

ILLOGAN PARISH COUNCIL

Minutes of the Planning & Environmental Services Committee held on Wednesday 23rd June 2021 at 6.30pm in The Old School Centre, Nance Lane, Illogan

PRESENT: Cllrs Mrs Ferrett (Chairman), Mrs Thompson (Vice Chairman), Ms Cadby (not a member of this Committee), Crabtree, Ekinsmyth, Ford, Holmes (from point mentioned), Pavey, Miss Pollock (not a member of this Committee) and Williams (not a member of this Committee and from point mentioned)

IN ATTENDANCE: S Willsher, Clerk; and 2 members of the public.

The Chairman explained the safety procedures.

PM21/06/1 TO ELECT A CHAIRMAN OF THE PLANNING AND ENVIRONMENTAL SERVICES COMMITTEE FOR THE MUNICIPAL YEAR 2021/2022

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

PM21/06/1.2 RESOLVED that Cllr Mrs Ferrett is elected Chairman of the Planning and Environmental Services Committee for the municipal year 2021/2022

On a vote being taken the matter was unanimously approved.

Cllr Holmes entered the meeting at 6.32pm.

PM21/06/2 TO APPOINT A VICE CHAIRMAN OF THE PLANNING AND ENVIRONMENTAL SERVICES COMMITTEE FOR THE MUNICIPAL YEAR 2021/2022

It was proposed by Cllr Pavey, seconded by Cllr Mrs Ferrett and

PM21/06/2.2 RESOLVED that Cllr Mrs Thompson is appointed Vice Chairman of the Planning and Environmental Services Committee for the municipal year 2021/2022

On a vote being taken the matter was unanimously approved.

PM21/06/3 SAFETY PROCEDURES

The Chairman explained the safety procedures.

PM21/06/4 TO RECEIVE APOLOGIES FOR ABSENCE

There were no apologies received; all members were present.

PM21/06/5

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 Crabtree declared a non-registerable interest in planning application PA21/05047 – 8 Treloweth Terrace as the applicant was a neighbour.

Cllr Mrs Ferrett declared a non-registerable interest in planning application PA21/05152 – Fairfield Bungalow as the application was a neighbour.

PM21/06/6

TO CONSIDER APPLICATIONS FROM MEMBERS FOR DISPENSATIONS

There were no applications from members for dispensations.

PM21/06/7

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)

The applicant for planning application PA21/05047 – 8 Treloweth Terrace explained that they had lived in Treloweth Terrace for 50 years and their family had lived there for 80 years. When they were born, none of the houses in Treloweth Terrace had extensions and now, number 8 is the only house that hadn't been extended. The extension would provide 1 additional room to the dwelling as it was currently a small 3 up, 2.5 down cottage. The reasons for extending were to provide additional space and to be able to provide a quiet area for their eldest child whilst completing their masters degree and continuing their studies. Recently house prices had soared making it difficult for locals to get onto the housing market. He had heard that the majority of dwellings on a recent local development had been mostly part-rent and part-buy which although it seemed a good way to get onto the housing ladder, they feared that those people would be burdened with paying rent and a mortgage for a long time. If extended, 8 Treloweth Terrace, would provide a larger dwelling at an affordable price.

PM21/06/8

TO DISCUSS PLANNING APPLICATIONS RECEIVED (CLLR MRS FERRETT)

- i. **IPC2021/027
PA21/05047
8 Treloweth Terrace, Park Bottom, Illogan
First floor extension over existing lean-to extension to end terrace property**

Cllr Crabtree left the room.

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

PM21/06/8.2

RESOLVED

that Illogan Parish Council conditionally support the planning application for 8 Treloweth Terrace subject to the obscuring of the windows overlooking neighbouring properties and the successful negotiation

**with the Cornwall Council Planning Officer
over the perceived massing issues.**

On a vote being taken the matter was unanimously approved.

- ii. IPC2021/028
PA21/04870
13 Forthvras, Illogan
Alterations and extensions to dwelling**

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

PM21/06/8.3 RESOLVED that Illogan Parish Council has no objections to the planning application for 13 Forthvras.

On a vote being taken the matter was unanimously approved.

- iii. IPC2021/029
PA21/05508
46 Trevelthan Road, Illogan
To erect a second storey bedroom extension**

It was proposed by Cllr Mrs Ferrett, seconded by Cllr Pavey and

PM21/06/8.4 RESOLVED that Illogan Parish Council has no objection to the planning application for 46 Trevelthan Road.

On a vote being taken the matter was unanimously approved.

- iv. IPC2021/030
PA21/04880
Illogan Parish Council, Illogan Park, Public Conveniences,
Paynters Lane, Illogan
Formation of new access from Trevelyan Road into a small
surfaced car park, the installation of a modular WC block and
additions to the walking path routes within the wider park
area**

The Council made no comments as it was their application.

- v. IPC2021/031
PA21/04826
Park Farm, Park Road, Park Bottom
Listed Building Consent for conversion of agricultural barn into
two dwellings within the curtilage of listed Horse Gin House
NHLE1328151**

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

PM21/06/8.5 RESOLVED that Illogan Parish Council has no objection to the listed building consent application for Park Farm providing there is a condition that

requires the restoration of the Horse Gin House to be completed prior to the 2 dwellings being occupied.

On a vote being taken the matter was unanimously approved.

Cllr Williams entered the meeting at 6.50pm.

- vi. IPC2021/032
PA20/07844
Park Farm, Park Road, Park Bottom
Conversion of agricultural barns to form two dwellings**

It was proposed by Cllr , seconded by Cllr and

PM21/06/8.6 RESOLVED that Illogan Parish Council has no objection to the planning application for Park Farm providing there is a condition that requires the restoration of the Horse Gin House to be completed prior to the 2 dwellings being occupied.

On a vote being taken the matter was unanimously approved.

PM21/06/9 TO DISCUSS PLANNING APPLICATIONS RECEIVED (CLLR MRS THOMPSON)

- i. IPC2021/033
PA21/05152
Fairfield Bungalow, Fairfield, Illogan
Erection of a replacement bungalow and installation of a septic tank with variation of condition 9 (approved plans) in respect of decision notice
PA12/00999**

Cllr Mrs Ferrett left the room.

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

PM21/06/9.2 RESOLVED that Illogan Parish Council has no objections to the planning application for Fairfield Bungalow.

On a vote being taken the matter was unanimously approved.

- ii. IPC2021/034
PA21/05391
Kessenians, 47 Churchtown Road, Illogan
New detached dwelling**

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

PM21/06/9.3 RESOLVED that Illogan Parish Council objects to the

planning application for Kessenians as the unusually restrictive narrow plot whilst requiring imaginative planning will have serious impacts on neighbouring properties and on the nature of the existing Cornish Units, and being higher than the neighbouring bungalows, will impinge on the amount of light received. It will therefore cause Planning harm in the following ways:

- **loss of residential amenity to the neighbour's by loss of light , being overbearing by being large though narrow, and too close to their boundaries**
- **has a detrimental impact on the general amenity when compared to the existing character, appearance of the neighbouring development.**

Whilst the Illogan Parish Neighbourhood Development plan is not against garden development it does consider that the circumstances in which this may happen should not be contrary to the benefit of the location and where a plot is sufficiently large to sustain subdivision.

- **PH4 of the Illogan Parish Neighbourhood Development Plan which applies to the whole NDP area, deals with this type of development , but states that infill development will be permitted only where the development meets all the criteria stated. This development fails on the following criteria:**
- **para c) which states that the development "maintain a building to plot ratio representative of the surrounding plots and provide a useable amenity space for both the existing and additional building**
- **para d) proper respect is given to the relationship between the building size and the plot size, which should be in keeping with the character of the area.**

On a vote being taken the matter was unanimously approved.

PM21/06/10 TO APPOINT A MEMBER TO REPRESENT THE COUNCIL AND SPEAK AT THE CORNWALL COUNCIL PLANNING COMMITTEE ON PLANNING APPLICATION PA21/00619 – HILLCREST FARM ON THE 28TH OF JUNE 2021 AT 10AM

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

PM21/06/10.3 RESOLVED that Cllr Ford will represent the Council and speak at the Cornwall Council Planning Committee on planning application PA21/00619 – Hillcrest Farm on the 28th June 2021 at 10am. Cllr Mrs Thompson will assist Cllr Ford in wording his speech.

On a vote being taken the matter was unanimously approved.

PM21/06/11 DATE AND TIME OF NEXT MEETING

The next meeting would be held on Wednesday 7th July 2021, 7pm, The Old School Centre, Nance Lane, Illogan

There being no further business the Chairman closed the meeting at 6.59pm.

Signed:

Date: