

ILLOGAN PARISH COUNCIL

Minutes of the Planning & Environmental Services Committee held on Wednesday 4th October 2017 at 7pm in Penwartha Hall, Voguebeloth, Illogan

PRESENT: Cllr Mrs Ferrett (Chairman), Crabtree (Vice Chairman), Ekinsmyth (not a member of this Committee), Ford, Pavey and Williams.

IN ATTENDANCE: Ms S Willsher, Clerk; Mrs Ramsden, Cornwall Council; and Mr Oakhill, Cornwall Council.

The Chairman explained the safety procedures.

PM17/10/1 TO RECEIVE APOLOGIES FOR ABSENCE

Apologies were received from Cllrs Holmes, Mrs Roberts, Szoka and Mrs Thompson.

Absent: Cllr Pascoe was absent.

PM17/10/2 MEMBERS TO DECLARE DISCLOSABLE PECUNIARY INTERESTS AND NON-REGISTERABLE INTERESTS (INCLUDING DETAILS THEREOF) IN RESPECT OF ANY ITEMS ON THE AGENDA AND ANY GIFTS OR HOSPITALITY WORTH £25 OR OVER

There were no interests declared.

PM17/10/3 TO CONSIDER APPLICATIONS FROM MEMBERS FOR DISPENSATIONS

There were no applications from members for dispensations.

PM17/10/4 TO DISCUSS WITH REPRESENTATIVES FROM CORNWALL COUNCIL THE SITE AND STREET NAMES FOR THE CONTEMPORARY CORNISH LIVING DEVELOPMENT OF HOMES AT TOLVADDON AND AGREE ANY FUTURE ACTIONS

Mr Oakhill introduced Mrs Ramsden and himself. They explained the ideas for the site and road names. The site name would not be a permanent name for the area.

Members commended Cornwall Council for the mix of names, how they went together and the research and local connections. It was felt that 'close' or 'place' would be more appropriate for cul de sacs. Further to discussion:

It was proposed by Cllr Mrs Ferrett, seconded by Cllr Crabtree and

PM17/10/4.2 RESOLVED that the site name for marketing purposes for the Contemporary Cornish Living development of homes at Tolvaddon would be 'The Coppers' and that the street names would be 'Elvan Place', 'Feldspar Lane' and 'Quartz Close' and that the signs would be in English with the Cornish translation.

On a vote being taken the matter was approved unanimously.

Further to a question Mr Oakhill confirmed that the dwellings would be occupied as they were completed and that there would be a local connection for everyone who purchased or rented a property. It was also agreed that a copy of the occupancy clause would be sent to the Clerk and that Cornwall Council would keep the Parish Council up to date on the progress of the site.

Mr Oakhill and Mrs Ramsden left the meeting at 7.15pm.

PM17/10/5 TO RECEIVE AND APPROVE THE MINUTES OF THE MEETINGS OF THIS COMMITTEE HELD ON THE 6TH AND 20TH SEPTEMBER 2017 AND THE CHAIRMAN TO SIGN THEM

It was proposed by Cllr Crabtree, seconded by Cllr Mrs Ferrett and

PM17/10/5.2 RESOLVED that the minutes of the meetings of the Planning and Environmental Services Committee held on the 6th and 20th September 2017 are received and approved and signed by the Chairman.

On a vote being taken the matter was approved unanimously.

PM17/10/6 MATTERS ARISING FROM THE MINUTES AND A REPORT ON PROGRESS OF ACTIONS, FOR INFORMATION ONLY

PM17/09/5 – the owners of the telegraph pole in Bassett Road had sent the following response to the request to fix information to the pole in an effort to prevent unwanted adverts being fixed to it:

'Thank you for your email. Unfortunately, there isn't anything we can do to prevent people putting unwanted posters on our cabinets. We do have many thousands of these cabinets deployed on the streets and in the main they are left alone by the local community.'

PM17/09/11.2 – the environmental department had sent the following response regarding the request to properly clear the drains at Park Bottom and not just rod them:

'Approximately 12 months ago the system was renewed from the shop to the outlet in order to alleviate the issues that were being experienced. As with any drainage system periodically they get choked up with detritus, silt, litter and all manner of other items. Approximately 14 days ago we had the system cleaned and jetted, and found that one of the manholes was full of waste plastic materials in the form of litter, this has now been removed. The system should now be clear and flowing as it should be, although please contact me further should this not be the case.'

