access to an industrial site due to poor sightlines even if visibility splays are installed and is likely to create road safety issues. They added that the provision of suitable splays would have an unacceptable impact on the character of this rural road and would require removal of mature trees which are an intrinsic part of the landscape.

The impact of the proposed development on the broader landscape was also of concern. The site is on a hilltop in relatively open countryside, within a few hundred metres of the western edge of the Fowey River AONB and wholly inappropriate for industrial development. Although the actual building could, with appropriate conditions, be screened to minimise impact, it would remain an anomalous feature in the landscape. The objectors pointed out that the area immediately south of the site had been the subject of tipping of very large quantities of apparently uncontrolled construction waste, without Planning Permission, to create a large flat area to be used for an undisclosed purpose. This had been the subject of Enforcement complaints by both local residents and the Local Member, both on the grounds of environmental impact and concern about risk of slippages to land outside the developer's control, on the slopes below. No satisfactory response had been received from Cornwall Council. There was a serious concern that this land would be incorporated in whatever "industrial" activity was being considered, increasing the *de facto* industrial site by several orders of magnitude.

17/32 Minutes of the meeting of 20th July 2017

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

17/33 Matters arising on items not on the agenda- for report only

None.

17/34 Planning applications

1. PA17/07309. Construction of a B1 office and light industrial unit. Land North-East of Tremanor Farm Fowey. It was proposed by Cllr Wildish, seconded Cllr Phillips and RESOLVED that a recommendation of objection should be made to Cornwall Council. *Reason: Members strongly endorsed the comments made by members of the public. 1 The proposed site is in a prominent rural location, almost adjacent to the AONB, inappropriate for industrial development. It would have a significant impact on landscape character. It is within 300 m of Trenyhton Manor, a Grade II Listed site. 2 Potential impact on the enjoyment of neighbouring properties, particularly noise and possible smells. 3 Potential impact on Trenyhton Manor guests and users of the Caravan Club Registered site at Toynes House (200m NNE of proposed site) of an adjacent industrial site. (these sites are important both directly and indirectly to the local tourist industry). 4 Road Safety; it is considered that any increase in usage of the current access would represent an unacceptable safety risk even if traffic splays were increased. There is concern that any attempt to improve the splays would have significant local landscape /environmental impact).*
2. PA17/07593 Extensions and modifications, Berry Brow Lanescot. It was proposed by Cllr Phillips, seconded Cllr Wildish and RESOLVED that a recommendation of no objection should be made to Cornwall Council.
3. PA17/07777 Works to trees subject to a preservation order: felling of a Monterey pine and crown reduction of an oak to 9 m in height. Trenyhton Manor,

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

4. PA17/07938 Construction of two detached dwellings with garages, land NE of Grove Farm, Tywardreath Highway. It was proposed by Cllr Phillips, seconded Cllr Wildish and RESOLVED that a recommendation of no objection should be made to Cornwall Council but with a *condition included to preserve the mature trees in the hedgerow adjacent to the road, especially the copper beech, and that as much of the hedge as possible be retained, albeit trimmed back. Reason: this hedgerow makes a significant contribution to the street-scene, reducing the impact of ribbon development.*

17/35 Notice of Appeals None

17/36 Correspondence None

17/37 Date of Next Meeting 19th October 2017

Meeting Closed 7.30 pm