

## ILLOGAN PARISH COUNCIL

Minutes of the Planning & Environmental Services Committee held on 1<sup>st</sup> December 2021 at 7.00pm in The Old School Centre, Nance Lane, Illogan

**PRESENT:** Cllrs Mrs Ferrett (Chairman), Mrs Thompson (Vice Chairman), Crabtree, Cullimore Ekinsmyth, Ford, Holmes and Pavey.

**IN ATTENDANCE:** A Edwards, Administration Assistant, Cllr. Kemp (not a member of this committee) and one member of the public.

The Chairman explained the safety procedures.

**PM21/12/1 TO RECEIVE APOLOGIES FOR ABSENCE**

Apologies were received from Cllr. Williams

**PM21/12/2 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.

**PM21/12/3 TO CONSIDER APPLICATIONS FROM MEMBERS FOR DISPENSATIONS**

There were no applications for dispensations from members.

**PM21/12/4 TO RECEIVE AND APPROVE THE MINUTES OF THE MEETINGS OF THIS COMMITTEE HELD ON THE 3<sup>RD</sup> NOVEMBER 2021 AND THE CHAIRMAN TO SIGN THEM.**

Item PM/21/11/1 insert Cllr. before Ekinsmyth

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

**PM21/12/4.2 RESOLVED that subject to the above amendment, to receive and approve the minutes of the meeting of this committee held on 3<sup>rd</sup> November 2021 and for the chairman to sign them.**

On a vote being taken the matter was approved unanimously.

**PM21/12/5 MATTERS ARISING FROM THE MINUTES AND A REPORT ON PROGRESS OF ACTIONS, FOR INFORMATION ONLY**

Cllrs. Crabtree and Pavey attended a Geothermal 'Kickstart' meeting at Tolvaddon where it was noted that the company are to donate the equivalent of a quarter of a hectare of trees for planting as close to the site as possible to replace any that will be felled as part of the construction works. The variety of trees will be of a greater biodiversity than those currently around the site.

The planning application for 4 The Meadows is on the agenda of the West Sub Area planning committee meeting scheduled for 13<sup>th</sup> December. Cllr Mrs Thompson will represent the council.

**PM21/12/6**

**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 member of the public spoke of her ongoing concerns over any sale for housing development at the Cricket Field at Marys Well and asked if the parish council had any knowledge of how the land may be used.

She enquired if there is any funding available for a biodiversity survey to be carried out on the land and suggested that consideration be given to community ownership.

**PM21/12/7**

**TO DISCUSS PLANNING APPLICATIONS RECEIVED UP TO THE DATE OF THE MEETING (CLLR Mrs Thompson)**

- i. IPC2021/060  
PA21/08399  
Mr D Richards, Land South West of Ferndale, Well Lane, Illogan Churchtown  
Outline planning permission with some matters reserved:  
Construction of Replacement Dwelling (Previously Approved PA20/00109)

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

**PM21/11/7.2i**

**RESOLVED**

**that that this committee strongly objects to this planning application as the the proposed building will be much higher than the previous application thereby impinging on the privacy of the neighbouring property by overlooking it. Aviary Court lies roughly 65 mts to the North East of the proposed building. The drawings submitted give no indication of the sloping nature of the site. The windows and indeed the patio which face the neighbouring property will be more visible and overlooking and thereby contrary to Illogan Parish Council Neighbourhood Development Plan Policy PH3 Design which states that" 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."**

**This design is intrusive, does not maintain privacy, for either the occupants or the neighbouring property.**

On a vote being taken the matter was approved unanimously.

- ii. IPC2021/061  
PA21/09632  
Mr Carbis, 11 Kennedy Close Illogan TR15 3UN  
Retention and completion of the erection of self-contained annexe for guest accommodation and incidental use for the occupiers of the main dwelling

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

**PM21/11/7.2ii**

**RESOLVED**

**that Illogan Parish Council by a unanimous decision very strongly objects to this planning application for the retention and completion of self-contained annexe for guest accommodation and incidental used for the occupiers of the main dwelling.**

**This application in paragraph 16 states that this annexe is now for market housing and not as described above. This is in spite of the applicant's knowledge of the restrictions placed on him in the decision made on 4th November 2020. The conditions imposed to ensure the "incidental / ancillary functions and that the proposal only be used by non-paying guests in order that that it does not become a separate unit of accommodation. Furthermore the planning condition stated that the development "hereby approved shall only be used for purposes incidental/ancillary to the dwelling house known as 11 Kennedy Close the ancillary use shall only be occupied by members of the family, or non-paying guests of the occupiers of the dwelling house and shall not be used, sold or let at any time as a separate residential unit of accommodation.**

**The placement of the dwelling is separated less than the 25 metres required from the host dwelling and therefore does now relate to the required distance between dwellings,**

**because it's primary function is no longer incidental use.**

**This would not have had planning permission in 2020 under these circumstances as stated in reasons given, because it does not fit the criteria. The previous application was successful for the very reason that wasn't to be for market housing, but had restrictions tied to family use.**

**Access and parking are impacted by the proposal which fails to constitute infill according to INDP PH4.**

**This application fails to meet any of the conditions necessary for approval. It breaches the restrictions placed on it. Therefore, Illogan Parish Council strongly objects to this application and seeks an order to have the building knocked down.**

On a vote being taken the matter was approved unanimously.

- iii. IPC2021/062  
PA21/10305  
Mrs Sneddon, Bramble 22 Tehidy Gardens South Tehidy TR14 0ET  
Additional room over garage plus extension to ground floor living space at the back of dwelling part single and part 2 story to enlarge master bedroom

It was proposed by Cllr Thompson, seconded by Cllr Ekinsmyth and

**PM21/11/7.2iii**

**RESOLVED**

**that Illogan Parish Council has no objections to this planning application. Whilst this appears to be a large alteration, it matches the host dwelling and will preserve and enhance the character of the existing dwelling and the visual amenities and landscape character of the surrounding area. The extensions are not considered to be overbearing or overshadowing and the materials used will match and complement the existing dwelling and are in keeping with Illogan Neighbourhood Development Plan Policy PH3 Design and NPPF paras 2,7,124 & 127.**

On a vote being taken the matter was approved unanimously.

**PM21/12/8 TO RECEIVE CORRESPONDENCE UP TO THE DATE OF THE MEETING FOR INFORMATION ONLY**

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

**PM21/11/8.2 RESOLVED to reply to the sender of the letter enquiring of a preservation order on fields behind Harmony Terrace and advise that the matter would be placed as a full agenda item for the January meeting.**

On a vote being taken the matter was approved unanimously.

**PM21/12/9 TO NOTE ANY INFORMATION REGARDING THE CRICKET FIELD AT MARY’S WELL AND AGREE ANY FUTURE ACTIONS AND ANY ASSOCIATED EXPENDITURE**

No up-to-date formal information has been received.

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

**PM21/11/9.2 RESOLVED that the matter of discussing future uses for Cricket Field is discussed at the meeting in January 2022.**

On a vote being taken the matter was approved unanimously.

**PM21/12/10 TO CONSIDER ITEMS TO BE DISCUSSED AT FUTURE MEETINGS**

Cllr. Ferrett requested that an agenda item be included for the January 2022 meeting to update the Illogan Parish Neighbourhood Development Plan.

Cllr. Ford requested that an agenda item be included for the January 2022 meeting to receive, debate, and adopt a report on a potential Biodiversity Nett Gain policy for Illogan parish council for use when applying and shaping its responses to planning applications.

**PM21/12/11 DATE AND TIME OF NEXT MEETING**

Wednesday 15<sup>th</sup> December 2021, time to be confirmed, at The Old School Centre, Nance Lane, Illogan

It was agreed that the date of the next full planning and environmental service committee meeting would be Wednesday 12<sup>th</sup> January 2022 at 7pm at The Old School Centre, Nance Lane, Illogan.

There being no further business the Chairman closed the meeting at 7.34pm.

Signed: .....

Date: .....