PM17/09/20.2 – Cormac had sent the following response to the request for them to maintain the green space at Tolvaddon:

'It is unclear whether this is Cornwall Council land. I have forwarded a copy of your email has been forwarded to our Area Steward who will inspect the location and determine whether action is required in accordance with Cornwall Council's Highways Maintenance Manual. Whilst we endeavour to respond to every report in a prompt manner, please note that the Area

Steward covers a large geographical area and it may be several days before he/she inspects the site. We will contact you again when the inspection has been carried out to tell you what action, if any, is proposed.'

Cllr Ford said that some of the Council's concerns about the Park Bottom development were parking and drainage. The Council were assured that the drainage would be dealt with using SUDS; these did not appear to be working sufficiently. He thought that there should have been a roundabout installed opposite the junction with Kennedy Close; he noted that a wall had been built where he thought the roundabout should go. It was agreed that Cllr Ekensmyth would raise these points with the Cornwall Council planning department.

PM17/10/7 PUBLIC PARTICIPATION ON ITEMS ON THE AGENDA (MAXIMUM OF 10 MINUTES – EVERY SPEAKER HAS A LIMIT OF 3 MINUTES UNDER THE COUNCIL'S STANDING ORDERS)

There were no members of the public present.

PM17/10/8 TO DISCUSS PLANNING APPLICATIONS RECEIVED UP TO THE DATE OF THE MEETING (CLLR WILLIAMS)

- i. **IPC2017/051
PA17/08838
Robertson Developments Limited, 8 Gwel Kann, Park Bottom
Non-material amendment (No. 1) for change of external finish
of north elevation of 8, Gwel Kann, (plot no.1 of development),
from painted render to natural stonework to (PA15/06857)
Reserved matter application (Appearance, Layout and Scale)
for residential development of 69 dwellings with detailed
design of roads, footways, site layout, plot layout, along with
detailed design of the proposed dwellings**

It was proposed by Cllr Williams, seconded by Cllr Crabtree and

PM17/10/8.2 RESOLVED that Illogan Parish Council supports the planning application for 8 Gwel Kann.

On a vote being taken the matter was approved unanimously.

- ii. **IPC2017/052
PA17/08976
Mr David Basnett, 103 Sunnyside Parc, Illogan
First floor extension and interior alterations to the garage**

It was proposed by Cllr Williams, seconded by Cllr Ford and

PM17/10/8.3 RESOLVED that Illogan Parish Council supports the planning application for 103 Sunnyside Parc.

On a vote being taken the matter was approved unanimously.

PM17/10/9

TO NOTE PLANNING DECISIONS RECEIVED FROM CORNWALL COUNCIL

- PA17/03617 - Mrs F R Vigus And Mr And Mrs M Pirie, Oakland Lodge Halgoss Tehidy Camborne Cornwall - Discharge of section 52 agreement dated 06 July 1989 in respect of decision 2/29/88/00737/O - **S52/S106 and discharge of condition apps** - *Agreement under Section 52 of the Town and Country Planning Act 1971 entered into between Kerrier District Council and Mr and Mrs A.L. Mills and dated the 6th July 1989. This permission is granted following the Deed of Discharge under Section 106 of the Town and Country Planning Act 1990 (as amended) entered into between Cornwall Council and Fiona Roslie Vigus and Mark Pirie and Letitia Naomi Pirie and dated the 14th September 2017. Reason: There is no material planning reason for the now unfettered dwelling to remain tied to the development land set out in the Section 52 Agreement. The reason for tying the dwelling to the remainder of the development land does not exist as there is no longer an agricultural occupancy restriction on the property. Moreover, the use of the adjoining land for horticultural purposes (nursery) has long since ceased. To conclude, it is considered that the Agreement no longer serves a useful planning purpose and the proposal to Discharge the Agreement accords with Government guidance set out in the National Planning Policy Framework and Planning Practice Guidance.*
- PA17/07691 - Mr And Mrs D. And R. Norman, 3 Trevelyan Road Illogan TR15 3UG - Proposed first floor extension to garage - **APPROVED**

PM17/10/10

TO NOTE PLANNING ENFORCEMENT CASES RECEIVED FROM CORNWALL COUNCIL

- EN17/00627 – EN16/00250 Donna Proctor Installation of three large cooling units Illogan Stores (Family Shopper) Paynters Lane Illogan Redruth Cornwall TR16 4DT. The noise issue has now been addressed and with negotiation the cooling units have been relocated, voluntary action which has significantly reduced the planning harm originally identified. Although planning permission is required and the landowner has been advised of this, I do not consider that there is any detrimental impact on the neighbouring properties or visual amenity within the area. Having regard to the facts of this case, as set out above, I consider that it is not expedient to pursue formal action in respect of the cooling units. File closed and complainant advised.
- EN17/01093 - Alan Rowe - Alleged breach of condition no 7 (construction hours) of planning application PA13/10823 – namely working outside of approved hours Land To The East Of Trevelyan Road Park Bottom Redruth Cornwall TR15 3FN. I have contacted the complainant to ask if there have been further transgressions but they have not replied to my messages. The original complaint centred on a single issue of a delivery and the fact that contractors were arriving on site before 8am. The site manager has stated that he was aware of the problem and that he will brief all contractors and staff regarding the importance of observing the time restrictions for the site. As no further breaches appear to have occurred and the ongoing breach has ceased the case should be closed, no further action is required.

PM17/10/11

TO REVIEW THE EFFICIENCY OF THE ILLOGAN PARK IMPROVEMENTS WORKING GROUP, CONSIDER THE BEST WAY TO PROGRESS IMPROVEMENTS AT ILLOGAN PARK AND AGREE ANY FUTURE ACTIONS

Cllr Mrs Ferrett reported that when the Council took over Illogan Park, the Illogan Park Improvements Working Group was set up to work with the sports clubs to agree the way forward and to make plans for the future. The new system of management had now been established and the clubhouse modestly refurbished. In addition, the children's playground had been completely renewed and other issues such as signage and litter bins had been addressed. The Council now needed to decide what would happen next. It was unclear how active a part the clubs wished to take in future developments. In order not to lose momentum, it felt that the time was right to end the Illogan Park Improvements Working Group and to bring decision making about the Park back into the formal Council committee structure. The clubs could still be invited to attend and contribute when and where appropriate. She gave a debt of gratitude to Cllr Crabtree for all his hard work with the Clubs etc at the Park. The Council had tried hard although the Clubs had not always been co-operative.

The Clerk reported that she had received an email from the Rugby Club which stated that whilst they would obviously like to have improved facilities the reality was that we could not see it occurring even over the long term. They thought that the cost was a serious issue and would not expect RFU funding to even come close to the sort of figures that would be necessary for even the most modest of developments. Illogan Park RFC were content to rely upon the existing facilities providing that they were subject to regular inspections and maintenance as necessary.

Cllr Crabtree felt that all of the clubs seemed satisfied with the current facilities and they would not want to pay increased fees.

Members were keen to move on with improvements to Illogan Park that would benefit the whole community and not just the sports clubs.

It was proposed by Cllr Mrs Ferrett, seconded by Cllr Crabtree and

PM17/10/11.2

RESOLVED

that the Illogan Park Improvements Working Group would cease and that the Planning and Environmental Services Committee would deal with all matters relating to Illogan Park and any other facilities the Council are responsible for and that the Clubs and other relevant persons would be invited to speak at the meetings as and when appropriate.

On a vote being taken the matter was approved unanimously.

PM17/10/12

TO RECEIVE A REPORT ON THE OPEN SPACE AND BENCH ON THE LAND ADJACENT TO PECKLETUMN, PAYTERS LANE, AGREE ANY FUTURE ACTIONS AND ANY ASSOCIATED EXPENDITURE

The Clerk reported that the Council's contractor had looked at the bench and reported that it was in good condition. Members discussed the history

of the area and the request to remove the bench from the area and to put a new bench in Illogan Park instead. It was felt that that the bench was a useful resting place and amenity area for local residents.

It was proposed by Cllr Pavey, seconded by Cllr Ford and

PM17/10/12.2 RESOLVED that the report on the bench on the open space adjacent to Peckeltumn was received and that no further action is taken.

On a vote being taken the matter was approved unanimously.

PM17/10/13 TO CONSIDER CORRESPONDENCE RECEIVED UP TO THE DATE OF THE MEETING, AGREE RESPONSES AND ANY APPROPRIATE ACTIONS

1. Cornwall Council – Invitation to send a representative to the site meeting for Land Adj to Wenappa, Bassett Road, Voguebeloth, Illogan on the 9th October 2017 at 2.30pm

It was proposed by Cllr Pavey, seconded by Cllr Ford and

PM17/10/13.2 RESOLVED that Cllr Mrs Thompson would speak at the Cornwall Council site meeting for Land Adj to Wenappa on the 9th October 2017 at 2.30pm.

On a vote being taken the matter was approved unanimously.

2. Tehidy Residents Association meeting on Tuesday 10th October 2017, 7.30pm in Tehidy Golf Club. It was agreed that Cllrs Ekinsmyth and Mrs Ferrett would attend the meeting.
3. South Crofty Mine LLG meeting minutes
4. Email from a local resident regarding Paynters Lane traffic calming scheme – *'I would like to offer my support for the proposed traffic calming scheme that was originally proposed and designed and approved by Cornwall Council and Illogan Parish Council some time ago and some recent mention of trying to reinstate it (or a variation) to help solve the problems of speeding traffic in Paynters lane. This will help with pedestrian safety allowing residents to cross the road safely, provide a crossing point for the school children walking to school from the Family Shopper/Post Office to the other side of the road and help with the elderly residents accessing the shops from the Penwartha Estate footpath. We experience speeding traffic through Paynters lane on a regular basis and creates issues for residents and pedestrians.'*
5. Neighbourhood Planning E-Bulletin September 2017 – items included Current consultations; Designations; Strategic Environment Assessment Screening; Pre-submission consultation; Plan proposals statutory consultation; Examination; Referendum; Adopted neighbourhood plans; Toolkit and guidance notes; Funding; Update on the neighbourhood planning programme post 2018; Government

legislation; Other information; Town, Parish & City Council online mapping

6. Email from Cornwall Council Planning Officer re Trengove Farm planning application for a conservatory – *'Following your comments, which are assessed above and will be included in my report, it is unfortunate that we cannot include the orange tree suggestion within the planning application. The suggested tree would not be considered as development. In this instance, I feel that it is appropriate to recommend approval of the current application. Under these circumstances, please can you confirm that on this occasion we may agree to disagree? If I do not hear from you within the next 5 working days I will assume that this is the case. In this case I do not feel therefore that there are any reasons for refusal provided by the Parish Council and also there are no significant and demonstrable adverse impacts that could justify a refusal of permission.'* – The Clerk responded *'Thank you for your email. We do not have a meeting in the next five days and therefore will have to maintain our original comments.'*
7. Email below from Cornwall Council Planning Officer re PA17/00672 – Orlando, South Drive Tehidy – Proposed self-contained ancillary accommodation for the applicant's parents:

'As discussed, with regards to the above application the Parish commented in March as follows: Illogan Parish Council supports this application subject to the ancillary accommodation being permanently tied to Orlando.

Can you confirm that you are happy to control the annexe use via the standard condition suggested in the Cornwall Annexe Guidance Note December 2016: The building permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling known as

And that you do not require the application to be tied by Section 106 Legal Obligation. (I have enclosed a note from the Legal Department with regards to the Councils position on the use of such obligations).

Please note that since the Parish made these comments the scheme has been amended (see attached) to fulfil the requirements of the Annexe Guidance Note, i.e.

- *Blocked the access (to share that of the host dwelling)*
- *Removed fences (to be clearly within the curtilage)*
- *Reduced the size (to be subservient)*
- *Provided footpaths between the properties (to create a functional link to the host dwelling)*

It was proposed by Cllr Pavey, seconded by Cllr Crabtree and

PM17/10/13.3 RESOLVED

that the Clerk responds to the Cornwall Council Planning Officer stating that it has always been Illogan Parish Council's stance that annexes are tied to the main dwelling by a planning condition and not a S106 agreement.

On a vote being taken the matter was approved unanimously.

PM17/10/14 TO REVIEW ARRANGEMENTS AT ILLOGAN PARK, AGREE ANY APPROPRIATE ACTIONS AND ANY ASSOCIATED EXPENDITURE

It was proposed by Cllr Mrs Ferrett, seconded by Cllr Pavey and

PM17/10/14.2 RESOLVED that in future the standard agenda item regarding Illogan Park is reworded as follows 'To consider management, maintenance and future developments in Illogan Park and other parish facilities, agree any appropriate actions and any associated expenditure'.

On a vote being taken the matter was approved unanimously.

Cllr Crabtree reported that the new equipment in the play area had been well received and was being well used. The Council could now go out to tender for the repairs to An Vownder Lane as the building work to Avalon would be completed by the end of October 2017. He felt that the Council should consider applying for S106 monies to create/improve garden facilities and benches in Illogan Park. It was agreed that the Clerk would look into the application process for S106 and would compile a draft form and plan for consideration at the next meeting of the Planning and Environmental Services Committee.

PM17/10/15 TO NOTE ANY INFORMATION REGARDING THE CRICKET FIELD AT MARY'S WELL AND AGREE ANY APPROPRIATE ACTIONS AND ANY ASSOCIATED EXPENDITURE

There was no information regarding the Cricket Field at Mary's Well.

PM17/10/16 TO RECEIVE AN UPDATE ON LAND AT MILLGRIST MEADOW AND AGREE ANY FUTURE ACTIONS

Cllr Ekinsyth reported that the Chief Enforcement Officer had met with the owner of the site; he was chasing to know the outcome of the meeting. The Chairman of Carn Brea Parish Council was keen for action to happen on the site. Cllr Ekinsmyth felt that Cornwall Council would not mightily enforce the clean up of the area and he was unsure how to progress the matter.

PM17/10/17 TO CONSIDER ITEMS TO BE DISCUSSED AT FUTURE MEETINGS

Cllr Ford requested an item to consider the lane connecting Braod Lane to Penwartha. He also requested an item to consider budgets for the next financial year.

PM17/10/18 DATE AND TIME OF NEXT MEETING

The next meeting would be held on Wednesday 11th October, 7pm in Penwartha Hall.

PM17/10/19 THAT UNDER THE 1960 PUBLIC BODIES (ADMISSION TO MEETINGS) ACT THE PRESS AND PUBLIC ARE EXCLUDED DUE TO THE CONFIDENTIAL NATURE OF THE BUSINESS TO BE DISCUSSED

It was proposed by Cllr Ford, seconded by Cllr Pavey and

PM17/10/19.2 RESOLVED that under the 1960 Public Bodies (Admission to Meetings) Act the press and public are excluded due to the confidential nature of the business to be discussed.

On a vote being taken the matter was approved unanimously.

PM17/10/20 TO RECEIVE QUOTES TO REFURBISH THE FINGER POST AT EAST LODGE, TEHIDY, AGREE ANY FUTURE ACTIONS AND ANY ASSOCIATED EXPENDITURE

It was proposed by Cllr Mrs Ferrett, seconded by Cllr Crabtree and

PM17/10/20.2 RESOLVED that the quotes to refurbish the finger posts are received and that no further action is taken.

On a vote being taken the matter was approved unanimously.

PM17/10/21 TO RECEIVE QUOTES FOR SIGNAGE FOR SUNNYSIDE PARC, AGREE ANY FUTURE ACTIONS AND ANY ASSOCIATED EXPENDITURE

It was proposed by Cllr Pavey, seconded by Cllr Ford and

PM17/10/21.2 RESOLVED that the quotes for signage at Sunnyside Parc are received and that no further action is taken as the Council cannot justify the levels of expenditure required.

On a vote being taken the matter was approved unanimously.

There being no further business the Chairman closed the meeting at 8.20pm.

Signed:

Date: