

ILLOGAN PARISH COUNCIL

Minutes of the Planning & Environmental Services Committee held on Wednesday 21st August 2019 at 6.40pm in Penwartha Hall, Voguebeloth, Illogan

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

IN ATTENDANCE: Ms S Willsher, Clerk; and 4 members of the public (until point mentioned).

The Chairman explained the safety procedures.

PM19/08/25 TO RECEIVE APOLOGIES FOR ABSENCE

There were no apologies received; all members were present.

PM19/08/26 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.

PM19/08/27 TO CONSIDER APPLICATIONS FROM MEMBERS FOR DISPENSATIONS

There were no applications for dispensations.

PM19/08/28 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)

Cllrs Ekinsmyth, Holmes and Miss Pollock entered the meeting at 6.41pm.

Members of the public made the following comments about the planning application for Land Adjacent to Wenappa:

- There were no real changes from the last application submitted;
- The proposals would be overbearing from Wenappa and Wenappa would look down onto the dwellings;
- The dwellings would encroach on the living environment for residents of Wenappa;
- Bassett Road was dangerous and cars regularly travelled at speed;
- There was no street lighting in the area;
- The site should remain as a paddock;
- There were concerns about sewerage and drainage as they system was already at maximum capacity;
- The paddock was rich with wildlife;
- The proposals to deal with run-off water from the development go into the privately owned and maintained drains of Wenappa and Upyonda;

- Planning applications for this site had been refused multiple times in the past;
- The garages had been removed from these proposals, there were concerns that the applicant could re-apply for the installation of garages; and
- There were concerns that if this scheme is approved that there would be future applications to build in the gardens of the dwellings.

PM19/08/29 TO DISCUSS PLANNING APPLICATIONS RECEIVED UP TO THE DATE OF THE MEETING (CLLR SZOKA)

- i. IPC2019/047
PA19/04596
Mr Williams, Land Adj Wenappa, Bassett Road, Voguebeloth, Illogan
The proposed erection of two detached dwellings and the provision of a new vehicular access (amended plans)**

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

PM19/08/29.2 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. There have been fatalities due to road traffic accidents in this area.

- The post office had to move the post box further away from this area as it was too dangerous to use because of highways and traffic issues.**
- 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 unanimously approved.

**ii. IPC2019/048
PA19/06867
Mrs Ferguson, 22 Sunnyside Parc, Illogan
Proposed extension to dwelling**

4 members of the public left the meeting at 6.50pm.

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

PM19/08/29.3 RESOLVED that there are no objections to the planning application for 22 Sunnyside Parc.

On a vote being taken the matter was unanimously approved.

PM19/08/30 TO RECEIVE CORRESPONDENCE FROM THE PLANNING OFFICER UNDER THE LOCAL COUNCIL PROTOCOL REGARDING PLANNING APPLICATION PA19/05366 – MR CHAPMAN, 40 BOSVEAN GARDENS, ILLOGAN – PROPOSED GROUND FLOOR EXTENSION, AND AGREE A RESPONSE

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

PM19/08/30.2 RESOLVED that Illogan Parish Council agree with the

Planning Officers recommendation re planning application PA19/05366 – 40 Bosvean Gardens.

On a vote being taken the matter was unanimously approved.

PM19/08/31 TO RECEIVE CORRESPONDENCE FROM THE PLANNING OFFICER UNDER THE LOCAL COUNCIL PROTOCOL REGARDING PLANNING APPLICATION PA19/04875 – MR AND MRS RICHARDS, MERROSE FARM, ILLOGAN DOWNS, ILLOGAN – CONVERSION OF EXISTING BARNs TO FORM 5 DWELLINGS AND ASSOCIATED WORKS, AND AGREE A RESPONSE

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

PM19/08/31.2 RESOLVED that Illogan Parish Council agree with the Planning Officers recommendation re planning application PA19/04875 – Merrose Farm. The Council would like to express their dismay that the planning condition that the dwellings could not be used as holiday lets, could not be applied when the applicant was very happy to have the condition included. In the paperwork submitted by the applicant it made it very clear that they felt that the holiday let market in the area was saturated and that they wanted to retain the dwellings to rent to local people.

On a vote being taken the matter was unanimously approved.

1 member of the public entered at 6.56pm.

PM19/08/32 DATE AND TIME OF NEXT MEETING

The next meeting would be held on Wednesday 4th September 2019, 7pm in Penwartha Hall.

There being no further business the Chairman closed the meeting at 6.58pm.

Signed:

Date: