

PLANNING POLICY FOR GWITHIAN TOWANS

Because of the special nature of the chalet settlement at Gwithian Towans, the planning authority adopted the policy reproduced below. In recent times there have been a number of attempts to breach that policy, particularly the addition of an upper storey and/or basements and insertion of windows and solar panels in the roof. In its comments on planning applications for this site, these attempts have been resisted by Gwinear-Gwithian Parish Council in line with the policy, not always with the support of planners.

The Towans Partnership is invited to comment on the future maintenance of the policy. I invite members of the Towans Partnership to view the site prior to the meeting on 16 December.

Duncan Thurnell-Read

Gwithian Towans

- 10.3.32 Gwithian Towans chalet site is unique within Penwith, having evolved as a traditional holiday encampment used mainly as a holiday retreat for local people. The site is still considered to be primarily a holiday site and, although a small number of units are in permanent occupation, it is not a location where further permanent residential use would be acceptable. Although the site has seen some changes over the years it still retains its distinctive character and charm. The majority of chalets are of single storey design, constructed of and faced primarily with timber and typically have pitched roofs and verandas.
- 10.3.33 In view of the site's special character it is considered important to retain those elements which create its distinctiveness. Any replacement chalets should avoid mass produced standardised units in favour of individually designed chalets which harmonise with the existing character in terms of materials and design. Chalets should remain single storey units with dark coloured pitched roofs and timber should continue to predominate externally. Extensions and other structures such as garages should also be of a suitable design which respects the character of the site. In cases where a condition relating to holiday occupancy can be imposed POLICY TM-6 (para. 10.3.28) will apply. The provision of additional holiday units, however, is precluded by POLICY TM-5 (para. 10.3.23).
- 10.3.34 **POLICY TM-8: WITHIN GWITHIAN TOWANS PROPOSALS FOR REPLACEMENT CHALETS, EXTENSIONS OR OTHER STRUCTURES WILL BE PERMITTED WHERE THEY ARE CONSTRUCTED OF, OR FACED IN, TIMBER WITH DARK COLOURED PITCHED ROOFS. STANDARDISED UNITS WILL NOT BE ACCEPTABLE AND AN INDIVIDUALITY OF DESIGN IN KEEPING WITH THE OVERALL CHARACTER OF THE SITE WILL BE REQUIRED. UNLESS ORIGINALLY CONSTRUCTED DIFFERENTLY ALL REPLACEMENT CHALETS MUST BE OF SINGLE STOREY DESIGN.**