

**Minutes of a Meeting of Tywardreath & Par Parish Council Planning Committee held on Thursday 6<sup>th</sup> June 2024 at 6.15pm at the Methodist Church, Tywardreath**

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

**In Attendance:** The Parish Clerk, Sally Vincent  
9 members of the public

**24/01 Election of Chairman**

It was proposed by Cllr C Wildish, seconded Cllr A Wildish and RESOLVED that Cllr Hughes should serve as Chairman for 2024/2025

**24/02 Apologies** Cllr Phillips

**24/03 Declaration of Interests**

Pecuniary – None  
Non Registerable – None  
Dispensations – None

**24/04 Public Questions**

Cllr Hughes summarised the objections submitted by members of the public to both Cornwall Council and Tywardreath & Par Parish Council. He explained that the Parish Council must base its decision on material planning reasons and noted that some of the objections, although important to local residents, could, therefore, not be taken into account. A member of the public stated that a big concern voiced by the 156 objectors was the misinformation put forward by the applicants. She added that CC would not allow photos or texts to be lodged to illustrate the huge detrimental effect this development would have on the local community and, particularly, close neighbours. Cllr Hughes clarified that, if this application should go to CC Committee, then members of the public would be able to submit photographic evidence to the CC Planning Committee members to support their objections and also speak at the meeting. The lady then supplied 'before and after' photographs to the meeting to illustrate her concerns. Another member of the public noted that she didn't see how a home of this size could be viable. A further member of the public emphasised the importance of wildlife corridor that would inevitably be damaged.

**24/05 Minutes of the Meeting held on 2<sup>nd</sup> May 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.

**24/06 Matters arising on items not on the Agenda**

None

**24/07 Planning Applications**

1. PA24/02955. Outline application with some matters (Landscaping) reserved for the demolition of part of existing care home and construction of new replacement 76-bed nursing home with associated access and parking. Cornwallis Care Services Ltd, Hendra Court, St Andrews Road, Par, PL24 2LX. Members recognised that this was a very controversial application, as witnessed by the unprecedented level of objection

from the public, to this committee, directly to Cornwall Council and at a public consultation last year. It was proposed by Cllr C Wildish, seconded Cllr Hughes and RESOLVED that a recommendation of objection should be made to Cornwall Council. *Reason: The proposal is non-compliant and contradicts the provisions outlined in the Tywardreath Neighbourhood Development Plan, thereby disregarding the established guidelines for development in the area. The following considerations have been taken into account in reaching a decision.*

- 1. Lack of Local Requirement for Care Home Extension: There is no evident demand or necessity for the extension of a care home in the locality, rendering the proposed development unnecessary and unjustified. Existing facilities in this sector already in this area include Trecarrel and Old Roselyon as well as the present facility on site and a further 64 bed facility has recently been approved in St Blazey. Between them, they amply cater for predicted local needs.*
- 2. The local medical practice has not been consulted and would find it difficult to handle the additional work-load without negative impact on its existing patients.*
- 3. The proposed development, by its height and scale is contrary to Tywardreath & Par NDP, Policy H2*
- 4. The area from Kilhallon to St Andrews Road comprises predominantly green fields, forming a dispersed settlement. Introducing a development of this scale would lead to overdevelopment and the loss of valuable agricultural land, compromising the character of this residential amenity.*
- 5. The proposed development would result in a loss of privacy and amenity for neighbouring properties. Furthermore, it would contribute to increased levels of light pollution and generate additional noise, adversely affecting the quality of life for residents in the vicinity, contrary to Tywardreath & Par NDP, Policy CHW2.*
- 6. Traffic Congestion and Parking: The proposed 76-bed extension would significantly increase traffic in the area, exacerbating congestion issues. The loss of green land for parking provision, alongside the creation of road and emergency access, would further compound these problems.*
- 7. Of particular concern is the C0067, St Andrews Road, where the site access is located. In spite of repeated works by Cornwall Council, this road is frequently flooded in wet weather. It lies in Flood Zone 3 and would be flooded to a depth of several feet in a severe flood. Furthermore, it is accessed by the level crossing by Walter Bailey's. When the gates are closed, traffic is held up for at least 5 minutes and takes several minutes to clear. With the coming of the Mid-Cornwall Metro, it is anticipated that the gates will be closed at least twice per hour. This will significantly impede access to Hendra Court for emergency vehicles. Increasing the surface area of hardstanding and reducing soakaway capacity would exacerbate flooding risks, particularly in St. Andrews Road, identified as Flood Zone 3 by the Environmental Agency Report.*
- 8. As stressed in the Tywardreath & Par NDP there is a pressing need to conserve trees and open land in the area to safeguard the natural habitat of various plant and animal species. The proposed development, with its extensive parking and access roads, poses a threat to this delicate ecosystem.*

9. *The application displays a lack of attention to detail, as evidenced by inaccuracies in the depiction of land boundaries and tree ownership. Such oversights invalidate claims regarding overshadowing and proximity to neighbouring properties.*
  10. *The site serves as a vital habitat for various wildlife species, including nesting birds, bats, dormice and amphibians. The proposed development and associated infrastructure would disrupt this important nature corridor.*
  11. *The proximity of Wheal Union iron mine has not been adequately considered. Its workings could significantly impact construction and on arrangements for foul and clear water drainage. We are concerned that, in view of present failures in foul water treatment, an alternative system is not proposed.*
  12. *The proposed development is situated in close proximity to the St. Andrews Wetland Nature Reserve, a protected wildlife habitat. Any development in this area must consider its potential impact on the reserve's ecological balance.*
2. PA24/03325. Demolition of existing garages, construction of new build two storey rehearsal space and ancillary accommodation, new air source heat pump and solar PV for new build, miscellaneous landscape proposals and external works without complying with condition 2 of decision PA20/05411 dated 04/12/2020. 13, Moorland Road, Par, PL24 2PA. It was proposed by Cllr Hughes, seconded Cllr A Wildish and RESOLVED that a recommendation of no objection should be made to Cornwall Council
3. PA24/03460. Retrospective proposed construction of garage. 58, Poldrea, Tywardreath, PL24 2RB. It was proposed by Cllr A Wildish, seconded Cllr C Wildish and RESOLVED that a recommendation of no objection should be made to Cornwall Council.
4. PA24/03470. Reserved Matters application for a single detached dwelling (details following outline consent PA21/09820 dated 11.01.2022). 21, Tehidy Road, Tywardreath, Par, PL24 2PF. It was proposed by Cllr Hughes, seconded Cllr C Wildish and RESOLVED that a recommendation of objection should be made to Cornwall Council. *Reason: The Parish Council maintains that its objections to the original application PA21/09820 remain valid. However, since this was granted, we restrict our comments to the detail of the current application. It is recognised that efforts have been made to minimise impact on the street-scene, in particular by following the building line to the South West. We have concerns that the only access to the property from the street is by a long flight of exterior steps on the SW side. This will make access difficult for anyone with mobility problems or with a pram/push-chair. Similarly, the absence of doors at street level could make escape from a fire, or medical evacuation, difficult. This could be remedied by replacing the window of bedroom 2 with a glazed door. Soft landscaping of the area between the road and master bedroom should be conditioned to prevent it being used for parking. This would reduce impact on public views.*

#### **24/08 Notice of Appeals**

None

#### **24/09 Correspondence**

Letters objecting to PA24/02955

#### **24/10 Enforcement**

EN23/00743, live investigation.

**Meeting Closed**

6.51pm

**Date of Next Meeting**

to be confirmed