

1ILLOGAN PARISH COUNCIL

Minutes of the Planning & Environmental Services Committee held at the Penwartha Hall, Illogan on Wednesday 8 January 2014 at 7.00 pm.

PRESENT: Councillors S Richardson (Chairman), L Pavey (Vice Chairman), Mrs V Cadby, D Ekinsmyth (not a member of this committee), Mrs J Ferrett, G Ford, Mrs M Loxton (not a member of this committee), Mrs M Roberts, S Szoka, Mrs Thompson (not a member of this committee)

IN ATTENDANCE: Ms S Willsher (Clerk), Ms J Whitmore (Admin. Assistant) and seven members of the public.

The Chairman explained the safety procedures.

PM14/01/01 TO RECEIVE APOLOGIES FOR ABSENCE

Apologies were received from Cllr T Wilkins.

PM14/01/02 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 Mrs J Ferrett declared an interest in the planning application for Illogan Car Centre.

PM14/01/03 TO CONSIDER APPLICATIONS FROM MEMBERS FOR DISPENSATIONS

There were no requests for dispensations.

PM14/01/04 TO RECEIVE AND APPROVE THE MINUTES OF THE MEETING OF THIS COMMITTEE HELD ON THE 4TH DECEMBER 2013 AND THE CHAIRMAN TO SIGN THEM

It was agreed to defer receiving and approving the minutes until the Clerk had confirmed whether the planning enforcement complaint for Pennance, Voguebeloth was a new or closed case.

PM14/01/05 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)

A member of the public spoke to the outline planning application for Land to the East of Trevelyan Road. They had been involved in the Parish Plan and had supported social and additional housing, but had stated only the right sort of social housing, within the budgets of the local community, in the right area, and within the guidelines of the amount of houses already being built. The development in question did not meet the requirements and was in the wrong area. The distinction between Park Bottom and Illogan would be blurred and the development would destroy the village feeling. Building had been denied several times before. Although

there was provision for allotments it was likely the people on the new estate would expect preference.

A member of the Park Bottom Residents' Committee spoke to their Objection Document and emphasised the danger with access and egress onto Spar Lane, and that the affordable rental houses proposed would still be out of reach for local people.

A member of the public spoke concerning the increase in population in the area, the loss of community feel and the loss of privacy to current residents. The allotments were irrelevant, none of the properties would be affordable to locals and the traffic problems would increase the already dangerous road, particularly for schoolchildren.

PM14/01/06 TO DISCUSS PLANNING APPLICATIONS RECEIVED UP TO THE DATE OF THE MEETING (CLLR S RICHARDSON)

**i. IPC2013/052
PA13/10823**

Mr Robert Catanzano, Park Bottom Developments Limited, Land To East of Trevelyan Road, Park Bottom Outline application for residential development of 69 dwellings together with domestic gardens, landscaped space, roads, infrastructure with provision of allotment land.

It was proposed by Cllr Ford, seconded by Cllr Mrs Cadby and

PM14/01/06.2 RESOLVED Illogan Parish Council strongly oppose 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 recorded vote being taken the matter was approved unanimously by Cllrs Richardson, Pavey, Mrs Cadby, Mrs Ferrett, Ford and Szoka.

Members of the public left the meeting at 7.45 pm.

- i. IPC2013/053
PA13/10689
Mr Peter Scotts, Reflections, South Drive Tehidy
Pollard an Ilex Oak and remove branch from a
Monterey Pine**

It was proposed by Cllr Richardson, seconded by Cllr Mrs Roberts and

- PM14/01/06.3 RESOLVED that Illogan Parish Council had no objection to PA13/10689, Reflections, South drive, Tehidy – Pollard an Ilex Oak and remove branch from a Monterey Pine – subject to a satisfactory arborologist’s report.**

On a vote being taken the matter was approved unanimously.

- ii. IPC2013/054
PA13/10880
Mr & Mrs Howarth, Cobblers Cottage, 16 Robartes
Terrace, Illogan
To build a white PVCu conservatory with an insulated
composite tiled roof with two roof lights**

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

- PM14/01/06.4 RESOLVED that Illogan Parish Council had no objection to PA13/10880, Cobblers Cottage, 16 Robartes Terrace – to build a white PVCu conservatory with an insulated composite tiled roof with two roof lights.**

On a vote being taken the matter was approved unanimously.

- iii. IPC2013/055
PA13/11110
Mr David Ball, Illogan Car Centre, Paynters Lane,
Illogan
First floor extension of the current two-bedroom flat
and new office space**

Cllr Mrs Ferrett left the meeting at 7.53pm.

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

- PM14/01/06.5 RESOLVED that Illogan Parish Council had no objection to PA13/11110, Illogan Car Centre, Paynters**

Lane End – First floor extension of the current two-bedroom flat and new office space – subject to obscure glazing being used in windows that might overlook neighbouring properties.

On a vote being taken the matter was approved unanimously.

Cllr Mrs Ferrett returned to the meeting at 7.58pm.

iv. IPC2013/056

PA13/11341

**Mr and Mrs J Hendry, Laurems, Woodbine Lane, Illogan
Single storey extension to garage**

It was proposed by Cllr Szoka, seconded by Cllr Richardson and

PM14/01/06.6 RESOLVED that Illogan Parish Council had no objection to PA13/11341, Laurems, Woodbine Lane, Illogan – Single storey extension to garage.

On a vote being taken there were 6 votes FOR and 0 votes AGAINST.

PM14/01/07 TO NOTE PLANNING DECISIONS RECEIVED FROM CORNWALL COUNCIL

- PA13/10407: Rosemeller, Voguebeloth, Illogan – Submission of details to discharge Condition 4 in respect of decision notice PA13/08177 – S52/S106 and discharge of condition apps
- PA13/09796: Oakland Lodge, Halgoss, Tehidy – Certificate of lawfulness for the continued use of property without compliance with condition 7 attached to Planning Approval W2/88/00737/0 (agricultural occupancy) – Granted (CAADs and LUs only)

PM14/01/08 TO NOTE PLANNING ENFORCEMENT CASES RECEIVED FROM CORNWALL COUNCIL

There were no planning enforcement cases received from Cornwall Council.

PM14/01/09 TO CONSIDER REVISING THE MEETING DATES FOR THE PLANNING AND ENVIRONMENT COMMITTEE FOR 2014 OR AGREE A PROCESS FOR DEALING WITH PLANNING

APPLICATIONS BETWEEN MEETINGS AND AGREE ANY FUTURE ACTIONS

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

PM14/01/09.2 RESOLVED that where planning meetings were required in addition to those scheduled for the first Wednesday of each month, that they be held on the third Wednesday immediately prior to Full Council meetings with an appropriate start time to complete business by 7.00pm; that only planning applications be discussed in these meetings; that planning applications circulated to a designated council member for inspection be returned to the office the day before the meeting so that other members were given the opportunity to examine the plans.

On a vote being taken the matter was approved unanimously.

PM14/01/10 TO CONSIDER ANY CORRESPONDENCE UP TO THE DATE OF THE MEETING, AGREE RESPONSES AND ANY APPROPRIATE ACTIONS

There was no correspondence received.

PM14/01/11 TO CONSIDER ITEMS TO BE DISCUSSED AT FUTURE MEETINGS

There were no items raised.

PM14/01/12 DATE AND TIME OF NEXT MEETING

Wednesday 5 February 2014, 7.00pm in Penwartha Hall.

There being no further business the meeting closed at 8.25pm.

Signed

Date