

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 1st August 2024 at 6.30pm at the Methodist Church, Tywardreath

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

In Attendance: The Parish Clerk, Sally Vincent
Cllr Taylor, Cllr Truscott
3 members of the public

24/20 Apologies None

24/21 Declaration of Interests

Pecuniary – None
Non Registerable – None
Dispensations – None

24/22 Public Questions

The applicants for PA24/5018 addressed the meeting about their application and explained that the property was currently an old, outdated bungalow. They were looking to reduce the existing footprint slightly and make the house more eco-friendly and more suitable for modern living. As far as they were aware all the neighbours were supportive of the proposals, particularly as the site was not very attractive currently.

Cllr Truscott shared that he considered that the revised parking proposals in Par Green would simply move the parking issues elsewhere.

24/23 Minutes of the Meeting held on 4th July 2024

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

24/24 Matters arising on items not on the Agenda

None

24/25 Planning Applications

1. PA24/05018. Proposed Extension, Renovation and Reconfiguration including works to the roof. 3, Southpark Road, Tywardreath, PL24 2PU. Members considered that the proposal to replace a dated and sub-standard bungalow with a modern house was acceptable in principle. The design roughly respects the existing footprint and, although 'modern', will not have a significant effect on the streetscene. It was not considered that there will be adverse neighbour impact or overlooking, especially considering that the present property has an open balcony at first floor level. It was proposed by Cllr Hughes, seconded Cllr C Wildish and RESOLVED that a recommendation of no objection should be made to Cornwall Council, but with a

proposed condition that the present hedge on the road frontage be retained or replaced with another of similar style and scale. This will both retain the character of the streetscene and avoid negative interactions with the primary school across the road.

2. PA24/05365. Proposed Lounge and Dining Room Extension. 20, Penstrasse Place, Tywardreath, PL24 2QL. It was proposed by Cllr Phillips, seconded Cllr A Wildish and RESOLVED that a recommendation of objection should be made to Cornwall Council. *Reason: This estate was laid out with open-plan, fence free front gardens, creating an ambience of green open space. (This was to be preserved by covenants in the title deeds of the properties). Apart from minor modifications, such as porches and a garage conversion, the character has been preserved throughout the estate. The proposed extension would extend well beyond the designed building line; it would be anomalous and would have a significant negative impact on the streetscene. The properties on the south side of this road are north-facing and receive limited direct sunlight for much of the year. The effect of the proposed extension would be to further reduce insolation on the front of the adjacent property, number 21, which would create a claustrophobic ambience and would be un-neighbourly.*

24/26 Notice of Appeals

None

24/27 Correspondence

Par Green Consultation

Members discussed the proposals at some length and concluded that this was a totally unacceptable solution. Cllr A Wildish reported that he had canvassed people living in Par Green and businesses in Par Green and there was little or no support expressed for the scheme. It was then proposed by Cllr A Wildish, seconded Cllr Hughes and RESOLVED that the Parish Council response to the consultation should be as follows;-

Tywardreath & Par Parish Council considers that this is a totally unacceptable solution and when Par Green residents and businesses were canvassed by a member of the Parish Council they expressed little or no support for the scheme, indeed many raised strong objections. It has long been recognised that the principal cause of excess speed on Par Green is traffic coming from Polmear Road. In the past, the Parish Council proposed that a 'Stop,' or at least 'Give Way.' sign and lines should be placed on the Polmear Road approach to the junction with Eastcliffe Road. This was rejected by Highways on the grounds that it could result in queuing traffic on the hill down from Polmear Road, which might cause accidents due to short visibility distances at that point. The proposed 'Priority build-out' opposite number 4, Polmear Road has the potential to cause far more tail-backs on this stretch than the original proposal would have done.

Using the present road island, giving priority to Eastcliffe Road traffic entering Par Green, ideally 'Stop' rather than 'Give Way.' would afford well over 100m space for any tail-back on Polmear Road before the site of the proposed build-out. If traffic from Polmear Road was obliged to stop at the junction, it would be unlikely to reach excessive speed on Par Green, whereas traffic delayed by the build-out would have had 140m to build up speed before entering Par Green.

The proposed new pedestrian crossing points at the western end of the traffic island are welcomed, but it must be recognised that the road entering here from the north is the sole access for properties in Upper Polmear. Physically extending the island eastward would cause considerable inconvenience for the residents of the two

bungalows south east of Upper Eastcliffe, 98 – 102 Par Green and those requiring access to the track beside 102 as they would have to make a significant detour to access Par Green. The additional pedestrian access at the eastern end of the island would seem superfluous.

Parking on Par Green is already a problem and the proposed NWAAT restrictions will only exacerbate this problem, whilst making no (or a negative) contribution to traffic calming. Parking in Par should be the subject of a more comprehensive study, including more effective use and monitoring of the existing Hamleys Corner car park. The Parish Council would also wish to raise concerns about the very short timeframes allowed for this consultation, particularly given the time of year when residents are on holiday.

24/28 Enforcement

EN23/00743, live investigation.

Meeting Closed 6.58pm

Date of Next Meeting 5th September 2024