

ILLOGAN PARISH COUNCIL

Minutes of the Planning & Environmental Services Committee held on Wednesday 3rd November 2021 at 7.00pm in The Old School Centre, Nance Lane, Illogan

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

IN ATTENDANCE: A Edwards, Administration Assistant and Cllr Cullimore. 4 members of the public were also in attendance.

The Chairman explained the safety procedures.

PM/21/11/1 TO RECEIVE APOLOGIES FOR ABSENCE

Apologies were received from Cllr. Ekinsmyth,

Absent: 1 member was absent.

PM/21/11/2 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.

PM/21/11/3 TO CONSIDER APPLICATIONS FROM MEMBERS FOR DISPENSATIONS

There were no applications from members for dispensations.

PM/21/11/4 TO RECEIVE AND APPROVE THE MINUTES OF THE MEETINGS OF THIS COMMITTEE HELD ON 6TH OCTOBER 2021 AND 20TH OCTOBER 2021 AND THE CHAIRMAN TO SIGN THEM.

Insert Cllr.

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

PM21/11/4.2 RESOLVED to receive and approve the minutes of the meetings of this committee held on 6th October 2021 and 20th October 2021 and for the chairman to sign them.

On a vote being taken the matter was approved unanimously.

PM/21/11/5 MATTERS ARISING FROM THE MINUTES AND A REPORT ON PROGRESS OF ACTIONS, FOR INFORMATION ONLY

PM21/10/11 Cllr. Crabtree reported that he and other councillors had recently attended a pre-arranged site visit to the Glebe Fields (Park An Lann). Owners and tenants have begun to move into the properties. There are some minor outstanding external works affecting drainage in two area and the green area is due for completion in six weeks time.

Plans for alterations to the Bridge Road junction are in hand.

PM21/10/13 Cllr Crabtree advised that this issue had now reached stage 6 of the enforcement process.

PM/21/11/6

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)

- 2 members of the public spoke against planning application PA21/09229 - Cornovia Homes (Illogan) Limited, Land Adj To Fair View Harmony Terrace Bassett Road Illogan. Reserved matters following outline consent PA18/04738 (Appeal Ref APP/D0840/W/18/3210910) dated 12/03/2019 for a development of 9 dwellings, stating how the revised plans differed greatly from the original in that the application is no longer an infill but now a development of luxury properties maximising their footprint.
- Issues over access to the site and the creation of a cul de sac led to concerns regarding future development of the fields beyond the site and to concerns over the already overstretched infra structure within the village.
- The proposal rides roughshod over the Illogan Neighbourhood Development Plan and taking lessons learnt from the Glebe Field development there are public concerns regarding the robustness of the plan.
- The applicant for planning application PA21/09674 S & E Barrand, Land At Merrose Farm Old Merrose Farm Halgoss Tehidy, proposed 3 bedroom dwelling reiterated points made during his previous pre planning presentation.

PM/21/11/7

TO DISCUSS PLANNING APPLICATIONS RECEIVED (CLLR MRS FERRETT)

- i IPC2021/056
PA21/09829
Miss Hazel Farndale, Geothermal Engineering Ltd. Land South East Of Kerrek House, Tolvaddon Business Park Tolvaddon Cornwall
Development of a geothermal power plant including site preparation, drilling of two deep geothermal wells, resource testing, construction of a binary cycle power station and subsequent operation

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

PM21/11/7.2i

RESOLVED

that that this committee has no objections to this planning application.

On a vote being taken the matter was approved unanimously.

- ii IPC 2021/057
PA21/09674
S & E Barrand, Land At Merrose Farm Old Merrose Farm Halgoss
Tehidy
Proposed 3-bedroom dwelling

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

PM21/11/7.2ii **RESOLVED** **that this committee has no objections to this planning application.**

On a vote being taken there were 4 votes FOR and 0 AGAINST.

The member of the public who is the applicant left the meeting at this point.

- iii IPC 2021/058
PA21/09229
Cornovia Homes (Illogan) Limited, Land Adj To Fair View Harmony
Terrace Bassett Road Illogan
Reserved matters following outline consent PA18/04738 (Appeal Ref
APP/D0840/W/18/3210910) dated 12/03/2019 for a development of
9 dwellings

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

PM21/11/7.2iii **RESOLVED** **that this committee strongly objects**

It is not a continuation of Harmony Terrace and has become a tandem development raising issues of being overlooked.

It is not an integration into the existing natural and historic development and breaches policy PH3 of the Illogan Parish Neighbourhood Development plan.

The plans indicate that large houses have been crowded onto the site with no attempt to provide a mixed housing stock or more affordable housing. This is not the correct site for this type of development.

Each plot has 2 off road parking spaces and a carport but are 3 and 4 bedroomed properties. Is this adequate parking for the number of possible occupants. There are no references to extra parking or visitor parking off. Harmony Terrace itself is already a crowded and busy road.

That in the appeal the inspector states that details of the appearance, landscaping, layout, and scale shall be submitted to and approved in writing by the local LPA before any development begins. The most recent plans differ from those allowed at appeal.

That in the appeal the inspector insisted that no works can start on this site until an environmental and bio-diversity survey has been agreed, delivered, and accepted.

On a vote being taken the matter was approved unanimously.

3 members of the public left the meeting at this point.

- iv. IPC2021/059
PA21/08963
Mr C Simmons, Rayle Farm, Bridge Hill, Bridge, Redruth
Erection of building for the storage of agricultural machinery and fodder

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

PM21/11/7.2iv

RESOLVED

that this committee objects to this application as this is a new building where others would not be allowed.

The barn is open sided and does not provide for secure storage of fodder and equipment.

It is an intrusion into open countryside.

On a vote being taken the matter was approved unanimously.

PM21/11/8

TO NOTE PLANNING DECISIONS RECEIVED FROM CORNWALL COUNCIL AND PLANNING APPEAL DECISIONS RECEIVED FROM THE PLANNING INSPECTORATE

These were received and noted.

PM21/11/9

TO RECEIVE CORRESPONDENCE UP TO THE DATE OF THE MEETING FOR INFORMATION ONLY

This was received and noted.

PM21/11/10

TO NOTE ANY INFORMATION REGARDING THE CRICKET FIELD AT MARY'S WELL AND AGREE ANY FUTURE ACTIONS AND ANY ASSOCIATED EXPENDITURE

No further information has been received.

PM21/11/11 TO RECEIVE THE LATEST QUARTERLY ASSET INSPECTION REPORT, AGREE ANY FUTURE ACTIONS AND ANY ASSOCIATED EXPENDITURE.

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

PM21/11/11.2 RESOLVED that the report is received and currently no further actions are necessary.

On a vote being taken the matter was approved unanimously.

PM21/11/12 TO CONSIDER A SITE FOR A FUTURE CEMETERY WITHIN THE PARISH.

There are currently no available sites that come to mind.

PM21/11/13 TO CONSIDER AN APPLICATION FOR A BLANKET TREE PRESERVATION ORDER ON MANNINGHAM WOODS.

This item has been deferred to the next full planning committee meeting.

PM21/11/14 DATE AND TIME OF NEXT MEETING

Wednesday 17th November 2021, time to be confirmed in The Old School Centre, Nance Lane, Illogan.

Councillor Mrs Thompson will be the visiting councillor for planning applications.

PM21/11/15 THAT UNDER THE 1960 PUBLIC BODIES (ADMISSION TO MEETINGS) ACT THE PRESS AND PUBLIC ARE EXCLUDED DUE TO THE CONFIDENTIAL NATURE OF THE BUSINESS TO BE DISCUSSED

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

PM21/11/15.2 RESOLVED that that under the 1960 public bodies (admission to meetings) act the press and public are excluded due to the confidential nature of the business to be discussed.

On a vote being taken the matter was approved unanimously.

PM21/11/16 TO RECEIVE QUOTES TO UNDERTAKE IDENTIFIED HIGH PRIORITY MANAGEMENT WORKS AND LOW PRIORITY TREE SAFETY WORKS IN MANNINGHAM WOODS, AGREE ANY FUTURE ACTIONS AND ANY ASSOCIATED EXPENDITURE

Due to the value of the works this matter was deferred to the next full council meeting on 17th November 2021.

PM21/11/17 THE CHAIRMAN RAISED AN ADDITIONAL URGENT MATTER FOR DISCUSSION. TO APPOINT A REPRESENTATIVE FROM THIS COMMITTEE TO ATTEND THE WEST SUB-AREA PLANNING COMMITTEE ON 15TH NOVEMBER 2021 AS PLANNING APPLICATION PA21/07502: LAND SOUTH WEST OF 4 THE MEADOW THE MEADOW ILLOGAN CORNWALL TR16 4RT IS ON THE AGENDA.

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

PM21/11/17.2 RESOLVED that Councillor Mrs Thompson represent the committee at the meeting and that Councillor Ford will act in an advisory capacity.

On a vote being taken the matter was approved unanimously.

There being no further business the Chairman closed the meeting at 8.10pm.

Signed:

Date: