

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 Tywardreath & Par Parish Council Planning Committee held on Thursday 2nd May 2024 at 6.30pm at the Methodist Church, Tywardreath

Present: Cllr Hughes (Chairman), Cllr A Wildish, Cllr C Wildish (*ex officio*)

In Attendance: The Parish Clerk, Sally Vincent
Cllr Phillips (part)

23/93 Apologies Cllr W Nicholls

23/94 Declaration of Interests

Pecuniary – None
Non Registerable – None
Dispensations – None

23/95 Public Questions

None.

23/96 Minutes of the meeting held on 6th March 2024

Cllr A Wildish proposed, Cllr C Wildish seconded and it was RESOLVED that the minutes of this meeting be approved and signed by the Chairman.

23/97 Matters arising on items not on the Agenda

None

23/98 Planning Applications

1. PA24/02101. Change of use from guesthouse to residential dwelling. Owners Accommodation, Elmswood House, 73, Tehidy Road, Tywardreath, PL24 2QD. It was proposed by Cllr Hughes, seconded Cllr A Wildish and RESOLVED that a recommendation of no objection should be made to Cornwall Council.
2. PA24/02564. Application for Permission in Principle for proposed erection of one affordable dwelling. Land at Porcupine Lane, Porcupine, Par, PL24 2RP. It was noted that the principles of development for this site have not changed since the Parish Council objected to a previous application on this same site (PA22/06739). Whilst acknowledging a need for more affordable homes in the area, members considered it significant that ‘build-out’ of the approved sites of Par Lane, within a few hundred metres of the parish boundary and in a far more sustainable location, has stalled, presumably through lack of demand. It was proposed by Cllr A Wildish, seconded Cllr C Wildish and RESOLVED that a recommendation of objection should be made to Cornwall Council. *Reason: Porcupine cannot be considered a ‘settlement.’ It is essentially a linear development, largely of C19th miner’s cottages along the A390, with scattered homes in near proximity. As such this should not be considered ‘infill’ but encroachment into open countryside. The T & P NDP Policy H3 e) requires that ‘affordable-led’ developments should be adjacent to the development boundary and*

with good connectability by sustainable modes of transport to local shops, services and community facilities. This site demonstrably fails to meet these criteria. It is well over 3 km, on largely unlit minor lanes with no footpath to the nearest primary school and over 1.5 km to the nearest shop, along the very busy A390. The nearest public transport other than 4 busses per day along the A390 is in St Blazey, Par or Tywardreath. Anyone living on the proposed site would therefore be largely dependant on private motor transport.

This site does not meet the criteria of CLP Policies 7, 21 and 27, nor T & P NDP Policy H3. As such it fails to meet the requirements of 'Development in Principle' and should be refused.

3. PA24/02177. Permission sought to drop kerb to front of property to facilitate access to proposed parking spaces. 93, Polmear Parc, Par, PL24 2AU. Although this would have a minor impact on the streetscene, it was proposed by Cllr C Wildish, seconded Cllr A Wildish and RESOLVED that a recommendation of no objection should be made to Cornwall Council.

4. PA24/01702. Non Material Amendment in relation of decision notice PA23/06231 dated 18.01.2024 due to build costs. The Moorings, 19, Vicarage Lane, Tywardreath, PL24 2FD. It was proposed by Cllr Hughes, seconded Cllr A Wildish and RESOLVED that a recommendation of no objection should be made to Cornwall Council.

5. PA24/02196. Application for the change of use of an agricultural worker's dwelling to an unrestricted C3 dwelling without occupancy conditions imposed. Crouwenna, Treemill, Par, PL24 2RX. It was noted that this dwelling no longer has any ties to the farm for which the 'agricultural connection' was applied and it is unlikely that any purchaser will come forward who meets the requirements. It therefore seems appropriate to lift the tie. It was proposed by Cllr A Wildish, seconded Cllr Hughes and RESOLVED that a recommendation of no objection should be made to Cornwall Council but, given the location of the property, if possible, any permitted development rights should be withdrawn, to ensure that any modifications proposed by future owners should be subject to full planning scrutiny.

23/99 Notice of Appeals

None

23/100 Correspondence

None

23/101 Enforcement

EN23/00743, live investigation.

Meeting Closed 6.40 pm

Date of Next Meeting 6th June 2024