

ILLOGAN PARISH COUNCIL

Minutes of the Planning & Environmental Services Committee held on Wednesday 17th October 2018 at 6.40pm in Penwartha Hall, Voguebeloth, Illogan

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

IN ATTENDANCE: Ms S Willsher, Clerk; Cllr Desmonde, Cornwall Council; and 6 members of the public (from and to points mentioned).

The Chairman explained the safety procedures.

PM18/10/18 TO RECEIVE APOLOGIES FOR ABSENCE

Apologies were received from Cllrs Ms Cadby and Miss Pollock.

Absent: there were no members absent.

PM18/10/19 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 Ford declared a non-registerable interest in the planning application for 9 Valley Gardens.

PM18/10/20 TO CONSIDER APPLICATIONS FROM MEMBERS FOR DISPENSATIONS

There were no applications for dispensations.

PM18/10/21 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)

Members of the public raised the following concerns regarding the planning application for Land South East of Tallem also known as High Barbaree:

- The scale of the properties was out of all proportion when considered against the outline proposal;
- The properties were not facing the same way when compared to the outline application;
- Plot 1 overlooks the neighbouring bungalow, Bellever, to the south;
- The properties on either side were bungalows and accordingly the new properties were larger than the neighbouring properties;
- With regard to biodiversity and the sylvan environment a Cornish hedge and trees boundary around the new dwellings would form an enhancement to the proposals and be a plus as regards the environment;
- The new National Planning Policy Framework (NPPF) stated at section 170(a) that planning decisions should contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes, sites of biodiversity or geological value;

- The land itself was sloping and there were drainage concerns to be met;
- The positioning of the houses was lower down the field than in the outline application, this was beyond the building line and was to avoid protected trees adjacent to South Drive;
- The dwellings were bunched at the southern end of the field whereas they were evenly spaced at outline, this would exacerbate the conflict between the new housing and daylight shading caused by neighbouring trees which was not considered at outline stage;
- It would create a barrage of built form at the southern end of the field which was alien to the surrounding settlement pattern;
- The positioning of the access way was through protected trees, in order to achieve visibility splays, which would destroy protected trees;
- Inadequate drainage proposals had been made for surface water drainage and foul to septic tank, which fell down the hill onto adjoining land at the southern end of the plot;
- Bungalows or chalets were only considered at outline, whereas far larger two storey homes were now proposed;
- The surrounding environment pattern was bungalows or chalet bungalows and the bulk of the proposed homes was unacceptable;
- The proposed homes had been angled to not only take the views to Tehidy Park to the east, but they would also look directly into the neighbouring properties bedroom and other windows to the west;
- That the development was substantial and would have a significant impact on the area; and
- That a sensitive approach was expected to the development

PM18/10/22 TO DISCUSS PLANNING APPLICATIONS RECEIVED UP TO THE DATE OF THE MEETING (CLLR HOLMES)

- i. **IPC2018/060
PA18/08648
Mr and Mrs Simon and Eleanor Griffiths, Rhino Projects (SW) Ltd, Land South East of Tallem, South Drive, Tehidy
Reserved Matters Application for construction of 3 dwellings including access, appearance, landscaping, layout and scale (Details follow outline application no. PA15/09516 dated 13/01/17 allowed on Appeal Ref. APP/D0840/W/16/3169295 dated 18th July 2017)**

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

PM18/10/22.2 RESOLVED that Illogan Parish Council opposes the detailed planning application for the Land South East of Tallem for the following reasons and asks for a more suitable application for this site:

- **Plots 1 and 3 overlook Tallem and Bellever;**
- **The proposed new access to the site will result in the felling of approximately six tree with Tree Preservation Orders (TPOs);**

- **Poor site lines onto South Drive;**
- **The building of 3 houses and not bungalows is out of keeping with the neighbouring area and its existing dwellings;**
- **The present site plan may open the rest of the site for further development;**
- **The residents of both Bellever and Tallem are very concerned about sewage provision and soakaway provision being too close to either dwelling;**
- **The applicant may consider that the row of pine trees in the garden of Bellever to be a nuisance because of shadowing and may attempt in future to have them removed against the wishes of the residents of Bellever. Illogan Parish Council would like to ensure that these Pine Trees are protected by a Tree Preservation Order (TPO) and if they are not the Pines should be protected;**
- **The external design and materials are out of keeping with the location and surrounding area as they are too white; and**
- **There were concerns that there were proposals that the dwellings would be self-build and that the build time in this sensitive and important area would be extended due to this.**

On a vote being taken the matter was unanimously approved.

1 member of the public entered the meeting during this item at 6.54pm.

Cllr Ford left the meeting.

- ii. **IPC2018/061
PA18/08911
Mr Norman, 9 Valley Gardens, Voguebeloth, Illogan
Proposed extension**

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

PM18/10/22.3

RESOLVED

that Illogan Parish Council supports the planning application for 9 Valley Gardens.

On a vote being taken the matter was unanimously approved.

2 members of the public left the meeting at 7.02pm.

- iii. **IPC2018/062
PA18/08800
Mr Kevin Briscoe, OS Field 0985, Spar Lane, Illogan
Development of site to provide 3 detached dwellings**

Cllr Ford re-entered the meeting.

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

PM18/10/22.4

RESOLVED

that Illogan Parish Council opposes the planning application for OS Field 0985 for the following reasons:

- **The development will erode the semi-rural character of the area beyond the edge of the settlement;**
- **The proposal does not accord with Policy 3 in the Cornwall Local Plan;**
- **The proposal does not accord with the sustainable development principles set out in the National Planning Policy Framework (NPPF), in particular paragraph 7 which sets out three dimensions to sustainable development that proposals must meet;**
- **The proposal would be unsustainable in terms of performing an environmental role; and**
- **The introduction of building into the countryside would raise a direct conflict with paragraphs 17, 58 and 61 of the National Planning Policy Framework 2012 (NPPF) and policies 2 and 23 in the Cornwall Local Plan.**

On a vote being taken the matter was unanimously approved.

PM18/10/23

DATE AND TIME OF NEXT MEETING

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

There being no further business the Chairman closed the meeting at 7.12pm.

Signed:

Date: