

ILLOGAN PARISH COUNCIL

Minutes of the Planning & Environmental Services Committee held on Wednesday 20th July 2022 at 6.15pm in The Old School Centre, Nance Lane, Illogan

PRESENT: Cllrs Mrs Thompson (Chairman), Ekinsmyth (Vice Chairman), Crabtree (not a member of this Committee), Cullimore, Mrs Ferrett (from point mentioned), Ford, Pavey, and Williams.

IN ATTENDANCE: Mrs S Rimell, Clerk; and 5 members of the public (3 until point mentioned)

The Chairman explained the safety procedures.

PM22/07/18 TO RECEIVE APOLOGIES FOR ABSENCE

Apologies were received from Cllr Szoka

Cllr Holmes was absent.

PM22/07/19 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.

PM22/07/20 TO CONSIDER APPLICATIONS FROM MEMBERS FOR DISPENSATIONS

There were no requests from members for dispensations.

PM22/07/21 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 raised concerns regarding the planning application for Dunstan Meadows. The application had opaque windows to the first floor, they felt that these should be obscured as they overlooked the neighbouring garden. There had not been any planning notices put up around the site.

The applicant for the planning application for Land South West of Ferndale explained that the application was being reconsulted due to a discrepancy with the block plan which had been rectified. The proposed building was no larger than on the previous application. They intended to render the rear extension.

PM22/07/22

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

- i. **IPC2022/040
Pa22/03969
Land South West of Ferndale, Well Lane, Illogan
Amended Plan – Conversion of agricultural barn into dwelling
and associated works**

Cllr Mrs Ferrett entered the meeting during this item at 7.20pm.

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

PM22/07/22.2

RESOLVED

that Illogan Parish Council objects to planning application PA22/03969 for Land South West of Ferndale. The proposals are contrary to 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 bulk and mass of the proposed extension fails to give a subservient appearance. There would be a fundamental loss of character and identity of the traditional agricultural building. The is extensive increase to the existing floor area from 110m² to 280m², thereby exhibiting the extensive increase to size of the original building.

On a vote being taken the matter was approved unanimously.

3 members of the public left the meeting at 6.26pm.

- ii. **IPC2020/036
PA22/04970
Land North of Rosewarne Mill House, Rosewarne Downs,
Camborne
Prior notification for barn with small fence surrounding what
will be the garden area for the proposed change of use to a
dwelling**

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

PM22/07/22.3

RESOLVED

that Illogan Parish Council determines that prior approval is required by this application PA22/04970 Land North of Rosewarne Mill House and that no buildings operation commence until such approval has been granted. The Council expresses the following concerns which must be addressed

- **Raising the floor level above the flood level**
- **Drainage around the plot**
- **Sewage treatment plant rather than septic tank**
- **Building further into the plot to improve the sightlines with PROW**
- **Ensure not encroaching onto the nature reserve or byway**
- **Garage/Parking facilities**

On a vote being taken the matter was approved unanimously.

- iii. **IPC2020/037
PA22/06072
Rayle Farm, Bridge Hill, Bridge
Formation of new field access onto public highway, removal of
section of hedgebank, provision of new native hedge mix dry-
stone wall**

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

PM22/07/22.4

RESOLVED

that Illogan Parish Council objects to planning application PA22/06072 Rayle Farm for another entrance to Rayle Farm. There are highway safety concerns, the entrance would be onto a busy, narrow road on a slope and a bend. There would be inadequate sight lines and visibility. Vehicles travel at speed along the road.

On a vote being taken the matter was approved unanimously.

- iv. **IPC2020/038**
PA22/00887
Dunstan Meadows, Merritts Hill, Illogan
Proposed new 4-bedroom dwelling

Cllr Ford left the meeting at 6.45pm.

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

PM22/07/22.5 **RESOLVED** **that Illogan Parish Council supports planning application PA22/00887 for Dunstan Meadows subject to obscure glazing being installed in the first floor windows to prevent overlooking the neighbouring garden. There being a condition to tie the annex to the main dwelling to prevent it being separated. The Council requests that the stone dressing is stone laid in its natural course. The Council note that there have not been any site notices erected near the site.**

On a vote being taken the matter was approved unanimously.

- v. **IPC2022/039**
PA22/05840
107 Sunnyside Parc, Illogan
Proposed single storey rear extension, first floor extension over existing garage with rear facing balcony, conversion of existing garage to create a utility room, downstairs cloakroom and enlarge the existing porch area

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

PM22/07/22.6 **RESOLVED** **that Illogan Parish Council have no objections to planning application PA22/05840 for 107 Sunnyside Parc.**

On a vote being taken the matter was approved unanimously.

- vi. **IPC2022/041**
PA22/06168
Greensleeves, Mount Whistle Road, South Tehidy
Works to trees covered by a Tree Preservation Order, namely T1 – Turkey Oak, T2 – Holm Oak, T3 – Sessile Oak and T4 – Beech – reduce large growing and end weighted branches and limbs

Cllr Ford re-entered the meeting at 6.47pm.

It was proposed by Cllr Mrs Thompson, seconded and

PM22/07/22.7 **RESOLVED** **that Illogan Parish Council has no objections to planning application PA22/06168 Greensleeves subject to the Cornwall Council**

Tree Officers recommendations and comments.

On a vote being taken the matter was approved unanimously.

- vii. **IPC2022/042
PA22/06154
Cold Spring, