

ILLOGAN PARISH COUNCIL

Minutes of the Planning & Environmental Services Committee held on Wednesday 23rd May 2016 at 7pm in Penwartha Hall, Voguebeloth, Illogan

PRESENT: Cllr Crabtree (Vice Chairman), Ekinsmyth, Ford, Holmes, Mrs Pollock, Mrs Roberts, Szoka, and Williams.

IN ATTENDANCE: Ms S Willsher, Clerk; Mrs J Curtis, Administrative Assistant and 7 members of the public

The Chairman explained the safety procedures.

PM18/05/28 TO ELECT A CHAIRMAN FOR THE MUNICIPAL YEAR 2018/19

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

PM18/05/28.2 RESOLVED that Cllr Mrs Ferrett was elected Chairman of the Planning and Environmental Services Committee for the Municipal Year 2018/19

On a vote being taken the matter was unanimously approved

PM18/05/29 TO APPOINT A VICE CHAIRMAN FOR THE MUNICIPAL YEAR 2018/19

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

PM18/05/29.2 RESOLVED that Cllr Crabtree was appointed Vice Chairman for the Municipal Year 2018/19

On a vote being taken the matter was unanimously approved

PM18/05/30 TO RECEIVE APOLOGIES FOR ABSENCE

Apologies were received from Cllrs Mrs Ferrett, Pavey and Mrs Thompson

Absent: there were no members absent.

PM18/05/31 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

No interests were declared.

PM18/05/32 TO CONSIDER APPLICATIONS FROM MEMBERS FOR DISPENSATIONS

There were no applications for dispensations.

PM18/05/33 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 Tehidy Residents Association referred to the planning application PA18/04318 Little Trengale. He reported that they are strongly opposed to the rescinding of the Section 52 Agreement. Since the order was agreed on 13th October 1995 the amenity value has not altered; the order was made to control development which could become detrimental to the area.

Section 106A (6) of the Town and Country Planning Act 1990 states that it depends on whether the obligation no longer serves a useful purpose. Tehidy Residents Association forcible says that it does. It is preserving the amenity value and preserving trees. The latter perform a necessary defence to flooding, preserve the sylvan, rural setting and assist with the fight against global warming.

The approach to Trengale is via Parklands, a private lane owned as part of the property known as the Coppice. The owners have advised that they will write to the owners of Trengale to make it known that they will enforce existing use rights and will not support any change to the current legally binding limitations imposed.

The emerging Illogan Neighbourhood plan identifies new settlement boundaries and encompasses Little Trengale. What this therefore indicates is that to allow the agreement to be set aside would give rise to garden 'grabbing' if the structure already in existence is permitted to be a separate dwelling. He strongly urged that this planning application is rejected.

A member of the public referred to the planning application for Bambi Cottage. She advised that there is a footpath around the cottage and they intend to build up to the boundary. The bushes bordering the footpath will be removed and an inspection chamber will be put in but this will not affect the use of the footpath by the public.

A member of the public referred to the planning application for the Firs. A planning application was originally made for a 1 4-bedroomed house; this has since been resubmitted for 2 houses and there is concern that this could change again and be resubmitted for 4 houses. It was questioned if the property was needed as it was felt that it was eroding the area.

Members of the public referred to the planning application for South Tehidy. They were concerned that the proposed 2 properties were not in the right place. The minor road which would service the properties is dangerous and is used by many dog walkers. They were also concerned that the proposed development could have a detrimental effect on the value of their property in Tehidy Gardens.

PM18/05/34

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

- i. **IPC2018/030
PA18/03638
Mr R Ladd, Messrs W J Ladd, Land South of Lambourne, Merritts Hill, Illogan
Erection of one detached dwelling and extension and improvement of existing access drive**

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

PM18/05/34.2

RESOLVED

that Illogan Parish Council objects most strongly to the planning application for Lambourne, Merritts Hill, Illogan. There is a lapsed planning permission for five bungalows along this lane and it is felt that this is a way to get a sixth dwelling. The proposals would lead to a cramped development in an area where one would not normally be allowed. The access lane is dangerous and narrow. The proposals constitute garden grabbing. It is important to keep the green line between dwellings.

On a vote being taken the matter was unanimously approved

ii. **IPC2018/031
PA18/03677**

**Mr Westley Jones, 11 Polwheal Road, Tolvaddon, Camborne
Application for a proposed three bedroomed house**

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

PM18/05/34.3

RESOLVED

that Illogan Parish Council have no objection to the planning application for 11 Polwheal Road, Tolvaddon, Camborne

On a vote being taken the matter was unanimously approved

iii. **IPC2018/032
PA18/04434**

**Mr and Mrs Martin, Tallem, South Drive, Tehidy
Non Material Amendment relating to PA14/07417 (proposed revised design to a conservatory previously approved) to allow changes to fenestration, materials, slight enlargement of extension footprint and inclusion of balcony**

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

PM18/05/34.4

RESOLVED

that Illogan Parish Council have no objections to the planning application for Tallem, South Drive, Tehidy

On a vote being taken the matter was unanimously approved

iv. **IPC2018/033
PA18/03916**

**Mr David Burrows, Land Adj The Firs, Mount Whistle Road, South Tehidy
Application for Construction of two detached dwellings**

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

PM18/05/34.5

RESOLVED

that Illogan Parish Council supports this

application subject to the current access/egress being blocked; that the proposed improved site lines and traffic management i.e. turning on site are implemented; that there is a condition included to stop any further development of the site; and that all of the trees are preserved

On a vote being taken the matter was unanimously approved

- v. IPC2018/034
PA18/04078
Mr and Mrs Ross Jenkins, Bambi Cottage, Churchtown
Demolition of existing single storey kitchen and erection of new larger single storey extension with WC, utility and kitchen and associated works**

It was proposed by Cllr Holmes, seconded by Cllr Williams and

PM18/05/34.6 RESOLVED that Illogan Parish Council supports the planning application for Bambi Cottage, Churchtown, Illogan

On a vote being taken the matter was unanimously approved

5 members of the public left the meeting at 7.34pm

- vi. IPC2018/035
PA18/04284
Mr and Mrs Graham Hawkey, 51 Alexandra Close, Illogan
Replacement single storey extension with pitched roof**

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

PM18/05/34.7 RESOLVED that Illogan Parish Council supports the planning application for 51 Alexandra Close, Illogan

On a vote being taken the matter was unanimously approved

- vii. IPC2018/036
PA18/04318
Mr and Mrs Flockhart, Little Trengale, Parklands, South Drive, Tehidy
Discharge Section 52 Agreement in relation to decision note W2/87/00376/FD01 dated 7th April 1987**

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

PM18/05/34.8 RESOLVED that Illogan Parish Council opposes this application as it falls outside of the settlement boundaries of the emerging Illogan Parish Neighbourhood Development Plan. Illogan Parish Council notes that the

Government's current own proposed changes to the written text to NPPF to implement policy changes as previously consulted having been revised includes the following:

- i) "Protecting the 'green belt' (presumably meant in its ordinary understanding and not the strict technical definition) remains sacrosanct. Only in exceptional cases should there be releases."**
- ii) "Strengthens protection for ancient woodland and other irreplaceable habitats, making it clear that development resulting in their loss or deterioration should be wholly exceptional and maintains a high level of protection for individual aged or veteran trees"**

On a vote being taken the matter was unanimously approved

PM18/05/35 TO RECEIVE CORRESPONDENCE AND ADDITIONAL INFORMATION FROM THE CORNWALL COUNCIL PLANNING OFFICER REGARDING PLANNING APPLICATION PA17/11849 – MR T RANDLE, DOWNS FARM COTTAGE, TREVELYAN ROAD, ILLOGAN – OUTLINE PLANNING PERMISSIONS WITH SOME MATTERS RESERVED: NEW DWELLING, AGREE A RESPONSE UNDER THE PROTOCOL FOR LOCAL COUNCILS

It was proposed by Cllr Holmes, seconded by Cllr Williams and

PM18/05/35.2 RESOLVED that Illogan Parish Council's response to Cornwall Council in regard of PA17/11849 is that, having made strong planning reasons, we maintain our objection to the proposal against the Planning Officers recommendation and request that the application is determined by the Planning Committee

On a vote being taken the matter was unanimously approved.

PM18/05/36 TO RECEIVE CORRESPONDENCE FROM THE NEW IN TITANS, AGREE A RESPONSE AND ANY FUTURE ACTIONS

This item was discussed with the following item.

PM18/05/37 TO CONSIDER THE FUTURE USE OF THE PITCHES AND CHANGING FACILITIES AT ILLOGAN PARK INCLUDING FEES AND MANAGEMENT ETC. AGREE ANY FUTURE ACTIONS AND ANY ASSOCIATED EXPENDITURE

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

PM18/05/37.2 RESOLVED that a full review of the facilities at Illogan Park

would be undertaken with a collective site visit as part of the review.

On a vote being taken the matter was unanimously approved.

PM18/05/38 TO CONSIDER CORNWALL COUNCIL CONSULTATION ON THE SCHEDULE OF MODIFICATIONS TO THE CORNWALL MINERALS SAFEGUARDING DEVELOPMENT PLAN DOCUMENT – PUBLICATION UNDER REGULATIONS 19 AND 20 OF THE TOWN AND COUNTRY PLANNING (LOCAL PLANNING) (ENGLAND) REGULATION 2012 (CLOSING DATE 1ST JUNE 2018) AND AGREE A RESPONSE AND ANY FUTURE ACTIONS

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

PM18/05/38.2 RESOLVED that consultation on the schedule of modifications to the Cornwall Minerals Safeguarding Development Plan document was noted.

On a vote being taken the matter was unanimously approved.

PM18/05/39 DATE AND TIME OF NEXT MEETING

Wednesday 6th June 2018, 7pm in Penwartha Hall

There being no further business the Chairman closed the meeting at 8.06pm

Signed:

Date: