

## ILLOGAN PARISH COUNCIL

Minutes of the Planning & Environmental Services Committee held on Wednesday 20<sup>th</sup> June 2018 at 6.30pm in Penwartha Hall, Voguebeloth, Illogan

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

**IN ATTENDANCE:** Ms S Willsher, Clerk; Mrs J Curtis, Administration Assistant; 52 members of the public (some from and to points mentioned); Mr Jones, Liverty re the Cricket Field (until point mentioned); Mrs Milburn, Cornwall Council re the Cricket Field (until point mentioned); and Mr Payne, Trewin Design Architects re the Cricket Field (until point mentioned).

The Chairman explained the safety procedures.

### **PM18/06/27 TO RECEIVE APOLOGIES FOR ABSENCE**

There were no apologies received; all members were present.

### **PM18/06/28 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.

### **PM18/06/29 TO CONSIDER APPLICATIONS FROM MEMBERS FOR DISPENSATIONS**

There were no applications for dispensations.

### **PM18/06/30 TO RECEIVE A PRE-APPLICATION PRESENTATION FOR THE CRICKET FIELD, MARY'S WELL AND AGREE ANY FUTURE ACTIONS**

Mr Jones, Mrs Milburn and Mr Payne introduced themselves to the meeting. They circulated some copies of plans to members which contained a proving layout designed to start a discussion about potential development on the cricket field site; with the exception of some colouring, the plans were the same as the ones available on Cornwall Council's website as part of the pre-application. The site had previously been considered by a different developer for open market housing. Liverty were looking to develop a 100% affordable housing scheme on the site and felt that the landowner would consider a bid for the land at affordable housing rates. Liverty had done a pre-application with Cornwall Council. Before Liverty completed designs for the site with a view to submitting a planning application they were giving everyone the change to ask questions, make comments and provide their thoughts during this meeting; all questions and comments should be made through the Chairman of the meeting.

Mrs Milburn explained her role within the Affordable Housing team at Cornwall Council. She explained that there were 205 households on the housing register with a primary connection to Illogan with a housing need. There were different bandings of housing need, with Band A being the

highest need and Band E being the lowest need. Of the 205 household on the register, they were broken down into the following bands:

Band A – 18 households  
Band B – 13 households  
Band C – 44 households  
Band D – 15 households  
Band E – 114 households  
Unverified – 1 household

She explained that a primary connection was one of the following:

- Lived or worked in the Parish for a period of 3 years
- Previously lived in the Parish for a period of 5 years
- A close family member (mother, father, sibling, son or daughter) having lived in the Parish for a period of 5 years

She explained that on the Maples site in Park Bottom 13 of the rented dwellings and 4 out of every five dwellings on the shared ownership properties had been occupied by primary applicants.

A member of the Illogan Parish Neighbourhood Development Plan Steering Group queried the figured. The group had been looking into the figures as part of their work. Out of the 205 households on the list only 60-70 actually wanted to live in the Parish of Illogan.

In response to a question regarding parking, vehicular, cyclist and pedestrian access, it was explained that Liverty tried to be realistic with parking and were looking to allocate 2 parking spaces per dwelling and typically, flats had one parking space. Therefore, if there was a block of 2 flats there would be 3 parking spaces allocated, one for each flat and one visitor space. The roads on the estate would be wide enough for two vehicles to pass and had been drawn to Cornwall Council's accepted standards.

A member raised concerns regarding a development in a neighbouring parish, where that parish council had been assured that the dwellings would be for local people but when the development was finished there were no dwellings actually occupied by locals. Mr Jones explained that the development would be subject to a Section 106 agreement; the agreement could be viewed on the Cornwall Council website. The Section 106 agreement would ensure that all dwellings were offered to people with a primary connection to the Parish of Illogan for the first 28 days and then the vacant dwellings available would go down the list to secondary connections etc., the very widest connection would be within the county of Cornwall.

In response to a question about design and quality of the build, Mr Jones explained that Liverty delivered nice houses that were built to a high standard. He explained that there was a difference between quality housing and kerb appeal. He also explained that bungalows took up more land and were more expensive to build than houses. He felt that there was a moral question to ask due to the high levels of housing need – 'Do we build 20 bungalows rather than 40 houses?'

There were standard guidelines set by Cornwall Council and Section 106 agreements regarding affordable housing. Currently it was 80% of open market rent capped at the housing allowance. Rental prices in Cornwall were lower than national rents.

It was confirmed that there had not been any consultation with Cornwall Council Highways Department as the scheme was only at pre-application stage; consultation would take place if and when a full planning application was submitted.

1 member of the public entered the meeting at 6.55pm.

1 member of the public entered the meeting at 6.57pm.

1 member of the public entered the meeting during this item at 7.06pm.

**PM18/06/31**

**PUBLIC PARTICIPATION ON ITEMS ON THE AGENDA (MAXIMUM OF 15 MINUTES – EVERY SPEAKER HAS A LIMIT OF 3 MINUTES UNDER THE COUNCIL’S STANDING ORDERS)**

**Cricket Field, Mary’s Well**

A member of the public asked whether Liverty built on any land or if they matched what they built to the surrounding area and the type of people who lived there. They felt that the proposals in the pre-application were a complete mis-match to the area. Mr Jones explained that Liverty had to take advantage of available land, they could not buy land that was not for sale. They consider the contents of Cornwall Council’s housing register and what the housing need is.

The site was on a green band in the village, in an affluent area and it was felt that the proposals to build a council estate would de-value the area and surrounding properties.

The site was grade 2 agricultural land that was abundant with wildlife; there was evidence of this officially recorded on maps of the area.

A member of the public asked whether any consideration had been given to the health and safety of road users travelling from Mary’s Well to Travellers Rest. This area was an accident hot spot, there were no pavements for pedestrians. There were concerns regarding the access to the site and the safety of pedestrians walking into the village. Mr Jones explained that a highways assessment would be undertaken if a full application was submitted. It was not necessarily in Liverty’s gift to supply pavements.

There were concerns raised regarding the volume of traffic in the area and using the cross roads at Mary’s Well where there had been many serious accidents. The roads were regularly used by large tractors and trailers that took up most of the road. Vehicular, delivery and pedestrian access to the site would be difficult.

A member of the public was very concerned regarding the access. Even though the land ownership would be wider than the current gateway, they felt that it would not be wide enough to fit 2 vehicles side by side which would cause problems.

In response to a question it was confirmed that Liverty would be the developer and that they would appoint a contractor to complete the building works.

A member of the public reported that local building plots were at a premium, they could not see how the figures to build affordable dwellings matched with the value of land. Mr Jones explained that it would be classed as an exception site and as such there was an expectation of a lower land value. Liverty would not expect to pay market price for affordable development land. Heads of Terms has already been agreed between Liverty and the landowner.

A member of the public reported that the greenhouses had not been removed from the site as had been stated in the pre-application response from Cornwall Council.

In response to a question it was confirmed that there would not be a medical centre included in the scheme and that Liverty were anticipating that there would be in the region of 40-42 dwellings erected on the site.

A member of the public reported that there was a housing scheme for the site which was turned down in 2013. The situation had deteriorated since 2013 and there were more reasons not to put a development on the site now.

In response to a request from a member of the public, a representative from the Illogan Parish Neighbourhood Development Plan Steering Group clarified that the housing register figures that had been given were misleading; half of the figures were in Band E and therefore had no housing need and two thirds of the remainder did not want to live in Illogan. There were only 61 people on the housing register who wanted to live in Illogan. There were currently 22 affordable dwellings included on Maples site at Park Bottom, 11 on Cornwall Council's site at Tolvaddon and 10 included on the Glebe Field site; this equaled 40 affordable dwellings already committed. The Parish did not need another 40 affordable dwellings. There were other more suitable sites in the Parish for the provision of affordable housing.

A representative from the Illogan Parish Neighbourhood Development Plan Steering Group explained that two and a half years ago, Illogan Parish Council instigated the Illogan Parish Neighbourhood Development Plan. The Parish of Illogan is designated as a rural parish and it abuts Camborne, Pool and Redruth. The housing targets are achievable without this development. All the public consultations that have been held by the Neighbourhood Development Plan had received the same response, that the community did not want this site built on. We accept our housing figures and are confident that the Parish could meet the affordable housing figures within current settlement boundaries. This development would have a huge impact on the area and would receive a negative response. Mr Jones encouraged the Neighbourhood Plan Steering Group to speak to Liverty and similar organisations regarding potential road blocks and to discuss how best to fulfill housing need.

A member of the public asked that if the development went ahead where would the children go to school. Mr Jones said that Liverty generally found

that predominantly families were already in the area and the children already enrolled in local schools i.e. children, parents and grandparents co-habiting. It was felt that this was why Cornwall Council did not charge an education fee for affordable housing.

In response to a question Mr Jones, Mrs Milburn and Mr Payne confirmed that they had visited the site and the surrounding area. They were not trying to cause obstructions or problems for local people, they were trying to build affordable housing.

The Chairman explained that members of Illogan Parish Council had been unable to express any opinions at this stage to ensure that they would be able to comment if a full planning application was received.

The Chairman thanked everyone for attending the meeting.

1 member of the public entered the meeting during this item at 7.06pm.

34 members of the public, Mr Jones, Mrs Milburn and Mr Payne left the meeting at this point.

### **Planning Application PA18/04738 – Land Adj to Fair View**

The planning consultant explained that the application was outline and therefore they were trying to secure the principal of development on the site. They felt that the plans were in accordance with the Cornwall Local Plan; that the site was well located to local facilities. The development would not go any further back than the current gardens in Harmony Terrace. The remainder of the field would not be altered. The consultant reported that there had not been any third-party objections or any objections from highways.

A member of the public asked the following three questions:

1. Was the land, the subject of the application, in the same ownership as the land in the fields to the north of the proposed site?
2. In the indicative drawing (block plan proposed) a turning area was shown between buildings 3 and 4. There was space to the north of that turning area. Was there a reason why that space had not been included, proportionately, within the garden boundaries of buildings 3 and 4?
3. What type of assessment had been carried out on the road traffic system at present in place on the unclassified roads in the vicinity of the proposed project? Unclassified Bassett Road was already subject to high levels of industrial, agricultural and public transport and heavy vehicles in particular, caused high levels of congestion at the junction with Paynters Lane End. To create an access to and from a development with an unquantifiable number of extra vehicle movements was unjustifiable.

A member of the public said that the proposed site was good agricultural land.

## Other

A member of the public felt that affordable rental properties should be for people who live in Cornwall and not for people moving into the County or as second homes.

**PM18/06/32 TO DISCUSS PLANNING APPLICATIONS RECEIVED UP TO THE DATE OF THE MEETING (CLLR PAVEY)**

- i. **IPC2018/042  
PA18/04915  
Chycoose, Mount Whistle Road, South Tehidy, Camborne  
Various Tree Works**

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

- PM18/06/32.2 RESOLVED that Illogan Parish Council has no objections to the application for Chycoose in principal, members support all of the Tree Officers comments and recommendations and would also like to see the tree that was being felled was replaced with a Cecile or English Oak.**

On a vote being taken the matter was approved unanimously.

1 member of the public left the meeting at 7.28pm.

- ii. **IPC2018/043  
PA18/04738  
Mrs P Powell and Mrs E Holmes, Land Adj to Fair View, Harmony Terrace, Bassett Road, Illogan  
Outline consent for residential development (up to 9 dwellings) with all matters reserved**

It was proposed by Cllr Pavey, seconded by Cllr Mrs Thompson and:

- PM18/06/32.3 RESOLVED that Illogan Parish Council objects to the planning application for Land Adj to Fair View as the proposal does not comply with the relevant planning policies contained in the Cornwall Local Plan for 2010-2030 and the National Planning Policy Framework 2012.**

**The site is located outside both the current settlement boundary and the proposed settlement boundary contained in the emerging Illogan Parish Neighbourhood Development Plan.**

**The site has an Agricultural Land Classification and the loss of this land is a potential restraint.**

**The site is likely to contain features that could support wildlife which may include European protected species.**

**The submitted indicative plan shows a possible layout of the dwellings, however the access detail does not include adequate emerging visibility splays or pedestrian crossing facilities.**

**A Flood Risk Assessment will be required.**

**There is no open space provision, indeed this application removes some open space.**

**The National Planning Policy Framework states that, in rural areas, local planning authorities should be responsive to local circumstances and any development should reflect local needs, particularly for affordable housing.**

**The Site Allocations Development Plan Document for the Camborne, Pool, Illogan and Redruth area states that there is no pressure to allocate land for housing in or around Illogan, Tolvaddon or Park Bottom.**

**Due to the acknowledged rural nature of Illogan, paragraph 5.31 of the Site Allocations Development Plan Document provide the following clarification:**

***Priority for the delivery of this housing target is focused on the urban area, in doing so minimizing the use of greenfield land.***

**This site has not been identified for housing, nor included within the settlement boundary for Illogan identified in the emerging Illogan Parish Neighbourhood Development Plan. Although this plan does make allowance for *some* housing development, it also states that Affordable housing will be delivered on these exception sites in accordance with the Cornwall Local Plan, Policy 9.**

On a vote being taken the matter was approved unanimously. Members asked the Clerk to state that it was a unanimous vote when the response is sent to Cornwall Council.

3 members of the public left the meeting at 7.31pm.

- iii. **IPC2018/044  
PA18/04931  
Mr & Mrs Martin, Tallem, South Drive, Tehidy  
Proposed kitchen/dining room. Mezzanine level extension  
including balcony**

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

**PM18/06/32.4            RESOLVED            that Illogan Parish Council has no objections  
to the planning application for Tallem.**

On a vote being taken the matter was approved unanimously.

**PM18/06/33            DATE AND TIME OF NEXT MEETING**

The next meeting would be held on Wednesday 4<sup>th</sup> July 2018. There would be a site visit at Illogan Park at 6.30pm followed by the Committee meeting in Penwartha Hall commencing at 7.15pm.

There being no further business the Chairman closed the meeting at 7.33pm.

Signed: .....

Date: .....