

ILLOGAN PARISH COUNCIL

Minutes of the Extra-Ordinary Planning & Environmental Services Committee held on Wednesday 11th October 2017 at 7pm in Penwartha Hall, Voguebeloth, Illogan

PRESENT: Cllr Mrs Ferrett (Chairman), Crabtree (Vice Chairman), Ekinmsyth (not a member of this Committee), Ford, Holmes (from point mentioned), Pavey, Miss Pollock (from point mentioned), Mrs Roberts, Szoka (not a member of this Committee), Mrs Thompson and Williams.

IN ATTENDANCE: Ms S Willsher, Clerk; Cllr Desmonde, Cornwall Council; Mrs Prout, Chairman Illogan Parish Neighbourhood Development Plan Steering Group; Mr McKimm, Illogan Parish Neighbourhood Development Plan Steering Group; and five members of the public.

The Chairman explained the safety procedures.

PM17/10/21 TO RECEIVE APOLOGIES FOR ABSENCE

There were no apologies received.

Absent: Cllr Pascoe was absent.

PM17/10/22 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.

PM17/10/23 TO CONSIDER APPLICATIONS FROM MEMBERS FOR DISPENSATIONS

There were no requests for dispensations from members.

PM17/10/24 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)

Public participation was taken with the agenda items.

PM17/10/25 TO RECEIVE A 10 MINUTE PRESENTATION FROM THE ILLOGAN PARISH NEIGHBOURHOOD DEVELOPMENT PLAN STEERING GROUP REGARDING CEMETERY SPACES AND REVISED HOUSING NUMBERS

Mr McKimm spoke to his PowerPoint presentation. He explained that Cornwall had committed to providing at least 52,500 new homes by 2030. As 10% of the population live in Camborne Pool Ilogan and Redruth (CPIR) share for the area was 5200, of which 4487 had been built or committed. There were 500 urban windfall required, 1,000 Community Network Area (CAN) rural windfall expected. As Illogan was in the CPIR due to the employment land at Tolvaddon they must deliver a pro rata share of 10% of the CPIR windfall by 2030. This meant that by 2030 Illogan should deliver at least 50 urban homes from the CPIR windfall. On top of the urban windfall there was an expectation that CPIR CNA could deliver 1,000

homes. Illogan's pro-rata share was 4% because we have Area of Outstanding Natural Beauty; there were already 23 dwellings committed.

There were currently 230 people on the Home choice register with a registered connection to Illogan. Out of the 230 people only 61 had Illogan as their first choice. In 2016/17 there were seven affordable properties let in Illogan and there were seventy applications for each of the dwellings. There were currently 41 affordable homes onsite or committed in Illogan.

In the residents' survey completed 97% wanted to protect green corridors between settlements; 87% wanted small scale development and not large estates; and 54% were not against development. As Illogan was classed as a rural parish by Cornwall Council there were no strategic allocations for the area. Residents wishes would be best met using settlement boundaries, rural exception sites and protected green corridors.

The Group had developed new settlement boundaries which had been drawn tightly around the existing urban form. These settlement boundaries had been consulted on in March and June 2017. Within these areas new housing would be delivered through windfall development in line with Illogan Neighbourhood Development Plan Policy PH1 e.g., High Barbaree, Little Nance, Wenappa. These were likely to be small scale (less than 10), so unlikely to deliver any affordable housing but was in line with past performance. Rural exception sites would be supported adjacent to settlement boundaries in line with Cornwall Local Plan Policy 9 - development only supported if primarily designed to deliver 100% affordable homes (50% min) and appropriate in scale, character and appearance.

In the recent resident survey, 97% of residents were concerned about loss of green corridors between communities, particularly Park Bottom and Illogan. The use of settlement boundaries and exception sites should offer a degree of protection to the different settlements in the parish because development must be affordable housing and adjacent to boundaries. We had to retain sufficient opportunities for exception sites to be delivered otherwise the plan could be rejected. After further consideration, it was considered that the areas between Illogan and Park Bottom, North of Spa Lane and a buffer zone North of the A30 between Park Bottom and Pool would benefit from additional protection. The use of green corridors where development would not be permitted offered extra levels of protection to these areas

Cllrs Holmes and Miss Pollock entered the meeting at 7.09pm.

Cllr Mrs Ferrett thanked Mr McKimm for his presentation.

Mr McKimm and Mrs Prout then answered questions from Councillors and members of the public.

A member of the public asked whether the triangle at Cot Road could be included in the green belt as they felt that it was a key area to be left green. Mr McKimm said that the area had not been included in the maps shown as there had been no comments made on this area on any of the public consultations held. Cllr Ekinsmyth said that with the policies included in the adopted Cornwall Local Plan it would be very difficult to develop that

area. Policy 9 of the Cornwall Local Plan would stop a lot of development as the housing would have to be 100% affordable.

Cllr Desmonde asked whether the Plan could protect Tehidy Country Park and the surrounding buffer zone. Mrs Prout responded that the Illogan Plan did not need to protect the area as it was already protected at County level. Cllr Ford asked whether the previous Tehidy Visual Envelope Policy could be adopted into the Neighbourhood Plan or added to it as appendices. Mr McKimm was disappointed that the Group had not been made aware of this policy months ago and he asked Cllr Ford to send him a copy of the policy for the Steering Group to consider. Cllr Holmes said that in the Tehidy envelope boundary was drawn in the 1980s and that it was included in the Cornwall Structure Plan. The boundary included Tehidy to the Golf Course to Trevenson with the aim of protecting the view up the valley from Carn Brea and to maintain the flood plain. Mr McKimm said that the area was open country side so couldn't be built on.

Cllr Desmonde felt that North Mount Whistle Road including Halgoss should be protected against flooding issues and to maintain the landscape value.

Mrs Prout explained that the Neighbourhood Plan had to be evidence driven.

Cllr Mrs Thompson asked what would happen when the housing targets had been met and the dwellings built. Mrs Prout said that the housing numbers were only targets and that they could be exceeded. When the Neighbourhood Plan was adopted it would be up to Illogan Parish Council to regularly review it.

A member of the public could not get their head around the statistics provided in the presentation. They felt that there should be data on vacant properties, housing stock in the area and how the housing stock was used. They asked whether there could be a covenant applied to the area, like the South Hams, where housing stock that is created is allocated for people that had lived or worked in the area for a number of years. They were also concerned that the designs of some recently built properties were no in keeping with the area and asked whether there was anything regarding appearance in the Plan as they felt that this was critical. Cllr Desmonde felt that the Plan should include a policy regarding the quality of design. Mrs Prout said that they had been advised that the Plan could not specify that dwellings could not be three stories; it could include type of plaster, way plastered or type of slate used for example. Mr McKimm said that it had also been suggested that the Neighbourhood Planning area was walked and photos taken and that a local architect was used to write a paragraph for the Plan; he asked if anyone knew a local architect who could be interested in working with the Group. Cllr Ekinsmyth reported that the Cornwall Council Planning Committee spent a lot of time on design and that the Council had a design team that were starting to become more effective. Cllr Ford wouldn't recommend introducing a covenant to the area for legal reasons. He felt that the control on the use of dwellings would be better through planning policy and supplementary planning guidance.

In response to a question Mr McKimm said that the Steering Group had looked at the 2011 census and that there were only 1% of properties in

Illogan that were used as second homes. The 2011 census was the most up to date data available.

In response to a question Mr McKimm confirmed that Cornwall Council were unable to release the Home Choice Register due to data protection. Cornwall Council had completed the analysis on the Steering Groups behalf. He had been assured that 230 was the genuine number and that there was no double counting for couples or families etc.; about a quarter of people on the register wanted single bedroomed dwellings.

A member of the public felt that there would be more of a green belt if land to the north of the parish was included in the green corridor. They asked whether there were examples or precedents in other areas of too much green belt being included in the Plan and it being rejected or was it worth including the additional green belt and testing the process. Mr McKimm said that they had submitted the draft Plan to Cornwall Council for comment; the Affordable Housing Team had said that the Group must ensure that there was sufficient space for exception sites.

Cllr Holmes said that there used to be a quarter of a mile buffer zone around the Area of Outstanding Natural Beauty. Mrs Prout said that she would look into this and find out if it still exists.

Cllr Holmes would like Illogan Parish Council to take on Merrose Wood from Cornwall Council.

Cllr Szoka felt that housing should be job led and that there should be twice as many jobs paying thirty thousand pounds created as there were dwellings built. He felt that the number of retirees to the county and the number of dwellings that were rented to people on rent support was putting a burden on rate payers.

Cllr Mrs Ferrett asked whether there was any statement as to the size of an exception site outside of the settlement boundary. It was confirmed that there was not. It was noted that the green boundaries needed to be carefully considered as they could cause exceptions sites to be further out which might not be wanted. The less green boundary the more control the Parish had to argue exception sites.

Cllr Crabtree was concerned about affordable housing as he knew of a site that had been developed that had a mix of affordable and open market housing and the open market dwellings were being occupied and that had been no interest in the affordable dwellings. There would be twelve affordable homes as part of the Robertson Development at Park Bottom.

Cllr Holmes felt that it was important that local people had affordable dwellings. He gave an example where a neighbouring Parish had affordable homes and no-one occupying them had a connection to Carn Brea Parish due to the postcodes being used to assess the local connection covering Redruth as well as parts of Carn Brea. This could be an issue if postcodes were used for Illogan.

Mrs Prout thanked everyone for their questions. Mr McKimm said that useful information had been gleaned. If anyone had any further thoughts please send them through the Steering Group. He urged everyone to get

involved in the Neighbourhood Plan. It was agreed that both versions of the green corridor maps would be sent to the Parish Council for discussion and comment.

PM17/10/26

TO RECEIVE CORRESPONDENCE FROM THE ILLOGAN PARISH NEIGHBOURHOOD DEVELOPMENT PLAN STEERING GROUP REGARDING CEMETERY SPACES, AGREE RESPONSES AND ANY FUTURE ACTIONS

Mr McKimm reported that there had been a debate in the Steering Group as to whether locating land for a cemetery was the remit of the Group. The Group could protect land in the Plan. He suggested that Illogan Parish Council set up a working group to identify a suitable site for a cemetery; he was happy to assist the Council.

Cllr Desmonde reported that he had spoken to Cornwall Council regarding proposals for an oil recycling plant at Tolvaddon. He felt that Tolvaddon Business Park was out of keeping with the area and that it would be better utilized for cemetery space and housing.

Cllr Ford reported that a local historian had identified three Roman sites in the area and he asked whether there could be a general policy in the plan to protect historic sites. Mrs Prout felt that the first point of call would be to register the sites with another existing body that could provide national protection for the sites.

Cllr Mrs Ferrett thanked Mrs Prout and Mr McKimm for attending the meeting.

It was agreed that this item would be deferred to Full Council.

PM17/10/27

TO RECEIVE CORRESPONDENCE FROM THE ILLOGAN PARISH NEIGHBOURHOOD DEVELOPMENT PLAN STEERING GROUP REGARDING REVISED HOUSING NUMBERS, AGREE RESPONSES AND ANY FUTURE ACTIONS

It was agreed that this item would be deferred to Full Council.

There being no further business the Chairman closed the meeting at 8.12pm.

Signed:

Date: