

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 September 2018 at the Village Hall, Tywardreath

Present Cllr Hughes (Chairman), Cllr Phillips, Cllr Shroff, Cllr Mrs C Wildish

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

18/34 Apologies Cllr Rowse

18/35 Declaration of Interests

Pecuniary	None
Non-Registerable	None
Dispensations	None

18/36 Public Questions

The agent for PA18/8083 addressed the meeting about the application. He explained that the existing dwelling occupied a very large plot and the owner wished to utilise the extra land and reduce the current maintenance obligations. It was accepted that the property was within the flood zone. He supplied some paper copies of the proposals for the members' use, if required.

A neighbour raised grave concerns about increased flood risks and considered that the proposed property would be extremely dominant in relation to the surrounding properties.

Another neighbour added her concerns about flood risk, she accepted that it was already present but further building could only exacerbate it. .

18/37 Minutes of the meeting of 16th August 2018

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

18/38 Matters arising on items not on the agenda- *for report only*

None

18/39 Planning applications

At the direction of the Chairman agenda item 8 was taken first.

8. PA18/08083. A new bungalow at the rear of 48, Eastcliffe Road, Par. 48, Eastcliffe Road Par. It was proposed by Cllr Shroff, seconded Cllr Phillips and RESOLVED that a recommendation of objection should be made to Cornwall Council. *Reason: This is overdevelopment of the site resulting in two properties*

with cramped, limited private amenity space and is out of keeping with the character of neighbouring properties. Access to the proposed property would be through the narrow gap between the host property and its neighbour; this could give rise to significant noise/light nuisance due to car movements, accentuated by associated activity close to their back gardens. The Flood Risk Assessment does not indicate any safe way of leaving the property in the event of a severe flood, whilst admitting that such a situation is not improbable. There is also concern about increased flood risk to adjacent properties.

The members of the public left the meeting

1. PA18/07320. Works to trees covered by a Tree Preservation Order namely fell pine tree and plant new monterey pine 5 metres away from current tree. Pine Trees, Road from Edgecombe Road to Sans Lane, Kilhallon, Par. It was proposed by Cllr Phillips, seconded Cllr Wildish and RESOLVED that a recommendation of no objection should be made to Cornwall Council
2. PA18/07587, Proposed rear extension and associated works.98, Polmear Parc, Par. It was proposed by Cllr Hughes, seconded Cllr Wildish and RESOLVED that a recommendation of no objection should be made to Cornwall Council
3. PA18/07319. Demolition and removal of existing buildings and the construction of a new storage building including two ancillary offices to serve existing builders yard. Land West of Penpillick Farm, Penpell Row, Penpillick, Par. It was proposed by Cllr Phillips, seconded Cllr Shroff and RESOLVED that a recommendation of objection should be made to Cornwall Council. *Reason: 1. This property is within the World Heritage Site, indeed it was specifically included within the boundary and is in a high, prominent location. Consequently it is highly visible in public views from the west over the WHS and towards Austin's Shaft. The parish council is of the strong opinion that the gradual, industrial development of this site is inappropriate and out of character with the surrounding area. 2. A pedestrian gateway to the site has recently been widened to allow vehicular access/egress and this is on the junction of the A390 and the Penpell road. It is extremely dangerous, completely blind for drivers joining the road from Penpillick Hill, where the national speed limit applies. There have been numerous accidents at this junction, one very recently.*
4. PA18/07429. To erect a garage and garden store with annexe. Kath's Place, Road from Junction West of Great Pelean Farm to Treesmill, Par. It was proposed by Cllr Wildish, seconded Cllr Phillips and RESOLVED that a recommendation of objection should be made to Cornwall Council *Reason: The proposed building, although described as an "annex" is, in reality, effectively a new building in the open country, particularly since the ground-floor garage could very easily be converted to additional living space. As such, it does not meet the requirements of Local Plan Policy 7 and is not a "Rural Exception Site" as described by Policy 9. Occupants would be wholly dependent on the use of cars to access all facilities as it is 1.25 km from the nearest bus stop, 1.75 km from the village centre and 1.75 km from the school: the first 1.5 km of such journeys would be on a narrow, unlit country lane with no footpaths. Although an*

unclassified road, Treesmill road carries a high volume of traffic at most times as it is used as the principle access to Tywardreath and Par from the A390. Whilst having sympathy with the wishes of the applicant, there is serious concern that, if granted, a subsequent application might be made to separate this development from the host property.

5. PA18/0 7411. Provide external garden store facility by constructing a new 6 x 5m storage building within the front garden. 39, Polmear Road, Par.. It was proposed by Cllr Wildish, seconded Cllr Hughes and RESOLVED that a recommendation of objection should be made to Cornwall Council *Reason: 1. A recent application to build a garage on this same site was refused on highways and street-scene grounds. The current application only differs in that the garage doors are replaced, for the time being, with a stone wall. The proposed "garden store" would appear excessively large for the garden involved; furthermore access, as indicated on the drawings, would seem difficult. As such it appears to be a cynical move to get round the previous refusal, to be subject to a subsequent request for modifications. 2. There are strong objections to the design of the proposal: the height of the proposed new wall is significantly higher than that of neighbouring properties and the proposed stainless steel railings will accentuate and draw attention to this; the angular corner between the steps to the road and the front wall destroys the symmetry of the property and its neighbour as seen from Polmear Road; the properties on this part of the road are characterised by lawns or formal gardens, this proposal would break this harmony; there are safety concerns about a plywood roofed building, the roof of which is readily accessible from the rest of the garden. 3. Local councillors have received objections to this proposal from other properties in the road. Although these people have been advised to object directly to the Council, several of them have declined to do so to avoid upsetting neighbourly relations*

6. PA18/07925. Reserved matters (appearance, landscaping, layout and scale) - variation of condition 1 (approved plans) in respect of PA18/04377 dated 19/07/18. Plots 1 And 2, Land South West of Hillbrough, Porcupine Road, Porcupine, Par. It was proposed by Cllr Phillips, seconded Cllr Wildish and RESOLVED that a recommendation of no objection should be made to Cornwall Council

7. PA18/07781. Proposed private residential house on existing garden plot. 2, Grove Parc, Tywardreath Highway, Par. It was proposed by Cllr Phillips, seconded Cllr Hughes and RESOLVED that a recommendation of objection should be made to Cornwall Council *Reason: 1. This ignores the presence of a "flood storage area" some 150 m west of the site. In times of high flood risk this is likely to be full and will adversely affect the surface-water drainage assumptions made. Similarly, it assumes that tidal flooding will have no impact whilst a report by the same experts for PA18/08083 recognises the effect that this could have on back-up in the streams. It should be noted that the Par River was tidal to the centre of St Blazey until relatively recently. The combined sewer running through this site has overflowed into properties a few hundred metres down-stream several times in recent years due to overload in times of high*

rainfall: adding more sewage input and surface water drainage can only exacerbate this problem.

9. PA18/08078. Outline planning permission with all matters reserved: Construction of a new dwelling. Land South of 5, Tywardreath Highway, Par. It was proposed by Cllr Phillips, seconded Cllr Wildish and RESOLVED that a recommendation of objection should be made to Cornwall Council. *Reason. Access/egress on to and off the very busy A390 would create a potential traffic hazard., particularly as there is inadequate space on site for turning vehicles*

18/40 Notice of Appeals

South West Water building, Penpillixk Hill

18/41 Correspondence

None

Date of Next Meeting 18th October 2018

Meeting Closed 19.38pm