

## ILLOGAN PARISH COUNCIL

Minutes of the Planning & Environmental Services Committee held at the Penwartha Hall, Illogan on Wednesday 18<sup>th</sup> November 2015 at 6.45pm at Penwartha Hall, Voguebeloth.

**PRESENT:** Cllr Mrs Roberts (Chairman), Ford (Vice Chairman), Crabtree (not a member of this Committee), Ekinsmyth (not a member of this Committee), Holmes, Pavey, Miss Pollock, Szoka and Uren.

**IN ATTENDANCE:** Ms S Willsher (Clerk) and Cllr Moyle and four members of the public.

The Chairman explained the safety procedures.

### **PM15/11/22 TO RECEIVE APOLOGIES FOR ABSENCE**

Apologies were received from Cllrs Mrs Ferrett and Mrs Thompson.

Absent: there were no members absent.

### **PM15/11/23 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**

Cllr Uren declared a non disclosable interest in the planning application for Land Known as High Barbaree.

### **PM15/11/24 TO CONSIDER APPLICATIONS FROM MEMBERS FOR DISPENSATIONS**

There were no requests for dispensations.

### **PM15/11/25 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)**

It was agreed to take public comments with the planning application.

### **PM15/11/26 TO DISCUSS PLANNING APPLICATIONS RECEIVED UP TO THE DATE OF THE MEETING (CLLR FORD)**

- i. **IPC2015/069  
PA15/09516  
Mrs M Moor, Land Known as High Barbaree, South Drive, Tehidy  
Outline application for proposed development of three  
residential dwellings – All matters reserved**

Members of the public made the following comments:

- The land was outside the settlement boundary.
- The application followed an application for pre-application advice for 8/9 houses on the same land – on that occasion the planning officer wrote a 6 page letter and roundly rejected the principle of any development on this land whatsoever.
- There were a long history of refusals on the site.

- The application related to land outside the settlement boundary and would represent an intrusion of residential development into the countryside.
- The site as it was represented a green gap that contributed to the sylvan setting of Tehidy and any new development was highly likely to inflict material harm on the Tehidy residential area and surrounding countryside.
- The principle of the development was unsustainable in terms of being poorly related to the established settlement at South Tehidy and wider Camborne, Pool, Redruth area.
- There were no footpaths on South Drive and poor road connections to the site.
- Nothing had changed following the previous refusals.
- The development of the site with the associated pressure from the new access point and visibility splays, private amenity areas and internal roadway had the potential to erode the character of the area through loss of trees which were subject to TPOs and creeping urbanisation.
- Any application would need a daylight shading assessment and an ecological assessment.
- That highway safety was of concern because no visibility displays had been proposed.
- That if the proposal were to be taken forward there should be contact with the Parish Council and Divisional member and that the applicants should consider engaging with the community.
- A petition opposing the principle of development was signed in response to the pre-application by 27 residents.
- At this time there was a petition opposing the development which had been signed by 56 residents. Over 52 letters of objection were being lodged with Cornwall Council.
- None of the planning officers reasons for rejecting the development in principle at pre-application stage had been remedied.
- The plans represent a potentially disastrous precedent for future development and urbanisation of Tehidy if approved.
- The plans don't address the lack of footpaths to and from the site and inadequate road provision.
- The plans indicate small plots to be sold off within the site, as opposed to the entire site, which were of a density alien to the surrounding settlement pattern.
- The plans proposed an estate roadway which led to an area of land at the rear which would be retained and would inevitably be the subject of further development proposals.
- The proposed new entrance roadway, new visibility displays and a bizarre winding footpath running through the tree preservation area fronting south drive all threaten protected trees.
- The proposed development line was still far behind that of the neighbouring property, Bellever, meaning that windows from the new development would look directly into those at the rear of Bellever.
- The suggestion at pre-application stage of community engagement had been completely ignored.
- This outline application was strongly discouraged at pre-application stage. Now, on full application, it represents a proposal that would blight Tehidy to the considerable consternation of local residents, who felt harassed by this application and other recent applications

to develop subdivided garden plots on South Drive, which had been rejected.

The agent for the application made the following comments:

The site was 0.8 hectares and was located within the local residential settlement of Tehidy between Belleber and Tellam. The site was well integrated and was close to bus routes and the local shop at Tolvaddon. The site was also close to Tolvaddon Energy Park which provided employment opportunities. The proposals were consistent with the existing building line. It was not a sporadic development into the countryside. There were good transport links to the site. The proposals were for a high standard of housing to mirror the surrounding properties. Each proposed dwelling had garden and amenity area. The site would not appear cramped or overdeveloped. The green gap would be maintained to preserve the character of the area and to provide housing. He explained the ownership of the land. The development had been limited as a result of the comments made at the pre-application stage. Trees in the TPO would not be affected and the natural environment would be enhanced.

It was proposed by CllrFord, seconded by Cllr Holmes and

**PM15/11/26.2 RESOLVED**

**that Illogan Parish Council strongly opposes this application and recommends its refusal for the following reasons:**

- i) The introduction of dwelling houses on this site would clearly introduce built development to a rural setting on the edge of the South Tehidy residential area in an area beyond an established settlement boundary where no such development would not normally be allowed, intruding into the adjoining open countryside and beyond the defined limits of any town or village or the limits of any recognisable settlement. It clearly conflicts with the policies within the emerging Cornwall Local Plan (2014), Policy 3 (Role and Function of places), particularly the provisions made therein concerning residential development on greenfield sites;**
- ii) The development of this agricultural land for housing would effectively fill a significant green gap that contributes significantly to the character and appearance of the countryside and erode the setting - referenced in the case put forward by the applicant – of the South Tehidy residential area. In fact, the character of the area would be eroded by creeping urbanisation;**
- iii) The proposed development is unsustainable therefore in terms of being poorly related to**

**the established settlement at South Tehidy and the wider Camborne-Pool-Redruth urban conurbation;**

- iv) The site includes mature trees, some of which are protected;**
- v) There are no footways making the site readily accessible to Mount Whistle Road and employment and public transport facilities are no nearer than Tolvaddon. The proposal would lead to increased use of motor cars along a narrow and over-demanded roadway (partly private) to the Tehidy House etc, residences beyond and also serving the heavily used and frequently over-loaded public car park to the very popular Country Park about a quarter of a mile further along the road way from the entrance of the application site. No visibility splays have been shown on the plans (admittedly at the out-line stage) and there is not even a passing reference to the need for or provision of them in such a challenging traffic location.**

**The application is therefore also unsustainable in terms of traffic considerations.**

- vi) It is unfortunate that there is no reference to any ecological report or environmental impact survey which is a key consideration in this immediate area.**

On a vote being taken the matter was approved unanimously.

Cllr Mrs Loxton and three members of the public entered the meeting at 6.55pm.

**PM15/11/27      DATE AND TIME OF NEXT MEETING**

Wednesday 2<sup>nd</sup> December 2015, 7pm in Penwartha Hall, Voguebeloth, Illogan.

There being no further business the Chairman closed the meeting at 7.03pm.

Signed: .....

Date: .....