

ILLOGAN PARISH COUNCIL

Minutes of the Planning & Environmental Services Committee held on Wednesday 22nd May 2019 at 7pm in Penwartha Hall, Voguebeloth, Illogan

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

IN ATTENDANCE: Ms S Willsher, Clerk; and Cllr Desmonde, Cornwall Council

The Chairman explained the safety procedures.

PM19/05/24 TO ELECT A CHAIRMAN OF THE PLANNING AND ENVIRONMENTAL SERVICES COMMITTEE FOR THE 2019/2020 MUNICIPAL YEAR

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

PM19/05/24.2 RESOLVED that Cllr Mrs Ferrett is elected Chairman of the Planning and Environmental Services Committee for the municipal year 2019/2020.

On a vote being taken on the matter there were 7 votes FOR and 0 votes AGAINST.

PM19/05/25 TO APPOINT A VICE CHAIRMAN OF THE PLANNING AND ENVIRONMENTAL SERVICES COMMITTEE FOR THE 2019/2020

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

PM19/05/25.2 RESOLVED that Cllr Mrs Thompson is appointed Vice Chairman of the Planning and Environmental Services Committee for the municipal year 2019/2020.

On a vote being taken the matter was approved unanimously.

PM19/05/26 SAFETY PROCEDURES

The Chairman explained the safety procedures.

PM19/05/27 TO RECEIVE APOLOGIES FOR ABSENCE

There were no apologies received; all members were present.

PM19/05/28 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 2 Valley Gardens.

PM19/05/29 TO CONSIDER APPLICATIONS FROM MEMBERS FOR DISPENSATIONS

There were no applications for dispensations.

PM19/05/30 PUBLIC PARTICIPATION ON ITEMS ON THE AGENDA (MAXIMUM OF 15 MINUTES – EVERY SPEAKER HAS A LIMIT OF 3 MINUTES UNDER THE COUNCIL’S STANDING ORDERS)

Cllr Desmonde apologised for being unable to attend the Annual Parish meeting last week. He welcomed Cllr Mrs Ferrett as the Chairman, it was a joy and pleasure to watch her in action and he looked forward to working with her. He had attended tonight’s meeting to listen to the Councils discussions on the planning applications as some were in his ward and others were on the periphery and would impact on the ward.

PM19/05/31 TO DISCUSS PLANNING APPLICATIONS RECEIVED UP TO THE DATE OF THE MEETING (CLLR WILLIAMS)

- i. **IPC2019/024
PA19/03369
Mrs B Laing, Fair View, Harmony Terrace, Bassett Road, Illogan
Roof alterations and construction of raised decking and canopy
to rear of property**

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

- PM19/05/31.2 RESOLVED that there are no objections to the planning application for Fair View. Cllrs were surprised that the description on the planning application did not include the first-floor extension and it was only apparent when looking at the plans; the wording on planning applications should fully cover all the work that is proposed to be completed.**

On a vote being taken the matter was approved unanimously.

- ii. **IPC2019/025
PA19/03608
Mrs C Kessell, Tressingham Meadow, Rosewarne Downs,
Camborne
Non-Material Amendment to PA18/10924. Replace proposed
Eternit Cedral weather board on the top of the South East side
of the Annex with granite quoins on both corners of the South
East Side**

It was proposed by Cllr Williams, seconded by Cllr Mrs Thompson and

- PM19/05/31.3 RESOLVED that there are no objections to the planning application for Tressingham Meadow.**

On a vote being taken the matter was approved unanimously.

- iii. **IPC2019/026**
PA19/03613
S Brown and S Stephenson, 11 The Meadow, Illogan
Construction of a single storey rear extension

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

PM19/05/31.4 **RESOLVED** **that there are no objections to the planning application for 11 The Meadow.**

On a vote being taken the matter was approved unanimously.

- iv. **IPC2019/027**
PA19/02786
Mr M Endean, 2 Valley Gardens, Voguebeloth, Illogan
Proposed single storey extension

Cllr Ford left the meeting.

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

PM19/05/31.5 **RESOLVED** **that there are no objections to the planning application for 2 Valley Gardens.**

On a vote being taken the matter was approved unanimously.

- v. **IPC2019/028**
PA19/03388
Mrs H Webb, Keepers Gate, Mount Whistle Road, South Tehidy
T1 – Beech – No work
T2 – Turkey Oak - Fell
T3 – Beech – no work

Cllr Ford re-entered the meeting.

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

PM19/05/31.6 **RESOLVED** **that there are no objections to the planning application for Keepers Gate.**

On a vote being taken the matter was approved unanimously.

- vi. **IPC2019/029**
PA19/03532
Mr & Mrs Garbett, Trelehan, Mount Whistle Road, South Tehidy
Proposed new dwelling

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

PM19/05/31.7 **RESOLVED** **that Illogan Parish Council objects to the planning application for Trelehan for the following reasons:**

- It is against Policy PH4 of the Illogan Parish Neighbourhood Development Plan as it fails to meet all the criteria:

"Policy PH4 Development in Existing Private Gardens

Infill development in private gardens will be permitted only where all the following apply:

- a. There is no loss to the character, local amenity or environmental quality of the surroundings;***
 - b. The site is served by a suitable existing highway on one or more boundaries;***
 - c. Maintain a building to plot ratio representative of the surrounding plots and provide a useable amenity space for both the existing and additional building;***
 - d. Proper respect is given to the relationship between the building size and plot size, which should be in keeping with the character of the area;***
 - e. The proportions of the new buildings are in keeping with the character of the area;***
 - f. Significant features, including the ancient woodland and Cornish Hedge walls, etc. are preserved and reconstructed/replaced where unavoidably affected by development."***
- It is against Policy PH3 of the Illogan Parish Neighbourhood Development Plan:

"Policy PH3 Design

New development should demonstrate high standard quality design and respect the character and appearance of the surrounding area in line with CLP policy 12. It must be limited in height, mass and external finish to be in harmony with other properties in the adjacent area, thereby enhancing, through design and placement, the local character and function of the parish.

New development should follow the Cornwall Council Design Guide and

demonstrate how the development addresses the guidance by submitting a statement which follows the sustainability checklist in the Design Guide.”

- **Loss of character to the area**
- **It would set a bad precedent as a tandem, back garden development with 3 dwellings being served by one drive;**
- **It is out of character with the area;**
- **Lack of amenity space for the proposed and existing dwelling;**
- **Failure to maintain a building to plot ratio representative of the surrounding area, the existing garden would be halved, and the proposed building would be disproportionate to the plot;**
- **Overlooking the neighbouring property; and**
- **Further encroachment would be detrimental.**

On a vote being taken the matter was approved unanimously.

1 member of the public entered the meeting at 7.30pm.

2 members of the public left the meeting at 7.32pm.

- vii. IPC2019/030
PA19 03713
Ms Kinsella, 1 Park Close, Illogan
Side extension to dwelling**

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

PM19/05/31.8 RESOLVED that there are no objections to the planning application for 1 Park Close.

On a vote being taken the matter was approved unanimously.

PM19/05/32 TO RECEIVE CORRESPONDENCE FROM THE CORNWALL COUNCIL PLANNING OFFICER REGARDING PA17/05979 – MRS JONES, TEHIDY MILL FARM, TEHIDY MILL, ROSCROGGAN, CAMBORNE – BARN CONVERSION/EXTENSION AND CHANGE OF AGRICULTURAL TO DOMESTIC CURTILAGE, AGREE A RESPONSE AND ANY FUTURE ACTIONS

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

PM19/05/32.2 RESOLVED that the Clerk send the following response to the Cornwall Council Planning Officer regarding PA17/05979 – Mrs Jones, Tehidy Mill Farm, Tehidy Mill, Roscroggan, Camborne – Barn conversion/extension and change of agricultural to domestic curtilage:

Illogan Parish Council support the refusal of the application on the flooding grounds raised. Members are disappointed regarding the understanding about domestic curtilage and the conversion of buildings within it and how a converted building could function as a separate dwelling in this situation.

On a vote being taken the matter was approved unanimously.

PM19/05/33 DATE AND TIME OF NEXT MEETING

Wednesday 5th June 2019 in Penwartha Hall

There being no further business the Chairman closed the meeting at 7.36pm.

Signed:

Date: