

ILLOGAN PARISH COUNCIL

Minutes of the Planning & Environmental Services Committee held on Wednesday 17th April 2019 at 6.50pm 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, Miss Pollock (not a member of this Committee), Mrs Share (from point mentioned; not a member of this Committee), Szoka (from point mentioned), Mrs Thompson and Williams.

IN ATTENDANCE: Ms S Willsher, Clerk; Cllr Desmonde, Cornwall Council (from point mentioned); 2 members of the public (1 from point mentioned).

The Chairman explained the safety procedures.

PM19/04/22 TO RECEIVE APOLOGIES FOR ABSENCE

Apologies were received from Cllr Pavey and Mrs Roberts.

Absent: there were no members absent.

PM19/04/23 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

There were no interests declared.

PM19/04/24 TO CONSIDER APPLICATIONS FROM MEMBERS FOR DISPENSATIONS

There were no requests for dispensations.

PM19/04/25 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)

In reference to the Planning Protocol agenda item for PA19/00099 – OS Field 0985, Spar Lane, Mr McKimm for the Illogan Parish Neighbourhood Development Plan Steering Group said that when determining the affordable housing content of a development there were several factors to take into account and the final position was a negotiated compromise between planning authority & developer, based on:

- Current planning policies, national and local
- Affordable Housing need in the area - who knows the true figure
- Cost viability of the scheme

For the original development of 69 houses, 32% was agreed by all parties as the required level of affordable housing to be delivered. Indeed the decision notice states and he quoted:

"There is significant need for affordable housing in the area and the proposal will provide up to 32% of the total numbers of houses as affordable housing. While this figure is below the figure proposed in the

emerging draft Cornwall Local Plan (40%), the reasons for this are based on viability and the figure is on balance considered to be a reasonable ratio which complies with the National Planning Policy Framework."

As part of the original planning application there was provision for land for allotments which was later deemed unsuitable due to changes in internal layout at the detailed planning stage. Illogan Parish Council negotiated for further housing to be brought forward on the land with 25% affordable element in line with new Cornwall Local Plan policy 8 thresholds.

The Developer has reneged on this deal and submitted a further application for 100% open market housing arguing that the overall level of affordable housing for the whole site meets the minimum requirement of 25%. This was the minimum for developments of 10 or more houses under Cornwall Local Plan policy 8 in Zone 5. Given that the land was previously earmarked for allotments, he considered this to be a new application and subject to Policy 8 of Cornwall Local Plan.

He understood Cornwall Council had taken the view that this was not a new application and agreed with the developers view that no further affordable housing contribution was required. He thought this was counter to his interpretation of Policy 8 para 2.50 / 2.51 of Cornwall Local Plan.

This was an erroneous / misleading argument as the agreed figure for affordable housing on this site was 32% across the development based on Cornwall Local Plan policies, affordable housing need and specifically viability and that this was the level they should provide across the whole site, including the former allotment plot. In fact they could afford provide 100% affordable housing on this new site as they got the land for a nominal £1 and therefore stood to make an obscene profit on this deal.

Costs of developing land for housing are based around the selling price of properties, generally 1/3 land, 1/3 build and 1/3 necessary infrastructure and developer profit. The land has actually cost nothing as the land value had already being discounted in the original development, which he was sure made a profit.

In summary they should provide affordable housing, as a minimum at the already agreed level of 32%, he expected Illogan Parish Council to put forward a robust and reasoned argument to support this position and to extract a substantive response from Cornwall Council as to why they think differently.

PM19/04/26

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

- i. IPC2019/020
PA19/02809
Mr & Mrs Mitchell, 97 Sunnyside Parc, Illogan
Garage conversion & first floor extension**

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

PM19/04/26.2

RESOLVED

that there are no objections to the planning application for 97 Sunnyside Parc.

On a vote being taken the matter was approved unanimously.

PM19/04/27

TO RECEIVE CORRESPONDENCE FROM THE PLANNING OFFICER AND AGREE A RESPONSE UNDER THE LOCAL COUNCIL PROTOCOL RE PLANNING APPLICATION PA19/00099 – MR JASON MITCHELL, ROBERTSON DEVELOPMENTS LTD, OS FIELD 0985, SPAR LANE, ILLOGAN – FULL PLANNING APPLICATION ON LAND ASSOCIATED WITH OUTLINE APPROVAL PA13/10823 FOR AN ADDITIONAL 15 DWELLINGS TOGETHER WITH PUBLIC OPEN SPACE , ROADS AND INFRASTRUCTURE

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

PM19/04/27.2

RESOLVED

that Illogan Parish Council disagrees with your recommendation; the application must be considered as a new development and not as an extension to the previous development.

Members feel that when determining the affordable housing content of a development there are several factors to take into account and the final position is a negotiated compromise between planning authority & developer, based on:

- **current planning policies, national and local**
- **Affordable Housing need in the area - who knows the true figure**
- **Cost viability of the scheme**

For the original development of 69 houses, 32% was agreed by all parties as the required level of affordable housing to be delivered. Indeed the decision notice states and I quote:

“There is significant need for affordable housing in the area and the proposal will provide up to 32% of the total numbers of houses as affordable housing. While this figure is below the figure proposed in the emerging draft Cornwall Local Plan (40%), the reasons for this are based on viability and the figure is on balance considered to be a reasonable ratio which complies with the National Planning Policy Framework.”

As part of the original planning application there was provision for land for allotments which was later deemed unsuitable due to changes in internal layout at the detailed planning stage. Illogan Parish Council negotiated for further housing to be brought forward on the land with 25% affordable element in line with new Cornwall Local Plan policy 8 thresholds.

The Developer has reneged on this deal and submitted a further application for 100% open

market housing arguing that the overall level of affordable housing for the whole site meets the minimum requirement of 25%. This is the minimum for developments of 10 or more houses under Cornwall Local Plan policy 8 in Zone 5. Given that the land was previously earmarked for allotments the Council would consider this to be a new application and subject to Policy 8 of Cornwall Local Plan.

The Council understands that Cornwall Council have taken the view that this is not a new application and agreed with the developers view that no further affordable housing contribution is required. The Council believes this runs counter to the interpretation of Policy 8 para 2.50 / 2.51 of Cornwall Local Plan,

This is an erroneous / misleading argument as the agreed figure for affordable housing on this site was 32% across the development based on Cornwall Local Plan policies, affordable housing need and SPECIFICALLY viability and that this is the level they should provide across the whole site, including the former allotment plot. In fact they could afford provide 100% affordable housing on this new site as they got the land for a nominal £1 and therefore stand to make an obscene profit on this deal.

Costs of developing land for housing are based around the selling price of properties, generally 1/3 land, 1/3 build and 1/3 necessary infrastructure and developer profit. The land has actually cost nothing as the land value has already been discounted in the original development, which I'm sure made a profit.

In summary they should provide affordable housing, as a minimum at the already agreed level of 32%.

On a vote being taken the matter was approved unanimously.

PM19/04/28 DATE AND TIME OF NEXT MEETING

The next meeting would be held on Wednesday 1st May 2019, 7pm in Penwartha Hall. It was noted that Coastline Housing would be attending the meeting to discuss their plans for The Glebe Field.

There being no further business the Chairman closed the meeting at 7.01pm

Signed:

Date: