

ILLOGAN PARISH COUNCIL

Minutes of the Planning & Environmental Services Committee held at the Penwartha Hall, Illogan on Wednesday 19th August 2015 at 7.00pm at Penwartha Hall, Voguebeloth.

PRESENT: Cllr Mrs Roberts (Chairman), Ford (Vice Chairman), Holmes, Pavey, Miss Pollock, and Mrs Thompson.

IN ATTENDANCE: Ms S Willsher, Clerk

The Chairman explained the safety procedures.

PM15/08/7 TO RECEIVE APOLOGIES FOR ABSENCE

Apologies were received from Cllr Mrs Ferrett

Absent: there were no members absent.

PM15/08/8 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.

PM15/08/9 TO CONSIDER APPLICATIONS FROM MEMBERS FOR DISPENSATIONS

There were no applications for dispensations.

PM15/08/10 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.

PM15/08/11 TO DISCUSS PLANNING APPLICATIONS RECEIVED UP TO THE DATE OF THE MEETING (CLLR PAVEY)

- i. **IPC2015/046
PA15/06749
Mr & Mrs Besford, 33 Trelvelthan Road, Illogan
Vertical extension to rear over existing living room and
construction of new sun room also at the rear**

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

PM15/08/11.2 RESOLVED that there are no objections to the planning application for 33 Trelvelthan Road.

On a vote being taken the matter was approved unanimously.

- ii. **IPC2015/047**
PA15/06941
Mr P Eustice, High Trees, Roscroghan, Camborne
Change of Use, conversion and extension to traditional barn to
create a self-contained dwelling – amended scheme with
revised access and driveway

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

PM15/08/11.3 RESOLVED that Illogan Parish Council have no objections to the planning application for High Trees subject to the Planning Officer being satisfied that their queries raised in the initial comments regarding the pedestrian access and the Flood Risk Assessment have been appropriately answered.

On a vote being taken the matter was approved unanimously.

- iii. **IPC2015/048**
PA15/06857
Robertson Developments, Land to East of Trevelyan Road, Park
Bottom, Illogan, Redruth
Reserves matters 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 Pavey, seconded by Cllr Szoka and

PM15/08/11.4 RESOLVED that Illogan Parish Council formally objects to the application for Land to East of Trevelyan Road. The Council re-state their original objections as detailed below. In particular having now received the revised site plan and elevations, members are concerned that the existing bungalows would be enclosing and overlooked by mostly two storey dwellings which is not acceptable; the drainage issues have still not been adequately addressed and there have been two further instances of flooding in the area; the design, layout and scale are out of keeping with the area; there is no provision for green/amenity space within the proposals and there is also concern that the area allocated for allotments is not sustainable and members request that the original offer for allotments, which ran the length of the site along Spar Lane is maintained

(original comments below)

Illogan Parish Council strongly opposes this application on the following grounds:

- **The inadequate addressing of the existing drainage problems and proposals for dealing with the additional demand arising from the proposed development. There are very long-standing failures in the area deriving from infrastructure, acknowledged as inadequate by successive utility suppliers over many decades;**
- **The scale and mixture of the residential units is inappropriate to the immediate neighbouring housing;**
- **The gross under-provision for parking both by potential residents and their visitors. Many of the suggested households envisage more than single occupancy levels and the accompanying documentation itself cites the very heavy current level of on-road parking. The application's documentation specifically states that some of the parking needs would have to be accommodated on the adjacent roads;**
- **The substantial breaching of the existing "green fingers" policy for this general area, generated at and supported by a number of sequential Appeal decisions by both public hearing and written representation processes. To date, there has been both explicit and implicit support by successive planning authorities of Illogan Parish Council's local policy for separate village plans sustaining the distinct settlements of Park Bottom/Illogan Downs and Illogan to the north. Illogan Parish Council takes particular exception to the explicit claiming of its support in advance of the formal application. The applicant, at an informal pre-application presentation, was told that Illogan Parish Council, at that point, was making no expression of either support or approval. Illogan Parish Council is upset that none of the questions posed to the applicant at that event have ever been answered and that neither the applicant nor an agent attended the meeting considering the formal proposal. There is no evidence cited for the claimed community consultation or support rendering such a claim meaningless, if not misleading and disingenuous. Illogan Parish Council notes that the provision for various forms of so-called "affordable housing" is much reduced from that suggested at two previous informal meetings. These changes and the suggestions are so vague and fluid as to suggest to Illogan Parish Council that any associated Section 106 obligation would not only be inappropriate but also unsustainable and that they are phrased as to be open to easy subsequent amendment under recent legislative provisions;**
- **Illogan Parish Council requests that because of the strategic issues begged by this application that it be referred to the Area Planning Committee for determination and not be handled through a delegated powers process. In making these observations, Illogan Parish Council has taken into account a briefing document prepared by its Planning Committee Chairman as sent by email to the Principal Development Officer, Peter Bainbridge.**

On a vote being taken the matter was approved unanimously.

PM15/08/12 DATE AND TIME OF NEXT MEETING

The next meeting would be held on Wednesday 2nd September 2015, 7pm in Penwartha Hall.

There being no further business the Chairman closed the meeting at 7.25 pm.

Signed:

Date: