

## **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 5<sup>th</sup> September 2024 at 6.00pm 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  
Chris Turner (Cornwallis)  
Cllr Hazeldean, Cllr Truscott (part)  
15 members of the public (part)

**24/29 Apologies** None

#### **24/30 Declaration of Interests**

Pecuniary – None  
Non Registerable – None  
Dispensations – None

#### **24/31 Public Questions**

The agent, Chris Turner, acting for the applicants (Cornwallis) for PA24/02955 explained, *inter alia*, the reasoning behind the application and also responded to questions from Councillors.

- Seeking to address issues through rationalisation and incorporate modern designs to allow for reduced staff levels.
- Current building 90% occupancy
- New purpose built accommodation, particularly for people with dementia
- Size constrained by the existing mature trees so 3 story building proposed
- 978 additional care home spaces needed by 2050 in Cornwall
- Recognise impact on adjacent property and have tried to minimise this
- Design amended to reorientated to minimise overlooking
- Design incorporates insulation to minimise sound pollution. Windows will not be designed for opening as ventilation system will negate this need and some will be partially obscured on level 1 and 2 to address overlooking. Blackout blinds in place for nighttime use to manage light pollution.
- Terrace on ground floor level, screened by planting
- No external plant producing noise
- Evacuation would be into flood zone but safe evacuation policy in place

A neighbouring resident representing the objectors then addressed the meeting and stated, *inter alia*.

- There are a lot of omissions and incorrect factual information in the application

- Design and Access statement page 28 states the development aligns with the Tywardreath & Par NDP. This is a misrepresentation. The development is in violation to the Tywardreath & Par NDP and the Cornwall Local Plan.
- The responses to the objections and the parish council planning committee
- GP services have been consulted but no information has been made public
- The projected heights of the building are incorrect.
- The building will be 4 stories high from some viewpoints and will be overbearing
- The building design will be inappropriate for dementia patients according to the Department of Health Building Note 08-02 (2015) "Dementia-Friendly Health and Social Care Environments". Principle 4 – provide a non-institutional scale and environment. This was endorsed by a member of the public present at the meeting who is experienced in dementia care.
- The Chairman of the adjacent nature reserve voiced serious effects on wildlife from the development, particularly during the build.
- Local residents were not against the development of the property but not on this scale and height
- The privacy of adjacent gardens, light pollution and the current environment for wildlife will be compromised.

A member of the public stated that a good fire and rescue plan must be in place for buildings over 2 stories, including the availability of a trolley swivel ladder. Where was this? Chris Turner responded that a strategy would be in place to negate the need for this and this would be covered as a building control issue.

Chris Turner confirmed that there was no response from the local GP as yet as the minutes of the meeting were yet to be published. As soon as they were the information would be available on the SW Water website.

#### **24/32 Minutes of the Meeting held on 1<sup>st</sup> August 2024**

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

#### **24/33 Matters arising on items not on the Agenda**

None

#### **24/34 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. Cllr Hughes shared his initial thoughts prepared prior to the meeting and based solely on the published documentation available, but directed that these were intended only as a basis for discussion as additional information was now available following the input from both Chris Turner and members of the public. Cllr C Wildish shared the serious concerns previously raised by members of the public about the corridors all looking the same, which would be very confusing for dementia patients. Cllr L Phillips noted that on her property, which was within a mile of the application site, a 40 foot mine shaft had recently opened and train noise and water noise could be heard above it; the area was riddled with mine-workings. Members considered that the written responses given by the applicant and the presentation given to the meeting by Chris Turner, had failed to adequately address most of the valid planning objections raised by the Council in its

opposition to the original submission and the public submissions. Following further discussion it was proposed by Cllr Phillips, seconded Cllr A Wildish and RESOLVED that a recommendation of objection should be made to Cornwall Council. *Reason: Whilst recognising that the proposed development may offer a higher standard of accommodation, and will undoubtedly be more efficient, it will only contribute 26 new beds. With the existing capacity in the area and potentially the recently approved development at Pennys Lane, available beds in this part of Cornwall will meet predicted demand to 2033. The figures quoted by the applicant are for predicted demand in North and East Cornwall to 2050 so are not relevant. Minutes of meetings with local GPs and other health providers have not been made publicly available. Until they are, it must be assumed that failure to quote these is because these services are not comfortable with the extra burden imposed on their capacity. This is of great concern to local residents who already have difficulty accessing these services.*

*The plans show a 4-storey building, not 3 as suggested by the applicants; renumbering the ground floor -1 does not change this. It will have an overbearing impact on neighbours in terms of light, overlooking, privacy and the personal enjoyment of their properties and it will be incongruous in its landscape setting in public views.*

*There will be loss of habitat. The landscaping proposals do not compensate for the loss of mature trees and green space. Although the proposed site is 184m from the St Andrews Wetland Reserve, this is well within the foraging range of many of the animals, birds and invertebrates recorded there and sits athwart the green corridor linking it to the upper Par River and Luxulyan Valley. The planting of a dark yew hedge on the eastern perimeter will add to the oppressive character of the development. Most of the screening trees referred to, extant and to be planted, are deciduous and will offer only limited screening during winter and autumn months. With time, the screening effect will diminish as lower trunks will carry minimal foliage and the upper canopy will be above sightlines. The proposal will require the removal of a significant number of mature trees, subject to Tree Preservation Orders, which an important element of the landscape of this part of the Parish. In mitigation, some new trees will be planted at other locations but these will be of limited value to wildlife. The questionable 5% increase in canopy might be achieved in 30 years but meanwhile the canopy will be severely depleted. The net bio-diversity gain has been challenged by other competent ecologists, not contracted to the developer. The study makes no allowance for long-term damage to bio-diversity resulting during the construction phase, although this has often been cited in similar situations. No consideration seems to have been given to the effects of increased lighting.*

*The separation distances quoted by the applicant are norms used when assessing the impact of a development on neighbours in an urban, domestic context. It is not acceptable to use these when considering the impact of a monolithic 4-storey building in a semi-rural setting. This will be far more significant in terms of light and overbearing.*

*Partial flooding of St Andrews Road is a regular event (on average, every 5-6 weeks), hence the semi-permanent 'Road Flooded' notices. To date, Highways have failed to find a solution as the road drain into Par Duck Pond, which itself is prone to flooding. Run-off down the drive from Hendra Court is a significant contributor to this problem. Any increase in non-permeable surfaces on the site can only aggravate this situation. Whilst the revised surface and foul-water proposals are an improvement on those originally presented, they do not fully address the problem. The*

*SW Water combined sewer system down-stream is already incapable of coping with existing flows, especially at times of heavy or prolonged rainfall. This results in a high level of 'emergency' discharges into the Par River, leading to significant bathing water concerns at Par Beach. There are no published plans to increase combined sewer capacity in the Par area. The current proposals can only exacerbate the situation. A risk from the drainage plans proposed, especially non foul water, is the increased seepage of ground-water into the old workings, creating problems far beyond the proposed site. This would be difficult to predict given the unreliability of the historic mine records and how the mine workings interact with the extensive and adjacent, Fowey Consols system.*

*The proposal is in violation of Policy H2 and Policy CHW2 of the Tywardreath and Par Neighbourhood Development Plan (NDP), Policy 12 of the Cornwall Local Plan (CLP) and paragraph 130 of the National Planning Policy Framework (NPPF), due to its overbearing impact, overlooking, unreasonable loss of privacy and massive height and scale.*

*This application has raised a very high level of public response, almost exclusively negative. 206 public responses had been registered on the CC Planning Portal when the Parish Council was considering the application, some 8% of the parish. This amount of opposition is exceptional and underlines the inappropriateness and unacceptability of the proposals.*

2. PA24/04883. Alterations to roof to allow a first floor front dormer extension with balcony, single storey rear extension, demolition of outbuildings and replacement double garage. 27, Polmear Road, Par, PL24 2AN. It was proposed by Cllr Phillips, seconded Cllr A Wildish and RESOLVED that a recommendation of no objection should be made to Cornwall Council.

3. PA24/06293. Non material amendment in relation to decision notice PA23/06231 dated 18.01.2024: Changing the hip roof on the north west elevation to a gable and adding a window FFW02; Removing the velux window RW02 from the north east elevation. The Moorings, 19, Vicarage Lane, Tywardreath. 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. PA24/06172. Proposed change of use of take away fish and chip shop to additional living area for existing dwelling with associated conversion works. The Catch, 7, Fore Street, Tywardreath, PL24 2QP. It was proposed by Cllr Hughes, seconded Cllr A Wildish and RESOLVED that a recommendation of no objection should be made to Cornwall Council. *Reason: Tywardreath & Par NDP Policy BTT1 seeks to retain shops, restaurants and cafes where possible, establishing a hierarchy of justifications for loss of facilities. However, the evidence provided indicates that reasonable, sustained, efforts have been made to market the property as a going concern or a commercial premises. Expansion of catering at the New Inn has taken away a substantial part of the business and alternative sources of takeaway food are available within a distance of 1.25 km. Whilst the loss of the facility is regretted, it is, to some extent, offset by bringing a modest 2/3 bedroom property into the housing market.*

5. PA24/06384. Proposed garage conversion, car port, rear infill extension and rear extension replacing existing conservatory without compliance of Condition 2 of PA21/08357 dated 15.10.2021. Tekter, 2, Kilhallon Woodlands, St Blazey, Par, PL24 2RJ. It was noted that there was no material change from the original consent. It was proposed by Cllr A Wildish, seconded Cllr Phillips and RESOLVED that a recommendation of no objection should be made to Cornwall Council.

6. PA24/06503. Works to trees subject to a tree preservation order TPO T1 - Monterey Pine - Remove largest lowest limb. Tyward House, Par, PL24 2RX. It was proposed by Cllr Phillips, seconded Cllr A Wildish and RESOLVED that a recommendation of no objection should be made to Cornwall Council, subject to the recommendations of the Cornwall Tree Officer.

**24/35 Notice of Appeals**

None

**24/36 Correspondence**

Letters objecting to PA24/02955.

**24/37 Enforcement**

EN23/00743, live investigation.

**Meeting Closed** 7.15pm

**Date of Next Meeting** 3<sup>rd</sup> October 2024