

ILLOGAN PARISH COUNCIL

Minutes of the Planning & Environmental Services Committee held on Wednesday 5th December 2018 at 7pm in Penwartha Hall, Voguebelothm Illogan

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

IN ATTENDANCE: Ms S Willsher, Clerk; and Mr Farrington, CEP (until point mentioned).

The Chairman explained the safety procedures.

PM18/12/1 TO RECEIVE APOLOGIES FOR ABSENCE

Apologies were received from Cllr Pavey.

Cllr Holmes was absent.

PM18/12/2 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.

PM18/12/3 TO CONSIDER APPLICATIONS FROM MEMBERS FOR DISPENSATIONS

There were no requests for dispensations from members.

PM18/12/4 TO DISCUSS THE GREEN RIPPLE PROJECT AND THE POTENTIAL INSTALLATION OF A SOLAR PV PANEL AND AGREE ANY RECOMMENDATIONS TO FULL COUNCIL

Mr Farrington explained the Green Ripple Project. A few years ago solar panels were installed on some properties in Tolvaddon. The property owners received the cheaper electricity generated from the solar panels and the Green Ripple received the feed in tariff. The income generated from the feed in tariff is available to invest in another project. The feed in tariff scheme would end on the 31st March 2019. Any solar panels installed after the 31st March 2019 would not receive any feed in tariff although there would still be cost savings in terms of electricity being generated any excess being sold to the national grid.

There was enough money in the Green Ripple funds to cover all of the costs of the supply, installation of a 20-30kw solar panel array and the power/purchase agreement and lease to be drawn up. Ideally the panels will be installed by the 31st March 2019. He asked whether the Council had any ideas on suitable buildings within the parish that a solar array could be mounted on. The users of the building would receive a 30-50% reduction in their electricity bills and the surplus would be sold to the national grid and would go into the Green Ripple funds with the feed in tariff to finance new projects in the future.

Members discussed with Mr Farrington the financial viability of the project; that there would be a 10% reduction in electricity generated if the roof was not south facing; that there were enough directors for the Green Ripple to make decisions; the condition of the roof; future repairs to the roof; insurances; the project being planned at Illogan Park.

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

PM18/12/4.2 RESOLVED to recommend to Full Council that Illogan Village Hall and as a back up Homecroft Doctors Surgery should be considered for the potential installation of a 20-30kw solar panel array as part of the Green Ripple Project and that the Clerk should provide Mr Farrington with appropriate contact details for Illogan Village Hall.

On a vote being taken the matter was unanimously approved.

Mr Farrington agreed that he would keep in contact with the Clerk to ensure the Council were kept up to date with the Green Ripple Project.

Mr Farrington left the meeting at 7.25pm.

PM18/12/5 TO RECEIVE AND APPROVE THE MINUTES OF THE MEETINGS OF THIS COMMITTEE HELD ON THE 7TH AND 21ST NOVEMBER 2018 AND THE CHAIRMAN TO SIGN THEM

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

PM18/12/6.2 RESOLVED to receive and approve the minutes of the Planning and Environmental Services Committee held on 7th and 21st November 2018 and the Chairman to sign them.

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

PM18/12/6 MATTERS ARISING FROM THE MINUTES AND A REPORT ON PROGRESS OF ACTIONS, FOR INFORMATION ONLY

Page 858 – Minute PM18/11/14.3 – The Clerk had contacted Cornwall Council regarding the concerns made by a member of the public about Parsonage Well, cleaning the gullies and opening up the gully under the hedge to a larger diameter pipe and that the surface needed repairing in Illogan Woods. The following response had been received from Cornwall Council:

'Thank you for your email, the contents of which have been noted. I have asked that the leaf litter is cleared (which may now have been done), after which I will look at the options for improving the drainage layout. Regrettably, as the legalities relating to drainage are complex, it may take a while to address your concerns. But I am hopeful we will be able to. I will liaise with my colleagues in Countryside Access regarding the surface repairs.'

PM18/12/7 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)

There were no members of the public present.

PM18/12/8 TO DISCUSS PLANNING APPLICATIONS RECEIVED UP TO THE DATE OF THE MEETING (CLLR SZOKA)

- i. IPC2018/074
PA18/10621
Mr Murgatroyd, B and A Developments Cornwall Lts, Silver Lyne, Nettles Row, Trevelyan Road, Illogan
Reserved matters application for access, appearance, landscaping, layout, and scale following outline approval
PA16/03715 for detached dwelling and garage**

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

- PM18/12/8.2 RESOLVED that Illogan Parish Council have no objections to the planning application for Silver Lyne subject to there being a condition that addresses the neighbours concerns and prevents overlooking with the use of frosted windows.**

On a vote being taken the matter was unanimously approved.

- ii. IPC2018/075
PA18/10707
Mr & Mrs Bolitho, 16 Sunnyside Parc, Illogan
This application seeks a Certificate of Lawfulness in respect of the use of a building as a self-contained, independent dwelling house**

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

- PM18/12/8.3 RESOLVED that Illogan Parish Council does not oppose the planning application for 16 Sunnyside Park and that they request that there is a St Mawes type condition to tie the building to the main dwelling and that if the declaration is accepted that the house is taken off of the housing targets for this area as it would be a separate dwelling.**

On a vote being taken the matter was unanimously approved.

- iii. **IPC2018/076**
PA18/10680
Mr & Mrs Mark Kessell, Tressingham Meadow, Rosewarne Downs, Illogan
Erect a ground mounted solar array holding 14 solar panels

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

PM18/12/8.4 RESOLVED that there are no objections to the planning application for Tressingham Meadow.

On a vote being taken the matter was unanimously approved.

- iv. **IPC2018/077**
PA18/10642
Mr Alan Snow, Alan Snow Agricultural Engineers, Land at Tolvaddon Business Park, Tolvaddon Business Park, Tolvaddon Variation of condition 6 (approved plans condition) in respect of decision notice PA17/03061 (Proposed new commercial unit with workshop and office space (Use classes B1a, B2 and B8) on Land at Tolvaddon Business Park) to allow repositioning of the building

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

PM18/12/8.5 RESOLVED that there are no objections to the planning application for Land at Tolvaddon Business Park.

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

PM18/12/9 TO NOTE PLANNING DECISIONS RECEIVED FROM CORNWALL COUNCIL

- PA18/08514 – Mr A Richards, Land North of Ferndale, Well Lane, Illogan, Churchtown – Application for non-material amendment (following decision PA17/10569) to replace the original garage doors with one large solid door after removing central pillar. To substitute the utility and store rooms doors in plastic that were originally in aluminium and timber – **APPROVED**
- PA18/09255 – Mrs Hartman, OS Field 8411, Park Bottom, Illogan – Construction of a new dwelling and garage with associated external works – **WITHDRAWN**
- PA18/08800 – Mr Kevin Briscoe, OS Field 0985, Spar Lane, Illogan – Development of site to provide three detached dwellings – **REFUSED**
- PA18/09436 – Dr and Mrs Bull, Land Adj to Fairfield House, Alexandra Road, Illogan – Variation of Condition 5 (Tree Protection) of Application No. PA18/00828 dated 11th April 2018 for the Construction of a new single-storey dwelling within the garden of Fairfield House for the approved tree protection fencing design need to move to accommodate the safe installation of the proposed sewage treatment plant – **APPROVED**

- PA18/09806 – Mr and Mrs Williams, The Nook, Paynters Lane, Illogan – Conversion of the loft space to living accommodation. Construction of dormers and associated works – **APPROVED**
- PA18/09995 – Mr and Mrs Booth, Seton, Bassett Road, Voguebeloth, Illogan – Two storey extension to side of dwelling – **APPROVED**

It was agreed that from January 2019, the Clerk would maintain a record of the Cornwall Councils reasons for refusing planning applications.

PM18/12/10 TO RECEIVE THE NALC PLANNING POLICY FRAMEWORK CONSULTATION PROPOSALS AND AGREE ANY FUTURE ACTIONS

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

- PM18/12/10.2 RESOLVED that the NALC Planning Policy Framework Consultation Proposals are received and endorsed; that members would keep the document handy as it may need to be referred to in the future; and that the Clerk would contact NALC to commend them for producing an excellent document.**

On a vote being taken the matter was approved unanimously.

It was agreed that the Clerk would get a copy of the Brownfield Land Register Regulations 2017 to retain in the Council Office.

PM18/12/11 TO CONSIDER CORRESPONDENCE RECEIVED UP TO THE DATE OF THE MEETING, AGREE RESPONSES AND ANY FUTURE ACTIONS

1. Email from Tehidy Residents Association to Cornwall Council re PA18/09326 – Land NW of Tranquil Cross – requesting an urgent analysis of the application as there were no supporting comments from members of the public yet the planning portal showed 1 supporting comment.
2. Email from a member of the public regarding the use of delegated powers.
3. Planning Aid England survey of parish and town councils (received 12.11.18), deadline for completion 03.12.18 – the Clerk completed the survey as agreed by Cllrs Mrs Ferrett and Crabtree.
4. Latest news from the Cornwall Area of Outstanding Natural Beauty (AONB) – information included Launch of Wheal Buzzy mining bees project; Cornwall AONB App – new way to explore the AONB; The Government’s Glover review of designated landscapes.
5. Email from Cllr Desmonde objecting to planning application PA18/09524 – OS Field 5865, Halgoss.
6. Email from the Mining Trails Partnership Forum – invitation to second meeting on Tuesday 12th February 2019, 2-4pm at Feock Parish Council Offices and requesting that the Council assesses the condition

of the trails in the parish and returns the assessment sheets prior to the February meeting.

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

PM18/12/11.2 RESOLVED that Cllrs Ford and Mrs Thompson would assess the condition of the Mining Trails in the Parish and that Cllrs Mrs Roberts and Mrs Thompson would attend the Mining Trails Partnership Forum on the 12th February 2019.

On a vote being taken the was approved unanimously.

7. Email from the North Coast Cluster Group on rural exception sites, EVAs and County Conference
8. Two emails from Cllr Desmonde objecting to planning application PA18/01144 – Tehidy Mill Farm.
9. Copies of emails from a member of the public to George Eustice MP re planning applications for High Barbaree and Land NW of Tranquil Cross
10. Reports from members of the public that the footpath sign post was damaged and needed replacing on the path from Woodbine Lane and that the no motorcycles and no horse riding signs needed to be replaced. The Clerk reported the issue to Cornwall Council who had advised that they had logged the issue, but due to limited resources they were prioritising safety issues. The signs would remain logged, but they were unable to give any timescales for the work. A member of the public had volunteered to replace the post.

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

PM18/12/11.3 RESOLVED that providing Cornwall Council agree that a volunteer can replace the damaged post on the footpath from Woodbine Lane and that they provide the appropriate signage, that this Council would provide the post and that if the works goes ahead the Clerk will thank the volunteer on behalf of this Council.

On a vote being taken the was approved unanimously.

11. Email from a member of the public – *'I have been advised by the chairman councilor Mrs Roberts to bring this problem to the council so that it can be entered as an agenda item for your next meeting. The grass verges are so overgrown that they cover much of the pavements in places, and many of the pavements are broken and in a dangerous condition. I would like the members to see the site for themselves what I am talking about. I have never seen the Coronation Road estate in such a poor state. As the county councilor is a member of the council I would hope he will join you, I am more than willing to show you the problems that I am talking about.'*

Cllr Ekinsmyth explained the history of the problems in Coronation Road. He had spoken to Cornwall Council and all they were able to do was to put posts in to prevent parking on the verges. He would continue to chase a resolution through Cornwall Council as it was their responsibility, there would also need to be negotiation with Coastline Housing as they owned some of the dwellings. It was also believed that there were a lot of pipes etc under the verges. He has also put the area forward to the Community Network Area Highways scheme for consideration.

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

PM18/12/11.4 RESOLVED that the Clerk would write to Cornwall Council highlighting the residents concerns with the condition of Coronation Road and that this Council was supportive of something being done to appropriately resolve the issue and that the Council were aware of schemes in both Camborne and Redruth which would achieve what we want and the Council asks whether a similar scheme could be implemented here.

On a vote being taken the was approved unanimously.

12. Email from the owner of GUR Build UK – *'I hope this message finds you well, Many villages and communities under threat from the lack of affordable housing. With many new houses being built far out of the price range for many new and first-time buyers. GUR Build aim to stop this, providing not only truly affordable yet comfortable homes. Ensuring that communities can continue to grow and thrive. Our innovative low carbon British design enables us not only to build faster than traditional methods, yet also keep costs at a minimum ensuring that the homes will remain affordable after completion. We work with communities from initial introduction through to handing over the keys for the finished new homes. If Your Community is in need for affordable new homes or If you have any questions, queries or would like to discuss further please do not hesitate in contacting me, this soon could be a reality. Look Forward to hearing from you.'*
13. Cornwall Council Neighbourhood Planning E-Bulletin – items included Welcome; Neighbourhood Planning Surgeries December 2018; Neighbourhood Planning in Cornwall; Designations; Strategic Environmental Assessment Screening (SEA); Pre-submission consultation; Plan proposals statutory consultation; Examination; Referendum; Made neighbourhood plans; Contact us; Neighbourhood Planning Toolkit links; Toolkit and guidance notes; Useful web links; Government legislation; Other information
14. Letter from Cornwall Council re the Local Maintenance Partnership (LMP) 2019/20, the level of grant and any amendments to the scheme would be made and advised by the end December 2018
15. Letter from Cornwall Council enclosing copy notice of confirmation of the Tree Preservation Order for Little Trengale, Parklands, South Drive, Tehidy, Camborne

PM18/12/12 TO CONSIDER MANAGEMENT, MAINTENANCE AND FUTURE DEVELOPMENTS IN ILLOGAN PARK AND OTHER PARISH FACILITIES, AGREE ANY FUTURE ACTIONS AND ANY ASSOCIATED EXPENDITURE

It was noted that this item should not be on this agenda. Cllr Crabtree reported that he had been made aware of some misuse of the slide which was causing damage.

PM18/12/13 TO NOTE INFORMATION REGARDING THE CRICKET FIELD AT MARY’S WELL AND AGREE ANY FUTURE ACTIONS AND ANY ASSOCIATED EXPENDITURE

There was no information.

PM18/12/14 TO CONSIDER ITEMS TO BE DISCUSSED AT FUTURE MEETINGS

It was agreed that there would be a report from Cllr Ekinsmyth regarding the Green Ripple Project.

Cllr Crabtree requested an item to consider the fees charged by Cornwall Council for removing large items.

PM18/12/15 DATE AND TIME OF NEXT MEETING

The next meeting would be held on Wednesday 9th January 2019, 7pm in Penwartha Hall.

There being no further business the Chairman closed the meeting at 8.09pm.

Signed:

Date: