

ILLOGAN PARISH COUNCIL

Minutes of the Planning & Environmental Services Committee held on Wednesday 21st February 2018 at 6.45pm in Penwartha Hall, Voguebeloth, Illogan

PRESENT: Cllr Crabtree (Vice Chairman), Mrs Christie (from point mentioned and not a member of this Committee), Ekinsmyth (from point mentioned and not a member of this Committee), Ford, Pavey, Mrs Roberts, Szoka (from point mentioned), Mrs Thompson and Williams.

IN ATTENDANCE: Ms S Willsher, Clerk; 10 members of the public (7 from points mentioned)

The Chairman explained the safety procedures.

PM18/02/23 TO RECEIVE APOLOGIES FOR ABSENCE

Apologies were received from Cllr Mrs Ferrett

Absent: Cllr Holmes was absent.

PM18/02/24 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.

PM18/02/25 TO CONSIDER APPLICATIONS FROM MEMBERS FOR DISPENSATIONS

There were no applications from members for dispensations.

PM18/02/26 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 thanked the Clerk for inviting them to the meeting, the Council for the previous comments made on planning applications for Fairfield House and for the draft Illogan Parish Neighbourhood Development Plan. They felt that the current planning application for Fairfield House failed on a number of elements in the draft Illogan Parish Neighbourhood Development Plan such as:

- Homes and Development – the proposals did not contribute towards affordable housing; there was no housing mix and the design was not in-keeping with the area;
- Development in Existing Private Gardens – the site does not have existing highway access; the preservation of features, trees etc. is minimal, and it would not enhance the area;
- Facilities and Amenities – there are concerns regarding the impact the proposals would have on the public footpath;
- Environment – the proposals would not protect or enhance the green corridor, it would disrupt the green corridor between Manningham Wood and Tehidy; it doesn't help to preserve the historic environment of the area and there are drainage issues;

- Traffic – there were entry and exit issues and the proposals would exacerbate the traffic on Alexandra Road;
- The site is situated to the North of the settlement boundary highlighted in the draft Illogan Parish Neighbourhood Development Plan; and
- If the proposals were approved it would set a precedent for the area.

A member of the public asked whether since the previous application was passed and then withdrawn is the planning application being considered for Fairfield House a completely new application; they wondered about the timing of the application with the Council meeting and the draft Illogan Parish Neighbourhood Development Plan getting recognition; and would there be a right of easement to all vendors of Fairfield House relevant?

Cllr Ekinsmyth entered the meeting during this item at 6.47pm.

Cllr Szoka entered the meeting during this item at 6.48pm.

PM18/02/27

TO DISCUSS PLANNING APPLICATIONS RECEIVED UP TO THE DATE OF THE MEETING (CLLR CRABTREE)

- i. **IPC2018/009
PA18/00811
Mrs O Cowdrey, Sunningdale, Trevelyan Road, Illogan
Outline Planning Permission with all matters reserved: Erection of a single detached dwelling and formation of a new vehicle access**

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

PM17/11/24.2

RESOLVED

that Illogan Parish Council supports the application for Sunningdale subject to concerns over possible visibility issues, bearing in mind the close proximity of the high wall to the road for vehicle movements from the property are considered when a full application is submitted. There is a flashing road sign and cars are often parked along the road which makes accessibility and visibility difficult. The development would be cramped with limited amenity space.

On a vote being undertaken the matter was unanimously approved.

1 member of the public entered the meeting during this item at 6.56pm.

Cllr Mrs Christie entered the meeting during this item at 6.57pm.

1 member of the public entered the meeting during this item at 6.57pm.

ii. **IPC2018/010**

PA18/00828

**Dr and Mrs Bull, Fairfield House, 88 Alexandra Road, Illogan
Construction of a new single dwelling within the garden of
Fairfield House**

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

PM17/11/24.3

RESOLVED

that Illogan Parish Council unanimously continues to object to the development at Fairfield House as members strongly stress that historical, as supported by a Planning Inspector on an earlier appeal decision, there has been a clear differential between rural land to the north and settlement to the south and the Council do not want to see this breached as this would cause harm to the natural area; this would contravene point 53 of the National Planning Policy Framework concerning developments in gardens. The development also falls outside the settlement boundary as proposed in the emerging Illogan Parish Neighbourhood Development Plan. There is also concern that the gap between the development and the hedge is not sufficient to preserve the hedge and the wildlife within the site. The proposed development is totally out of character and would increase the density of housing.

On a vote being undertaken the matter was unanimously approved.

1 member of the public entered the meeting during this item at 7.01pm.

iii. **IPC2018/011**

PA18/00361

**Mr and Mrs Godwin, Devonshire House, Rayles Bottom, Illogan
Conversion of existing garage first floor room to a self-
contained studio apartment for potential holiday lettings**

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

PM17/11/24.4

RESOLVED

that Illogan Parish Council resists the application for Devonshire House bearing in mind the Planning Officers initial comments – ‘In terms of the proposal for conversion to a holiday let, the applicant would need to provide some justification for the need in this proposal which has not been provided. The site is not sustainably located. New holiday accommodation is normally through the extension of existing sites or new accommodation in sustainable locations (edge of settlements etc) - Policy 5(3) of the Cornwall Local Plan.’

On a vote being undertaken the matter was unanimously approved.

4 members of the public entered during this item at 7.01pm.

PM18/02/28 DATE AND TIME OF NEXT MEETING

The next meeting will be held on Wednesday 7th March 2018, 7pm in Penwartha Hall.

There being no further business the Chairman closed the meeting at 7.02pm.

Signed:

Date:

DRAFT