

ILLOGAN PARISH COUNCIL

Minutes of the Planning & Environmental Services Committee held on Wednesday 16th January 2019 at 6.40pm in Penwartha Hall, Voguebeloth, Illogan

PRESENT: Cllr Mrs Ferrett (Chairman), Crabtree (Vice Chairman), Ford, Holmes, Mrs Roberts, Mrs Share (from point mentioned and not a member of this Committee), Mrs Thompson and Williams.

IN ATTENDANCE: Ms S Willsher, Clerk; Mrs J Curtis, Administration Assistant; and 15 members of the public (5 from points mentioned).

The Chairman explained the safety procedures.

PM19/01/18 TO RECEIVE APOLOGIES FOR ABSENCE

Apologies were received from Cllrs Ms Cadby and Pavey.

Absent: Cllr Szoka was absent.

PM19/01/19 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

There were no interests declared.

PM19/01/20 TO CONSIDER APPLICATIONS FROM MEMBERS FOR DISPENSATIONS

There were no applications from members for dispensations.

PM19/01/21 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 made the following comments objecting to the planning application PA18/11589 for Land East of Hillside:

- The applicants lived and worked in Australia;
- The applicants mother lived in the property and also owned a property in Portreath which was rented out;
- The reasons stated in the application for wanting the dwelling were not accurate;
- The proposed building was huge and included an upstairs which went against the argument made by the applicant that the dwelling was needed for mobility reasons;
- There was no need to build the dwelling;
- Clifton Road was narrow, on a slope and used as a rat run;
- Traffic in the area was diabolical, traffic regularly travelled at 40/50mph
- Clifton Road was regularly used by large lorries;
- Clifton Road would be blocked if another property was built and another access created;

- There was an ambulance called to a property in Clifton Road recently and they were delayed for over 20 minutes due to the volume of cars, parked cars, waste and recycling collections and there being nowhere for vehicles to pull in to let the ambulance through; this would only get worse with the addition of another dwelling and entranceway;
- There was an agricultural gate, that had not been used as a vehicular access for at least forty years, unlike what had been stated in the application;
- They questioned the need for a separate access; and
- At the pre-application stage, Cornwall Council Planning Officers had not visited the site.

PM19/01/22

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

**i. IPC2019/005
PA18/11556**

**Mrs Lynn Kimpton, Isca, Bridge Road, Illogan, Redruth
Change of use for existing annex and garage to use as work place to offer beauty treatments**

2 members of the public entered the meeting at 6.47pm.

Cllr Mrs T Share entered the meeting at 6.48pm.

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

PM19/01/22.2

RESOLVED

that Illogan Parish Council has no objections to the planning application for Isca subject to there being no objections from Highways; the hours of operation are between 10am and 6pm 2 days per week, that the drive is widened before the salon starts operating and that a St Mawes condition is placed on the salon so that it cannot be sold separately.

On a vote being taken the matter was unanimously approved.

**ii. IPC2019/006
PA19/00044**

**Mr Peter Hackett, Cold Spring and The Coppice, Parklands, South Drive, Tehidy
Turkey Oak T1 – Remove two lowest branches. Turkey Oak T2 – Remove four lowest branches. Sessile Oak T3 – Shorten branches over shed roof (by 2.5 metres)**

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

PM19/01/22.3

RESOLVED

that Illogan Parish Council supports the planning application for Cold Spring and The Coppice subject to a satisfactory tree officers report.

On a vote being taken the matter was unanimously approved.

- iii. **IPC2019/007**
PA18/11589
Stephen and Elise Barber, Land East of Hillside, Clifton Road, Park Bottom
Construct a single level new dwelling with habitable roof space

1 member of the public entered the meeting at 6.52pm.
 2 members of the public entered the meeting at 6.54pm.

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

PM19/01/22.4 RESOLVED that Illogan Parish Council objects to the planning application for Land East of Hillside as it does not comply with Policies PH3 (design) and PH4 (Development in Existing Private Gardens) of the Illogan Parish Neighbourhood Development Plan. It is out of character and appearance of the surrounding area as it is on raised ground. It will not maintain a building to plot ratio representative of the surrounding plots and it will not provide a useable amenity space for both the existing and additional building, bearing in mind the size of the current property. Under the Illogan Parish Neighbourhood Development Plan (Best use of land and existing buildings) and Policy 21c of the Cornwall Local Plan which states – *‘increase building density where appropriate, taking into account the character of the surrounding area and access to services and facilities to ensure efficient use of the land’*; the property does not need to be built and is out of keeping with the area and at the moment there is only the assumption that it will be required when there is scope to modify within the current buildings if ever required. The proposals would leave two small areas of outdoor space for each property along with highway concerns by opening up a disused access onto a road that is not very wide and is used as a rat run. The location is not suitable for another dwelling. The dwelling would be overbearing for the neighbouring properties. There is inadequate amenity space provision.

On a vote being taken the matter was unanimously approved.

PM19/01/23 DATE AND TIME OF NEXT MEETING

The next meeting would be held on Wednesday 6th February 2019, 7pm in Penwartha Hall.

There being no further business the Chairman closed the meeting at 6.59pm.

Signed:

Date: