

## ILLOGAN PARISH COUNCIL

Minutes of the Planning & Environmental Services Committee held on Wednesday 4<sup>th</sup> May 2022 at 7pm in The Old School Centre, Nance Lane, Illogan

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

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

The Chairman explained the safety procedures.

**PM22/05/1 TO RECEIVE APOLOGIES FOR ABSENCE**

Apologies were received from Cllr Ms. Kemp.

Cllr Holmes was absent.

**PM22/05/2 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**

Cllr Cullimore declared an interest in the agenda item relating to planning application PA21/11643 for Land Adjacent to Wenappa.

**PM22/05/3 TO CONSIDER APPLICATIONS FROM MEMBERS FOR DISPENSATIONS**

There were no requests for dispensations.

**PM22/05/4 TO RECEIVE AND APPROVE THE MINUTES OF THE MEETING OF THIS COMMITTEE HELD ON THE 6<sup>TH</sup> AND 20<sup>TH</sup> APRIL 2022 AND THE CHAIRMAN TO SIGN THEM**

It was proposed by Cllr Mrs. Thompson, seconded by Cllr Crabtree and

**PM22/05/4.2 RESOLVED to receive and approve the minutes of the meetings of the Planning and Environmental Services Committee held on the 6<sup>th</sup> and 20<sup>th</sup> April 2022 and the Chairman to sign them.**

On a vote being taken on the matter there were 7 votes FOR and 0 votes AGAINST.

**PM22/05/5 MATTERS ARISING FROM THE MINUTES AND A REPORT ON PROGRESS OF ACTIONS, FOR INFORMATION ONLY**

PM22/04/18.2 – The Clerk reported that the bus shelter opposite Penwarne Close was purchased and erected in 2016, therefore out of guarantee. The remedial works had been completed.

PM22/05/6

**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)**

A member of the public objected to the planning application for The Bungalow, 8 Alexandra Road. The proposals used the entirety of the garden leaving none for the existing 4-bedroomed dwelling (8 Alexandra Road). The amenity calculations were inaccurate, they had not considered how much of the space was usable as amenity area; an on-site survey needed to be completed. There was information included in the application comparing the heights of the proposed and existing dwellings. There was only one small parking space included with no provision for turning. There were no footpaths in the area, the visibility along Alexandra Road was poor and it was difficult to safely leave the driveways of existing houses. The applicant had not demonstrated what impact the proposals would have on trees. There were Yew Trees that were over 100 years old and trees in Manningham Wood covered by a Tree Preservation Order (TPO) which would be affected by the proposals and needed to be protected. There would be trees in falling distance of the proposed dwelling. There was no sense of height or space provided with the application.

PM22/05/7

**TO DISCUSS PLANNING APPLICATIONS RECEIVED UP TO THE DATE OF THE MEETING (CLLR MRS THOMPSON)**

- i. **IPC2022/022  
PA22/03063  
The Bungalow, 8 Alexandra Road, Illogan  
Erection of a dwelling and associated works**

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

PM22/05/7.2

**RESOLVED**

**that Illogan Parish Council most strongly objects to the planning application PA22/03063 for the erection of a dwelling at The Bungalow, 8 Alexandra Road for the following reasons:**

- **The proposals are not in keeping with the surrounding area and is not of a high-quality design therefore, it does not comply with Policy PH3 Design 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 do not meet the requirements of Policy PH4 Development in Existing Private Gardens in the Illogan Parish Neighbourhood Development Plan.**

***"Policy PH4 Development in Existing Private Gardens***

***Infill development in private gardens will be permitted only where all of the following apply:***

- a) there is no loss to the character, local amenity, or environmental quality of surroundings.***
  - b) the site is served by a suitable existing highway on one or more boundaries.***
  - c) maintain a building to plot ratio representative of the surrounding plots and provide a useable amenity space for both the existing and additional building.***
  - d) proper respect is given to the relationship between the building size and plot size, which should be in keeping with the character of the area.***
  - e) the proportions of the new buildings are in keeping with the character of the area.***
  - f) significant features, including the ancient woodland and Cornish Hedge walls, etc. are preserved and reconstructed/replaced where unavoidably affected by development."***
- **The proposals would be detrimental to the street scene due to the prominence of the design. It would be detrimental to the amenity of the existing and**

neighbouring dwellings. The access and egress would be dangerous, there is poor visibility onto Alexandra Road, no provision for visibility splays or a turning circle and only limited off street parking. The proposals would create additional on-street parking which would cause a hazard on an already busy road.

- The proposal is for a 4-bedroomed dwelling with provision of 1 car parking space. This does not meet the requirement of Policy TT2 Residential Parking in 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."***

- It is overdevelopment of the site.
- There is insufficient amenity space on the site to serve two 4-bedroom dwellings (the existing and proposed).
- A tree report has not been submitted with the proposals. The proposals would affect and have a negative impact upon historic and protected trees. The Yew Trees to the front of Alexandra House and the trees and the tree roots from the trees in Manningham Wood need to be considered, surveyed, and protected to prevent harm to the trees that are protected by a Tree Preservation Order (TPO).
- There is overhead cabling which could be affected by the proposed two storey dwelling.

- **The Land Registry Title Plan for Alexandra House, the neighbouring property, shows a different boundary to the ones included with the planning application.**
- **The proposals are ill-conceived and fail to take into consideration the Illogan Parish Neighbourhood Development Plan.**
- **The proposals fail to take into consideration any of the advice given by Cornwall Council in the pre-application process (PA20/01600/PREAPP) especially in relation to the poor quality of the amenity areas and useable space within them; the overbearing and uncharacteristic prominence of the proposal within the street scene; the detrimental impact of the proposals to the residential amenity of the occupants of neighbouring dwellings; the lack of provision of off-street parking; and the protection of trees.**

On a vote being taken the matter was approved unanimously.

**ii. IPC2022/020**

**PA22/03432**

**Western Power, Merrose Vean, Tehidy, Camborne  
Western Power Distribution (WPD) submission to remove existing low voltage line and replace with high voltage 3-wire line from pole 41GLD14 towards 41 3016-5. To install 3 additional poles within line to assist with ground clearance and support. New poles to remain within 10% of existing pole height**

It was proposed by Cllr Mrs. Thompson, seconded by Cllr Crabtree and

**PM22/05/7.3**

**RESOLVED**

**that Illogan Parish Council supports planning application PA22/03434 for Western Power at Merrose Vean.**

On a vote being taken the matter was approved unanimously.

- iii. **IPC2022/021  
PA22/02587  
Paynters Lane End Methodist Church, Paynters Lane, Illogan  
Conversion and refurbishment of chapel to create two 4-  
bedroom dwellings (in lieu of previously approved 2 bed, 3 bed  
and 4 bed dwellings – Re-design of approval scheme  
PA18/06194)**

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

**PM22/05/7.4**

**RESOLVED**

**that Illogan Parish Council objects to  
planning application PA22/02587 for  
Paynters Lane End Methodist Church for the  
following reasons:**

- **The proposed access and egress from the front of the chapel is dangerous. One entrance is at a very congested point on Paynters Lane. The other entrance is very close to an existing junction.**
- **There is insufficient off-street parking and turning facilities.**
- **Illogan Parish Council notes and insists that:**
  1. **Gates are used and properly set at both the required distance and angles.**
  2. **That there is allowance made for 2 cars to be parked which must be able to enter and leave the property in a forward gear and requiring space for turning.**
  3. **Part B5 of Building Regulations requires access for a fire engine, setting out minimum road and gateway widths as well as turning space.**
  4. **Access to a classified Road requires the consent of the Highways Agency.**
  5. **A new access will not be allowed if it involves vehicles entering or leaving the carriageway close to a junction, on a sharp corner or at a blind spot.**

On a vote being taken the matter was approved unanimously.

PM22/05/8

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

**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) – **APPROVED**

**PA22/02281** - 107 Sunnyside Parc, Illogan - Proposed single storey rear extension, first floor extension over existing garage with rear facing balcony – **APPROVED**

**PA22/01914** - Keepers Cottage, Cot Road, - Listed Building Consent for the replacement and extension to the ground floor conservatory and the introduction of a boot room. – **APPROVED**

**PA22/02357** - 29 Bosvean Gardens, Illogan - Non-material amendment in relation to decision notice PA21/07569 dated 06.10.2021: to change proposed door on the rear of the extension to a UPVC window - **APPROVED**

PM22/05/9

**TO CONSIDER PLANNING APPLICATION PA21/11643 FOR LAND ADJACENT TO WENAPPA AND THE WORKS BEING COMPLETED AND AGREE ANY FUTURE ACTIONS**

Cllr Cullimore left the room.

Cllr Crabtree reported that construction of the development had commenced. One of the planning conditions was the provision of a turning circle. The turning circle had been removed by the developer and included as a driveway. There were concerns that vehicles were reversing onto the driveway of Wenappa to enable them to leave the site in a forward gear. He had sent photographs to the Cornwall Council Planning Officer who had referred the matter to Planning Enforcement; an investigation was ongoing.

There were concerns that a section of hedging removed to enable utilities to be connected has not been properly reinstated; a tree had been left with its roots exposed. This was a proposed entrance in a previously refused application. It was agreed that Cllr Crabtree would raise the concerns about the hedge with Cornwall Council with a view to getting it reinstated.

Contractors working on the site were parking too close to the driveway for Wenappa which was dangerous. When leaving the driveway from Wenappa there was no visibility along the road as there were vans in the way.

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

PM22/05/9.2

**RESOLVED**

**that the Clerk writes to Cornwall Council expressing concerns regarding the Land Adjacent to Wenappa. The Clerk will highlight that the turning circle in the agreed plans has been removed during construction and made into a driveway; that**

**the hedging has not been reinstated following the connection of the utilities; and that the contractors are parking too close to the driveway to Wenappa causing highway safety issues and a danger when leaving the driveway of Wenappa. The Clerk will request that she is kept informed of progress by Cornwall Council.**

On a vote being taken the matter was approved unanimously.

**PM22/05/10 TO RECEIVE A REPORT FROM MRS EDWARDS 'IDENTIFICATION OF GREEN AREAS FOR IMPROVEMENT,' AGREE ANY FUTURE ACTIONS AND ANY ASSOCIATED EXPENDITURE**

Cllr Mrs. Ferrett thanked Mrs. Edward for the report and photographs.

Mrs. Edwards said that she was mindful of budget restraints. Some of her suggestions were quick fixes others not. She would be grateful for any enhancements that could be made. She wondered whether there could be some community engagement.

Cllr Crabtree reported that Coronation Road improvements were currently out to consultation and that Coastline Housing and Cormac were discussing and negotiating improvements.

It was agreed that the report from Mrs. Edwards 'Identification of Green Areas for Improvement' would be an agenda item for the Full Council meeting in June 2022.

Cllr Cullimore re-entered the room.

**PM22/05/11 TO RECEIVE INFORMATION FROM CLLR MS KEMP ON SOUTH WEST IN BLOOM AND 'IT'S YOUR NEIGHBOURHOOD INITIATIVE' AND AGREE ANY FUTURE ACTIONS**

It was agreed to defer this item.

**PM22/05/12 TO CONSIDER DAMAGED AND MISSING STREET SIGNAGE IN THE PARISH AND RESPONSES RECEIVED FROM CORNWALL COUNCIL AND AGREE ANY FUTURE ACTIONS**

It was very frustrating that Cornwall Council were not maintaining damaged street signage or replacing any missing signs.

It was agreed that damaged and missing street signage would be an agenda item for the June 2022 Full Council meeting.

It was agreed that Cllr Crabtree and the Clerk would contact Cornwall Council regarding the dangerous street sign at Travellers Rest.



**PM22/05/13**

**TO RECEIVE A REPORT ON THE REVIEW OF THE ILLOGAN PARISH NEIGHBOURHOOD DEVELOPMENT PLAN, AGREE ANY FUTURE ACTIONS AND ANY ASSOCIATED EXPENDITURE**

The Group were in the process of organising a meeting.

**PM22/05/14**

**TO RECEIVE CORRESPONDENCE UP TO THE DATE OF THE MEETING AND AGREE ANY FUTURE ACTIONS**

1. Consultation: Street Naming - The current system for street naming relies upon three Acts which date from the early 20th century and create nationally inconsistent and unclear procedures for changing street names. The government is considering legislation to ensure there is a common requirement across England for votes on proposed changes of street names and is interested in views on how this would be implemented.

This technical consultation seeks views on the content of regulations (which may be supplemented by statutory guidance) on street naming, that would be needed to help deliver this change.

This consultation closes on 22 May 2022

**It was agreed that the Clerk would circulate the consultation to Full Council and request members forward her their comments. The Clerk would collate the responses for consideration at the Annual Council meeting on the 18<sup>th</sup> May 2022.**

2. Cornwall Council – South Crofty Ltd – Park Bottom 2022 GPDO submission (circulated by email) Cllrs needed to respond to the Clerk by 10am on Monday 9th May so that a response could be compiled etc. by the deadline

3. Email from the Chairman of Cubert Parish Council – *"You may recall our earlier correspondence on the poor service that we are receiving from Cornwall Council. Unfortunately, the situation continues.*

*Cornwall Council is not only continuing to ignore our requests for equal treatment for our families regarding affordable housing allocation (in line with the rest of Cornwall), but further false statements have been made to our questions.*

*You will see from the correspondence attached, that we have complained to the Leader of the Council, with no reply, and we have now written to all Cornwall Councillors as well.*

*Following the dodge and denial to our Public Question at Full Council in November 2021, a number of our residents forwarded questions to the Full Council on 12th April 2022. All the individual requests from our residents were then returned and the residents denied the chance to have their varied questions asked at Full Council.*

*You may recall, that difficulty was being found when requesting access to Viability Assessments for Rural Exception Sites, leading to lengthy Freedom of Information requests in order to obtain sight of this most important*

*document (there is an expectation within the NPPF for Local Planning Authorities to publish the assessments).*

*We therefore wrote to Michael Gove MP (Department for Levelling Up, Housing & Communities), and the response is that the Viability Assessments should be made publicly available by Cornwall Council (confirmation copy attached herewith).*

*You will see from the correspondence, that the arrival of the viability assessment has led to even further, and disturbing revelations, and if the situation on our latest (30 house) Rural Exception Site is anything to go on, then any parish or town council with a Rural Exception Site application needs to urgently obtain a copy of the viability assessment. (Unfortunately, the viability assessment for another Rural Exception Site in the parish, was deemed "lost" by Cornwall Council and permission was granted, without a chance to question the low affordable to open market mix).*

*When requesting the public publication of a viability assessment, the best advice would seem to be:*

*Do not accept no as an answer, provide the case officer and affordable housing team with a copy of the letter from Mr. Gove's department, and insist the public publication of the viability assessment before the permission being granted!*

*If any further viability assessments are "lost" by Cornwall Council, then perhaps local Member of Parliament action should be requested."*

**PM22/05/15 TO NOTE ANY INFORMATION REGARDING THE CRICKET FIELD AT MARY'S WELL AND AGREE ANY FUTURE ACTIONS AND ANY ASSOCIATED EXPENDITURE**

There was no information.

**PM22/05/16 TO CONSIDER ITEMS TO BE DISCUSSED AT FUTURE MEETINGS**

There were no items raised.

**PM22/05/17 DATE AND TIME OF NEXT MEETING**

The next meeting would be held on Wednesday 25<sup>th</sup> May 2022, 7pm in The Old School Centre, Nance Lane, Illogan.

3 members of the public left the meeting.

**PM22/05/18 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 Crabtree, seconded by Cllr Pavey and

**PM22/05/18.2 RESOLVED 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.

**PM22/05/19 TO RECEIVE QUOTES TO REDRESS THE WORN SECTIONS OF THE GRAVEL PATHS IN MANNINGHAM WOOD, AGREE ANY FUTURE ACTIONS AND ANY ASSOCIATED EXPENDITURE**

It was agreed to defer this item until the autumn when there was more rain, and the muddy areas could be marked.

**PM22/05/20 TO RECEIVE A QUOTE TO REMOVE TAPE RESIDUE FROM THE BUS SHELTERS, AGREE ANY FUTURE ACTIONS AND ANY ASSOCIATED EXPENDITURE**

It was agreed that this item would be deferred until the maintenance contract was up for renewal and it would then be included in the specification for the monthly cleaning of the bus shelters.

**PM22/05/21 TO RECEIVE QUOTES FOR WORK TO TREES IN MANNINGHAM WOOD, AGREE ANY FUTURE ACTIONS AND ANY ASSOCIATED EXPENDITURE**

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

**PM22/05/21.2 RESOLVED that Greens (Cornwall) Limited are appointed to complete tree works in Manningham Wood as per their quote.**

On a vote being taken the matter was approved unanimously.

**PM22/05/22 TO RECEIVE A QUOTE TO INSPECT THE ASH TREES IN MANNINGHAM WOOD, AGREE ANY FUTURE ACTIONS AND ANY ASSOCIATED EXPENDITURE**

It was agreed to defer this item until the next meeting.

**PM22/05/23 TO RECEIVE A QUOTE FOR A LONG-TERM WOODLAND MANAGEMENT PLAN FOR MANNINGHAM WOOD, AGREE ANY FUTURE ACTIONS AND ANY ASSOCIATED EXPENDITURE**

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

**PM22/05/23.2 RESOLVED to accept the quote from Cornwall Tree Consultancy for a long-term woodland management plan for Manningham Wood.**

On a vote being taken the matter was approved unanimously.

There being no further business the Chairman closed the meeting at 8pm.

Signed: .....

Date: .....