

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 3rd October 2024 at 6.00pm at the Methodist Church, Tywardreath

Present: Cllr Hughes (Chairman), Cllr Phillips, Cllr A Wildish.

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

24/38 Apologies Cllr C Wildish (*ex officio*)

24/39 Declaration of Interests

Pecuniary – None
Non Registerable – None
Dispensations – None

24/40 Public Questions

The neighbours to PA24/05365 (20, Penstrasse Place) voiced their concerns about the proposal, a large 4-metre extension to the front of the property that would block a huge amount of light from their property. They considered that the proposals would completely change the overall open streetscene and character of Penstrasse. Additionally, a covenant attached to the deeds of their property and almost certainly also attached to the deeds of 20, Penstrasse states ‘...no buildings of any nature whatsoever either permanent or temporary shall be erected on the land hereby transferred in front of the building line shown on the said plan....’. This development would not comply with the covenant.

24/41 Minutes of the Meeting held on 5th September 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.

24/42 Matters arising on items not on the Agenda

None

24/43 Planning Applications

1. PA24/05365. Proposed Lounge and Dining Room Extension. 20, Penstrasse Place, Tywardreath, PL24 2QL It was proposed by Cllr Hughes, seconded Cllr A Wildish and RESOLVED that a recommendation of objection should be made to Cornwall Council. *Reason: The minor changes to the plans do not appear to have addressed the Parish Council’s objections to the original submission. This estate was laid out with open-plan, fence free front gardens, creating an ambience of green open space, which 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.

2. PA24/06673. Proposed demolition of existing offices, feed store and trade counter, and construction of new building to house the aforementioned spaces, plus associated works without compliance with Condition 2 of Decision Notice PA23/10348 dated 12th March 2024. Walter Bailey Ltd, St Andrews Road, Par, PL24 2LX. 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. PA24/06800. Extension to front of property between main house and garage. 94, Polmear Parc, Par, PL24 2AU. Members noted that this proposal would have no adverse impact on neighbours or the streetscene. It was proposed by Cllr A Wildish, seconded Cllr Phillips and RESOLVED that a recommendation of no objection should be made to Cornwall Council.

4. PA24/06658. Construction of domestic garage/workshop. Lowen, Tywardreath Highway, Par, PL24 2RW. Members noted that this proposal would have no adverse impact on neighbours or the streetscene. It was proposed by Cllr Phillips, seconded Cllr A Wildish and RESOLVED that a recommendation of no objection should be made to Cornwall Council

5. PA24/06911. Certificate Of Lawful Development for the existing use, namely continued use of residential occupancy of dwelling. 10, Vine Place, Tywardreath, PL24 2QS. It was proposed by Cllr Hughes, seconded Cllr A Wildish and RESOLVED that a recommendation of objection should be made to Cornwall Council. *Reason: Whilst mindful of the Officers response to a similar application for 5, Vine Place in October 2021 (PA21/07894) and the legal minefield created by the imprecise wording of the original Planning Permission, the Parish Council maintains the position which it took on that application. The Tywardreath & Par NDP clearly identifies the need for small, affordable properties in accessible locations to encourage occupants no longer needing 'family homes' to downsize, releasing their properties to meet a significant local need. Since our 2021 response, that situation has, if anything, become more pressing as even the most modest properties in the core of the village have been acquired at inflated prices as holiday lets.*

24/44 Notice of Appeals

None

24/45 Correspondence

None

24/46 Enforcement

EN23/00743, live investigation.

Meeting Closed

6.18 pm

Date of Next Meeting

7th November 2024