

ILLOGAN PARISH COUNCIL

Minutes of the Planning & Environmental Services Committee held on Wednesday 18th July 2018 at 6.30pm in Penwartha Hall, Voguebeloth, Illogan

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

IN ATTENDANCE: Ms S Willsher, Clerk; CC Cllr Desmonde (from point mentioned) and eight members public.

The Chairman explained the safety procedures.

PM18/08/22 TO RECEIVE APOLOGIES FOR ABSENCE

Apologies were received from Cllrs Mrs Thompson and Williams.

Absent: there were no members absent.

PM18/08/23 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 Szoka declared a non-registerable interest in the planning application for The Barnyard.

PM18/08/24 TO CONSIDER APPLICATIONS FROM MEMBERS FOR DISPENSATIONS

There were no requests for dispensations.

PM18/08/25 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)

The agent for the planning application for Land South of Stores House explained that they thought the application would be considered at tonight's meeting and that he was unable to attend the meeting on the 1st August. He explained that it was an outline planning application for a single three-bedroom dwelling. The site area was 384 square metres and there would be a minimum of 60 square metres of amenity space. There would be parking for 2 cars and enough turning space so they could enter and exit in a forward gear. The plans had been drawn up so that there would be no overlooking and as an in-fill development. The properties either side of the site would not be affected. The dwelling had been designed to maintain a cottage character look. Street scene plans and other visuals were shown. The dwelling would be a family home, the drawings showed no stone to the front of the dwelling to reduce costs although the applicants were open to discussions around this.

CC Cllr Desmonde entered the meeting during this item at 6.35pm.

Members of the public made the following comments of the planning application for The Barnyard:

- The site was 600m from the village and the local school;
- The surrounding area was regularly accessed by pedestrians, cyclists, horse riders etc.;
- The addition of 13 holiday units would increase the number of people and change the character and appearance in the area;
- The density of the proposals seemed high compared with existing units;
- The exterior finish of powdered aluminum was not in keeping with the stone and slate finished to other properties in the area;
- The site was elevated and would be visible;
- The increase in traffic would have a negative impact on road safety;
- Some of the roads on the area were only 8.5ft wide;
- There were concerns about noise nuisance;
- The site was in a confined space;
- On-site management of the holiday units could not be made a planning condition;
- Concerns regarding water supply and water run-off. The ditches in the area regularly overflow. The site is not on mains drainage. There were also concerns with the foul drainage figures which seemed far too low. Where would the water be discharged?
- The magnitude of this development would detract from the area;
- This was an atmospheric part of the Parish; it was a sheltered, leafy, green tranquil area;
- There was a lot of history in this area;
- The Barnyard was the first rectory in Illogan;
- There are 2 very ancient wells in the area; Parsonage Well and a christening well;
- The Tangye family used to live in the area;
- Illogan Woods provided solitude;
- The roads leading to the site were narrow;
- The site was close to Illogan School;
- The area had an aura and an atmosphere which it would be a shame to lose;
- Do we need 13 chalets in this area and the attending works;
- There was enough traffic in the area already;
- It was part of the old parish and once it was gone it was lost forever.

Cllr Desmonde apologised for being late and reported that approval of the application for The Barn would remove the protection of the open countryside and its hugely important environmental value. It would be contrary to the Council's policy of not permitting housing development in the open countryside (Policy 7 of the Cornwall Local Plan).

For centuries, the Tehidy area was part of the Basset Manor House and Camborne Plantation. It became a hugely important public resource for the population of Cornwall as a Hospital in the early 1900's and since 1983 as a special amenity place for the residents of Cornwall through the creation of the Tehidy Country Park, which was now the largest area of woodland in West Cornwall. An ANOB encapsulated it and the Heritage Coastline was close by.

It was a particularly valuable amenity and recreational resource for the peoples of Camborne, Pool, Redruth and Illogan: thousands visited regularly.

The proposal was within the centuries old historic Camborne Plantation. Many of the larger trees in the area were over one hundred years old. It would be an act of permanent damage to allow the loss of this precious part of the Cornish Countryside. How could any person of good conscious consider it in any circumstance reasonable to allow its permanent destruction?

The loss of trees and the agricultural setting would be profoundly damaging to the Country Park, ANOB and wider landscape environment. It was a place of abundant wildlife (large numbers of transient and nesting birds, falcons, badgers, foxes, bats and even deer) together with ancient and impressive trees and hedges. The joy of visitors experience close to the nature of the area was inspirational.

If the present Council leadership overrode the Public Interest in this case it would be an act of betrayal to the vision, enacted over many, many decades by previous Cornish leaders who enacted protective policies and enactments in keeping with the long-standing promise to protect this precious area of Cornish Culture, Heritage and Environment for future generations and in particular, those less advantaged than those who were very fortunate to live there.

To remove that protection would give rise to development contrary to the Cornwall Plan Policies 23, 24 and 25, which were fundamental to the protection of the Cornish Natural Environment, our Historic Cornish Environment and its Green Infrastructure.

The Council had a duty under Policy 1 to uphold sustainable development against the three pillars of economic development, social development and environmental protection and improvement.

- **Economic Development** - played no part in this Application. The only benefit would be the enrichment of the Applicant. There was no wider public or community benefit.
- **Social Development** - was not delivered. To the contrary: social harm was caused through the loss of the substantial amenity value to the Community and the health benefits of the open countryside available to all. The many residents within the CPIR conurbations who walked or cycled to this area to enjoy its beautiful environment and landscape would be disadvantaged.
- **Environmental Protection.** - Again, the contrary would result: the beautiful open countryside would be severely impaired by the intrusion into and coverage by concrete and alien structures, causing terminal loss of the trees, landscape character, ecology and wildlife.

There was no benefit that could reasonably be derived from the loss of this precious historic landscape or environmental resource. The loss of the legal protection of this area, would be to wilfully and arrogantly ignore the Policy 1 tests.

To reiterate: Planning Policy 7 makes it clear that development of housing in the open countryside would only be permitted where there were special circumstances. This application was for a single upmarket dwelling and does nothing for the housing need of the area. It had no value to add to a housing need. It only enriched those who were already advantaged. There was no overriding imperative that could support the loss of this important and highly valuable open countryside encompassing the historic woodland setting.

On the contrary, to approve this application would be to destroy the overwhelming need to nurture and protect Cornwall's fast disappearing precious open countryside resource.

PM18/08/26

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

- i. **IPC2018/046
PA17/11190
Mr David Ellsmore, Porthminster Beach View Ltd, The Barnyard,
Churchtown, Illogan
Construction of 13 holiday units and associated works**

Three members of the public left the meeting at 6.50pm.

Cllrs Ford and Mrs Thompson visited the site and compiled the reports on this application as Cllr Szoka declared a non-registerable interest.

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

PM18/07/26.2

RESOLVED

that Illogan Parish Council strongly resists the application on the following grounds:

- **Environmental concerns and the impracticality of their adequate amelioration;**
- **Incompatibility with the principles of item 12 of the Design Policy;**
- **Inconsistency with the underlying principles of policy 7;**
- **Highways issues including safe and sustainable access and egress to the site and traffic incompatibility with the village school;**
- **Severe doubts as to the assessment of flood risk bearing in mind not only the installation of the proposed septic tank on a site not connected to either main drainage nor public mains supply of drinking water (a bore hole is utilized) and also the increased amount of run-off that will be generated by the additional hard surfaces of the dwellings and internal roadways;**
- **Concern for many of the hedge and site trees and the proposed ornamental planting;**
- **Lack of clarity that Policy 23 on page 23 of the Local Plan Strategic Policies 2010-2030 would be met, namely "Development should avoid**

adverse impact on existing features as a first principle and enable net gains by designing in landscape and biodiversity features and enhancements ...”;

- **Absence of informed and objective advice as to varied public safety concerns generally arising out of the proposal, suggesting that this would constitute an un-neighbourly development;**
- **Illogan is a rural parish, the built area can not keep expanding;**
- **Despite what is stated in the submitted documentation the development will be obtrusive and will be visible especially from footpath 214/5/1 which runs from adjacent to Ferndale to Trengove;**
- **The site should be maintained development free for potential future educational use;**
- **The development would put pressure and threaten other rural areas in the Parish; and**
- **There is no need for additional holiday accommodation in this area; there is already sufficient provisions for tourism.**

On a vote being taken on the matter there were 7 votes FOR and 0 votes AGAINST.

- ii. **IPC2018/047
PA18/05730
Photo-Me International Plc, Land at Illogan Stores, Paynters Lane, Illogan
Installation of a modular self-service launderette facility within the demise of the Illogan Stores and Kebab House
(retrospective)**

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

PM18/07/26.3 RESOLVED that there are no objections to the planning application for Land at Illogan Stores.

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

- iii. **IPC2018/048
PA18/03895
Mr Sampson Wilton, The Barn, Halgoss, Tehidy, Camborne
Outline application for the construction of single dwelling with all matters reserved**

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

PM18/07/26.4 RESOLVED that Illogan Parish Council maintains their original objections and reiterates their previous comments for the revised plans for The Barn and that the

Council adds that there is no economic benefit to the wider public or community.

On a vote being taken the matter was approved unanimously.

- iv. **IPC2018/049
PA18/06006
Rosemary Johnson, Collingwood, Mount Whistle Road, South Tehidy, Camborne
Erection of three dwellings, alterations to existing access and installation of sewage treatment plans – outline with some matters (appearance, landscaping and scale) reserved**

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

PM18/07/26.5 RESOLVED that Illogan Parish Council objects to the planning application for Collingwood as the developments is a backland garden development, that is outside of the settlement boundaries, it goes against the policies in the emerging Illogan Parish Neighbourhood Development Plan, it is out of keeping with the low density of housing in the area and it goes against the governments advice to protect gardens.

On a vote being taken the matter was approved unanimously.

- v. **IPC2018/050
PA18/06119
Mrs Silvester, Featherwhite, Mount Whistle Road, South Tehidy, Camborne
Various works**

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

PM18/07/26.6 RESOLVED that Illogan Parish Council supports the planning application for Featherwhite.

On a vote being taken the matter was approved unanimously.

PM18/08/27 DATE AND TIME OF NEXT MEETING

The next meeting would be held on Wednesday 1st August 2018, 7pm in Penwartha Hall.

There being no further business the Chairman closed the meeting at 7.15pm.

Signed:

Date: