

ILLOGAN PARISH COUNCIL

Minutes of the Planning & Environmental Services Committee held on Wednesday 16th March 2022 at 6.30pm in The Old School Centre, Nance Lane, Illogan

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

IN ATTENDANCE: S Willsher, Clerk; and 3 members of the public (1 from point mentioned)

The Chairman explained the safety procedures.

PM22/03/26 TO RECEIVE APOLOGIES FOR ABSENCE

There were no apologies received; all members were present.

PM22/03/27 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.

PM22/03/28 TO CONSIDER APPLICATIONS FROM MEMBERS FOR DISPENSATIONS

There were no applications from members for dispensations.

PM22/03/29 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)

A member of the public said that the reserved matters planning application was too close to the recently refused application. The application didn’t meet planning policy. They had lodged their objections on the Cornwall Council Planning Portal.

PM22/03/30 TO DISCUSS PLANNING APPLICATIONS RECEIVED UP TO THE DATE OF THE MEETING (CLLR WILLIAMS)

- i. **IPC2022/008
PA22/01518
28 Treforthlan, Illogan
Proposed ground floor extensions**

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

PM22/03/30.2 RESOLVED that there are no objections to planning application PA22/01518 for 28 Treforthlan.

On a vote being taken the matter was approved unanimously.

- ii. **IPC2022/009
PA22/01914
Keepers Cottage, Cot Road, Illogan**

Listed Building Consent for the replacement and extension to the ground floor conservatory and the introduction of a boot room

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

- PM22/03/30.3** **RESOLVED** **that there are no objections to planning application PA22/01914 for Keepers Cottage.**

On a vote being taken the matter was approved unanimously.

- iii. IPC2022/011
PA22/02096
Owls Wood, South Drive, Tehidy
Works to trees subject to a Tree Preservation Order (TPO), works include T1 – 1 x very large multi-stemmed holm oak - reduce height of single stem overhanging chalet x approximately 2-2.5m (height only) to approximately 15m H (see annotated photo) - to limit further development & to reduce likelihood of failure by reducing load associated with end weighting.**

Cllr Ms Kemp entered the meeting at 6.36pm.

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

- PM22/03/30.4** **RESOLVED** **that there are no objections to planning application PA22/02096 for Owls Wood subject to the support of the Cornwall Council Tree Officer.**

On a vote being taken the matter was approved unanimously.

- iv. IPC2022/012
PA22/02281
107 Sunnyside Parc, Illogan
Proposed single storey rear extension, first floor extension over existing garage with rear facing balcony**

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

- PM22/03/30.5** **RESOLVED** **that there are no objections to planning application PA22/02281 for 107 Sunnyside Parc.**

On a vote being taken the matter was approved unanimously.

PM22/03/31 **TO DISCUSS PLANNING APPLICATIONS RECEIVED UP TO THE DATE OF THE MEETING (CLLR CRABTREE)**

- i. IPC2022/010
PA22/01771
Land Adj To Fair View, Harmony Terrace, Bassett Road, Illogan
Reserved matters for approval of access, appearance, landscaping, layout and scale following outline consent**

PA18/04738 (APP/D0840/W/18/3210910) for residential development of up to 9 dwellings

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

PM22/03/31.2

RESOLVED

that Illogan Parish Council unanimously and most strongly objects to planning application PA22/01771 the Reserved Matters Planning Application for Land Adjacent to Fair View.

The proposed changes to the previously declined reserved matters application are so minimal that they are only noticeable if the plans are side by side.

The proposal is not an integration into the existing natural and historic development of the area. The proposals would cause material environmental harm to the character and appearance of the area. The proposals therefore directly conflict Policy PH3 of the 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 proposals are for a tandem development with gable ended properties which are out of character for the area. There is no other tandem development along Harmony Terrace. There is no continuous frontage to complement the character of the housing in Harmony Terrace. The proposals are for a small estate which is out of keeping with the area in terms of scale and housing type.

The proposal conflict Policy TT2 of the Illogan Parish Neighbourhood Development Plan:

"Policy TT2 Residential Parking - Proposals for all new homes should provide for one off road parking space for each bedroom, unless otherwise justified having regard to site specific circumstances and Cornwall Council parking standards. Any garage facility provided as integral to or part of any single home or development should be of a size commensurate with use by an average sized motor vehicle."

The proposals are for three and four bedroomed properties with only two off-road parking spaces per dwelling; there should be a parking space per bedroom.

There is no provision within the proposals for parking for any visitors to the proposed dwellings. Harmony Terrace is already a busy and crowded road.

The proposed tandem development raises issues of overlooking.

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.

In the appeal for outline planning permission, the Planning Inspector states that details of the appearance, landscaping, layout, and scale shall be submitted to and approved in writing by the Local Planning Authority before any development begins. The Inspector made specific reference to the site and block plans submitted with the outline planning application; these reserved matters plans differ from those allowed at appeal.

The Planning Inspector insisted that no works can start on this site until an environmental and bio-diversity survey has been agreed, delivered, and accepted. There are currently building materials on site that are located close to the southern boundary hedge.

The site design shows an access road through the estate leading to the fields behind Harmony Terrace raising concerns for future development on these fields and indeed a Land Registry Search shows that the field is owned by the applicant.

The new plans state that there will be a hedge along the whole length of the northern boundary and indeed the road between the two properties that are set back does come to an end with kerbs. This contradicts a letter we have had sight of from the two ladies that originally owned the field and according to them, which is different from the Land Registry records say they still do. Therefore, if this information is true, there should be access to the field, which there is not.

Nothing has changed as far as the reason for refusal is as the development would still cause material environmental harm to the character and appearance of the area which raises direct conflict with policies 1, 2, 12 and 23 in the Cornwall Local Plan Strategic Policies 2010 - 2030, policy PH3 and TT2 in the Illogan Parish Neighbourhood Development Plan 2016-2030 and paragraph 8, 130 and 174 in the National Planning Framework 2021.

That the Clerk would write to the Head of Cornwall Council's Planning Department and the CEO and query how Planning Officer's can ignore the Cornwall Council Planning Committees comments and previous resolution and recommend planning application for approval when there are no major changes to the submitted plans.

On a vote being taken the matter was approved unanimously.

It was agreed that the Clerk would state that the vote was unanimous when submitting the Council's response.

Cllr Jobson and 1 member of the public entered the meeting during this item at 6.52pm.

Cllr Szoka entered the meeting at 6.59pm.

PM22/03/32 DATE AND TIME OF NEXT MEETING

The next meeting would be held on Wednesday 6th April 2022, 7pm in The Old School Centre, Nance Lane, Illogan.

There being no further business the Chairman closed the meeting at 7.00pm.

Signed:

Date: