

ILLOGAN PARISH COUNCIL

Minutes of the Planning & Environmental Services Committee held on Wednesday 19th June 2019 at 6.45pm in Penwartha Hall, Voguebeloth, Illogan

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

IN ATTENDANCE: Ms S Willsher, Clerk; and 16 members of the public (from and until points mentioned)

The Chairman explained the safety procedures.

PM19/06/18 TO RECEIVE APOLOGIES FOR ABSENCE

Apologies were received from Cllr Holmes.

Absent: there were no members absent.

PM19/06/19 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.

PM19/06/20 TO CONSIDER APPLICATIONS FROM MEMBERS FOR DISPENSATIONS

There were no applications for dispensations.

PM19/06/21 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)

The agent for the planning application for Land Adj Wenappa explained that planning permission was sought for the erection of 2 dwellings and a new vehicular access in the developed part of the village. Prior to submission of the application, the applicant had sought the opinions of the neighbouring properties who were generally supportive of the development especially after the reduction in the number of dwellings from previous applications. The plans showed the size, siting etc of the dwellings. The scale and density of the proposals were consistent with that part of the village. The development would not have a significant impact on the neighbouring dwellings.

Cllr Mrs Share entered the meeting at 7.47pm.

Members of the public made the following comments regarding the planning application for Land Adj Wenappa:

- The last application was refused on the grounds of material environmental harm to the rural character within the Cornwall Local

Plan Strategic Policies and National Planning Policy Framework – why would this have changed?

- There were concerns about the height and siting of the dwellings.
- It was understood that the dwellings were going to be sited nearer the road and excavated lower into the ground and that the rear gardens would only go as far as Upyondas front wall.
- Valley Gardens was a mix of single and two storey dwellings and none of the roof ridges run parallel with Bassett Road.
- Wenappa didn't orientate to Bassett Road but towards east wall of the proposed dwelling in plot 1.
- Upyonda was not set behind Wenappa but to the side.
- Previous applications had been refused for two small single storey dwellings with a lower impact to the rural character. What would be more desirable would have been dwellings for the elderly and disabled population of Illogan.
- The dedicated paved area would include the frontage of the shared drive to Upyonda and Wenappa and there were services running along these frontages.
- The dwellings had 4/5 bedrooms. Under Illogan Parish Council Planning they should provide enough parking for the number of bedrooms with room to manoeuvre. The paved area was limited in size. In the statement included with the planning application it suggested that the occupants could work from home, although no allowance for visitors had been made in the plans.
- NPPF – economic growth – this proposal would only provide short term growth.
- The dwellings were out of character for the rural area.
- Bassett Road traffic exceeds the speed limit the majority of the time and the volume of traffic had increased over the years. The road narrows and has a bend. It's the main gateway to the A30 travelling west from Illogan. A number of accidents and even a fatality had happened along this stretch of the road. On the last application road traffic calming measures were required.
- Wenappa was a single storey dwelling orientating towards the east wall of plot one. This development would deprive light into the main living area at Wenappa causing shadowing and an overbearing impact to the front elevation of Wenappa.
- They had tried to find out from Cornwall Council planning the building regulations on the distance between a gable end of a dwelling and the front elevation of the neighbouring dwelling and had not received a response.
- There was no adequate separation distance between Wenappa and the east wall of plot 1. Plot 1 being a two-storey height dwelling with extra height for the chimney. This would be overbearing to Wenappa.
- Plot 1 could not be built without encroaching onto land owned by Wenappa.
- The size of the dwellings were questioned.
- The applicant had spoken to neighbouring properties and had agreed to meet with them about the plans before the application was submitted to Cornwall Council; this discussion did not happen until after the application was submitted.
- It is overdevelopment of the site.
- The proposals encroach onto the rear paddock which was not allowed to be built on; the development should only go as far back as the wall between Wenappa and Upyonda.

- 1 dwelling could provide ample parking and garden space.
- All buildings in this area were unique and it would be out of character to have 2 identical dwellings next to each other.

3 members of the public entered the meeting during this item at 6.50pm.

PM19/06/22

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

**i. IPC2019/032
PA19/04596**

Mr Williams, Land Adj Wenappa, Bassett Road, Voguebeloth, Illogan

The proposed erection of two detached dwellings and the provision of new vehicular access

2 members of the public entered the meeting at 6.54pm.

1 member of the public left the meeting during this item at 6.55pm.

1 member of the public entered the meeting during this item at 6.58pm.

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

PM19/06/22.2

RESOLVED

that Illogan Parish Council objects to the planning application for Land Adj Wenappa for the following reasons:

- **The design does not comply with Policy PH3 - Design of the Illogan Parish Neighbourhood Development Plan:**

'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 included in the Design Guide.'

- **The entrance/exit to the site is on a steep incline and on a narrow road where vehicles regularly travel at speed; there is a bend in the road just before the proposed entrance, which is also opposite the entrance to an**

estate. There have been many near misses with vehicles entering and exiting neighbouring roads and dwellings as well as vehicle/pedestrian contact due to the lack of pavement on this side of the road.

- It is worth noting that the Police could not complete speed checks in the area as it was too dangerous for the officers and at least two people have been killed in accidents in the vicinity to the proposed dwelling.**
- Due to the large frontage of each property, which between them almost gives 37 metres of frontage, these properties will clearly erode the rural character of this location and cause material harm to the amenities of the area through adverse urbanisation. The character of the area on the edge of the settlement, which is contrary to policies 1, 2, 12 and 23 in the Cornwall Local Strategic Policies 2010-2030 and paragraphs 7, 14, 17, 58, 61 and 109 in the National Planning Policy Framework 2012.**

On a vote being taken the matter was approved unanimously.

PM19/06/23 DATE AND TIME OF NEXT MEETING

Wednesday 3rd July 2019, 7pm in Penwartha Hall

There being no further business the Chairman closed the meeting at 7.05pm.

Signed:

Date: