

ILLOGAN PARISH COUNCIL

Minutes of the Planning & Environmental Services Committee held on Wednesday 6th March 2019 at 7pm in Penwartha Hall, Voguebeloth, Illogan

PRESENT: Cllr Crabtree (Vice Chairman), Ford, Holmes, Pavey, Mrs Roberts and Szoka.

IN ATTENDANCE: Ms S Willsher, Clerk; and 9 members of the public (until points mentioned).

The Chairman explained the safety procedures.

PM19/03/1 TO RECEIVE APOLOGIES FOR ABSENCE

Apologies were received from Cllr Mrs Ferrett, Mrs Thompson and Williams.

Absent: there were no members absent.

PM19/03/2 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.

PM19/03/3 TO CONSIDER APPLICATIONS FROM MEMBERS FOR DISPENSATIONS

There were no applications from members for dispensations.

PM19/03/4 TO RECEIVE AND APPROVE THE MINUTES OF THE MEETINGS OF THIS COMMITTEE HELD ON THE 6TH AND 20TH FEBRUARY 2019 AND THE CHAIRMAN TO SIGN THEM

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

PM19/03/4.2 RESOLVED to receive and approve the minutes of the meetings of the Planning and Environmental Services Committee held on 6th and 20th February 2019 with the correction of the typo's and the Chairman to sign them.

On a vote being taken the matter was approved unanimously.

PM19/03/5 MATTERS ARISING FROM THE MINUTES AND A REPORT ON PROGRESS OF ACTIONS, FOR INFORMATION ONLY

Page 898 – Minute PM19/02/15.2 – Cornwall Council were using a standard suite of bins, so they were going to arrange for the bin at Alexandra Road to be replaced from their stock with a dual use litter/dog waste bin. The bin near Primrose Gardens hadn't been in situ for many years and was removed prior to the start of the current waste collection contract. Therefore, Cornwall Council could not reinstate the bin without incurring additional charges. There was a bin at the Woodbine Lane end of the Public Right of Way from Spar Lane and another at Clifton Road junction

with Spar Lane, so there were other bins available on the routes that were likely to be used by dog walkers in this locality. The Parish Council could put up their own bin providing they arranged for it to be emptied at their own cost, with a notice on it on who to contact if there was an issue with the bin.

Page 901 – Minute PM19/02/20.2 – Kernow Tree Surgery were completing and submitting the planning application for the tree works in Manningham Wood as the trees are covered by a TPO.

Page 901 – Minute PM19/02/21.2 – Greens Grounds and Trees would complete the tree planting in Manningham Wood once the tree works had been completed.

PM19/03/6

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)

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

Members of the public raised the following points objecting to the planning application for Land East of Hillside:

- They didn't accept the revised plans;
- The agricultural gate proposed as the entrance was on the brow of a hill;
- The road was dangerous and the proposals and building work would culminate the dangers especially with the installation of utilities. During the work there would be nowhere for residents to park due to the traffic lights and the additional traffic created by the building site that backs onto Clifton Road;
- The proposals were not appropriate;
- The house at Hillside was big enough to accommodate the family and the necessary care;
- They would not object to the conversion of the garage and for the garage to be joined to the main dwelling;
- The entrance and exit to the new dwelling would not be appropriate;
- They would like to think that Cornwall Council would listen to their objections;
- The land for the proposed dwelling had always been used as an allotment;
- The proposed dwelling was not necessary;
- They thought that it was appalling that the plans had been revised using the same Cornwall Council reference number;
- They thought it was appalling that the public had to submit their comments twice; and
- None of the neighbouring properties had been notified by Cornwall Council of the submission of the revised plans.

PM19/03/7 TO DISCUSS PLANNING APPLICATIONS RECEIVED UP TO THE DATE OF THE MEETING (CLLR PAVEY)

- i. IPC2019/015
PA19/01129
Mr A Wills, Franbeth, Richards Lane, Illogan
Side extension to existing dwelling**

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

- PM19/03/7.2 RESOLVED that there are no objections to the planning application for Franbeth although members request that the plans are revisited to address the concerns raised by the neighbour**

On a vote being taken the matter was approved unanimously.

A member of the public reported that all the windows that faced the neighbour would be obscure glazed as they were for a bathroom, an en-suite and a dressing room.

- ii. IPC2019/016
PA19/01346
Mr and Mrs M Biddle, 30 Valley Gardens, Voguebeloth, Illogan, Redruth
Conversion of single garage to living accommodation and single storey extension to the rear along with internal alterations**

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

- PM19/03/7.3 RESOLVED that there are no objections to the planning application for 30 Valley Gardens.**

On a vote being taken the matter was approved unanimously.

- iii. IPC2019/017
PA19/01476
Mrs Rachel Bowie, Rosevine, 1 Bridge Road, Illogan, Redruth
First floor extension to dwelling**

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

- PM19/03/7.4 RESOLVED that there are no objections to the planning application for Rosevine subject to the neighbours' concerns being addressed.**

On a vote being taken the matter was approved unanimously.

- iv. **IPC2019/018**
PA18/11589
Stephen and Elise Barber, Land East of Hillside, Clifton Road,
Park Bottom
Erection of a single level dwelling

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

- PM19/03/7.5** **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 approved unanimously.

It was agreed that the Clerk would state that it was unanimous vote when returning the Council's comments.

PM19/03/8 **TO NOTE PLANNING DECISIONS RECEIVED FROM CORNWALL COUNCIL**

- PA18/01144 – Mrs E Jones, Tehidy Mill Farm, Tehidy Mill, Roscroggan, Camborne – Retrospective application for erection of a goat house and storage building – **APPROVED**
- PA18/02936/PREAPP – Mr and Mrs R Holborn, Chyryn, Harris Mill, Illogan, Redruth – Pre-application advice for 2 dwellings – **Closed – advice given**

- PA18/11553 – Mr C P Hancock, The Old Coach House, Churchtown, Illogan – Conversion of store to dwelling (revised scheme) - **REFUSED**
- PA19/00520 – Mr Keith Boyns, Greenways, Clifton Road, Park Bottom, Redruth – Retrospective application for detached garage and workshop, utility and W.C. – **APPROVED**
- PA18/011556 – 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 – **APPROVED**
- PA19/00750 – Mr and Mrs Smitham, Gwendra, 2 Trevelthan Road, Illogan – Proposed ground and first floor extension - **APPROVED**

8 members of the public left the meeting during this item at 7.25pm.

PM19/03/9

TO RECEIVE THE TOWN AND COUNTRY PLANNING (APPEALS) (WRITTEN REPRESENTATIONS PROCEDURE) (ENGLAND) REGULATIONS 2009 RE PLANNING APPLICATION PA18/08800 FOR MR BRISCOE, OS FIELD 0985, SPAR LANE, ILLOGAN FOR THE DEVELOPMENT OF SITE TO PROVIDE THREE DETACHED DWELLINGS, CONSIDER WHETHER TO MAKE ANY FURTHER COMMENTS AND AGREE ANY FUTURE ACTIONS

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

PM19/03/9.2

RESOLVED

that the Clerk would respond to the Town and Country Planning (Appeals) (Written Representations Procedure) (England) Regulations 2009 re planning application PA18/00880 for Mr Briscoe, OS Field 0985, Spar Lane, Illogan for the development of site to provide three detached dwellings stating that the Council stand by their original comments to the planning application and that the Illogan Parish Neighbourhood Development Plan had passed the examination stage and that the comments the Council made reflects the policies included in the Plan.

On a vote being taken the matter was approved unanimously.

PM19/03/10

TO RECEIVE A REPORT ON LITTER PICKING TOOLS, BLACK BAGS, AND THE COLLECTION OF WASTE FOR THE CLLR LITTER PICKS ON THE 6TH APRIL 2019, CONSIDER WHETHER TO REGISTER WITH 'CLEAN CORNWALL', AGREE ANY APPROPRIATE DETAILS FOR THE LITTER PICKS, ANY FUTURE ACTIONS AND ANY ASSOCIATED EXPENDITURE

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

PM19/03/10.2

RESOLVED

that the Council would register with 'Clean Cornwall' and that the Clerk would arrange for the provision of litter pick grabbers, black bin bags and the collection of the rubbish for the litter pick to be held on the 6th April 2019.

On a vote being taken the matter was approved unanimously.

PM19/03/11 TO RECEIVE THE INSPECTION REPORT COMPLETED BY THE COUNCIL'S CONTRACTOR. AGREE ANY FUTURE ACTIONS AND ANY ASSOCIATED EXPENDITURE

It was proposed by Cllr Mrs Roberts, seconded by Cllr Ford and:

- PM19/03/11.2 RESOLVED** that the Inspection Report from the Council's contractor is received and that the Clerk would obtain quotes for all the works highlighted in the report except the works highlighted for trees, fences and walls and that the Clerk would chase the Diocese to replace the fence along the Glebe field that borders the path from Manningham Wood to Illogan Churchyard.

On a vote being taken the matter was approved unanimously.

PM19/03/12 TO REVIEW MANNINGHAM WOODS FOLLOWING COMMENTS MADE BY A MEMBERS OF THE PUBLIC AT THE PREVIOUS MEETING OF THIS COMMITTEE, AGREE ANY FUTURE ACTIONS AND ANY ASSOCIATED EXPENDITURE

It was agreed that a minimum of 2 Cllrs out of Cllrs Crabtree, Pavey and Mrs Roberts would meet with the member of the public who commented on the condition of Manningham Woods to look at the issues and that they would report to the next meeting of this Committee.

PM19/03/13 TO REVIEW THE PATH FROM PARSONAGE WELL TO PORTREATH FOLLOWING COMMENTS MADE BY A MEMBER OF THE PUBLIC AT THE PREVIOUS MEETING OF THIS COMMITTEE, AGREE ANY FUTURE ACTIONS AND ANY ASSOCIATED EXPENDITURE

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

- PM19/03/13.2 RESOLVED** that the Clerk and the Administration Assistant would go and take photographs of the path from Parsonage Well to Portreath and that they would then send the photographs to Cornwall Council and that they would chase Cornwall Council for a response to the previous report of the issues made to them.

On a vote being taken the matter was approved unanimously.

A member of the public reported that they had written a comprehensive letter to Cornwall Councillor Ekinsmyth which highlighted very precisely their observations of the area. They had also written a series of letters to Cornwall Council regarding the issues and had not received a response to their latest letter. They gave the Clerk a copy of the letters. They had met a group from Penwith Walkers at the end of the path and they had adversely commented on the condition of the path surface and they were seasoned walkers. They felt that the issues in the area originated from problems with drainage in the area, which had been exacerbated by the altered arrangements at Illogan School. They feared that the issues would

be further exacerbated if the proposals for The Barnyard were approved. They suggested that the area needed to have a drainage survey and that the water coming from Parsonage Well should be tested.

It was noted that members of the public could request water tests from South West Water.

1 member of the public left the meeting at 7.45pm.

PM19/03/14

TO RECEIVE A REPORT FROM CLLRS CRABTREE, MRS FERRETT AND MRS THOMPSON ON THE CORNWALL COUNCIL MEET THE PLANNERS EVENT AND AGREE ANY FUTURE ACTIONS

Cllr Crabtree reported that unfortunately Cllr Mrs Thompson was unable to attend the event. Cornwall Council area plan team were being restructured from April 2019. Mr Broomhead would be the group leader for this area. There was a new masterplan for Station Road, Pool. Cornwall Council were looking at the bus depot in Camborne. The stalled strategic housing stock was being reviewed. Planning Officers would now be responsible for ensuring that the conditions were met on planning applications including enforcement. Anyone on the Homechoice or Affordable Housing Register would need to re-register annually to stay on the registers. Planning Officers initial comments on planning applications would now be in bullet points and if more information was required on any of the bullet points it would need to be requested.

PM19/03/15

TO RECEIVE CORRESPONDENCE UP TO THE DATE OF THE MEETING FOR INFORMATION ONLY

1. A member of the public reported that there were several potholes from Gwel an Mor towards the turning into Alexandra Road which were dangerous for cars and could be fatal for cyclists. Recently they were unable to avoid the pothole due to oncoming vehicles and as there was a noticeable thud they had to get their car checked at a garage at their own expense. The Clerk had reported the potholes to Cornwall Council.
2. Copy of a letter sent to Cornwall Council from a member of the public regarding the Planning Appeal for OS Field 0985, Spar Lane for the development of the site to provide 3 detached dwellings.
3. Cornwall Council, Town and Country Planning (Appeals) (Written Representations Procedure) (England) Regulations 2009 re PA18/09524 – Mr and Miss ST and AJ Barrand, OS Field 5685, Halgoss, Tehidy for Outline planning permission with some matters reserved: Construction of two dwellings and, if required, formation of access. The letter was received between meetings and the deadline for any additional comments fell before tonight's meeting.
4. Emails from Cllr Desmonde re the planning appeal for OS Field 5685, Halgoss, Tehidy
5. Cornwall Council Neighbourhood Plan E-Bulletin

6. Cornwall Council, email from the Planning Officer for PA18/11556 – Isca, Bridge Road, Illogan for the Change of use for existing annex and garage to use as work place to offer beauty treatments:

'In reference to the above application, the Parish have requested a "St.Mawes" condition to be imposed on the approval. This is a historic condition and was used in the old Kerrier days. To better prevent the proposal from becoming a separate planning unit, could you please confirm whether the Parish are accepting of the condition below:

"The development hereby permitted shall only be operated by the occupiers of the property known as Isca. The existing dwelling and the approved beauty treatment unit shall be maintained as a single planning unit thereafter.

Reason: The unrelated use of the premises unconnected to the existing dwelling would result in an adverse impact on the residential amenities of the occupants of the said dwelling contrary to policy 12 of the Cornwall Local Plan 2010 – 2030 and paragraph 127 of the "National Planning Policy Framework 2018."

Cornwall Council needed a response to their email before the Committee could consider it. The Clerk checked with the Chairman and Vice Chairman of the Committee and they agreed that as the proposed wording from the Planning Officer described this Council's understanding of the "St Mawes" condition that they would agree.

7. Cornwall Council pesticide survey. The Clerk completed the survey.
8. Email about the Wheal Buzzy Project and information on how people could get actively involved.

PM19/03/16

TO NOTE ANY INFORMATION REGARDING THE CRICKET FIELD AT MARY'S WELL AND AGREE ANY FUTURE ACTIONS AND ANY ASSOCIATED EXPENDITURE

There was no information.

PM19/03/17

TO CONSIDER ITEMS TO BE DISCUSSED AT FUTURE MEETINGS

Cllr Ford asked for an agenda item to consider erecting a bin near Primrose Gardens.

PM19/03/18

DATE AND TIME OF NEXT MEETING

The next meeting would be held on Wednesday 20th March 2019, time to be confirmed in Penwartha Hall.

PM19/03/19 THAT UNDER THE 1960 PUBLIC BODIES (ADMISSION TO MEETINGS) ACT THE PRESS AND PUBLIC ARE EXCLUDED DUE TO THE CONFIDENTIAL NATURE OF THE BUSINESS TO BE DISCUSSED

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

PM19/03/19.2 RESOLVED that under the 1960 Public Bodies (Admission to Meetings) Act the press and public are excluded due to the confidential nature of the business to be discussed.

On a vote being taken the matter was approved unanimously.

PM19/03/20 TO RECEIVE QUOTES TO RENEW THE PLUMBING AT MARY'S WELL IN MORE SUITABLE MATERIALS AND FULLY ENCLOSE THE PLUMBING WORKS, APPOINT A CONTRACTOR, AGREE ANY FUTURE ACTIONS AND ANY ASSOCIATED EXPENDITURE

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

PM19/03/20.2 RESOLVED that Plumbtastic are appointed to renew the plumbing at Mary's Well in more suitable materials and fully enclose the plumbing works as per their quote.

On a vote being taken the matter was approved unanimously.

There being no further business the Chairman closed the meeting at 7.55pm.

Signed:

Date: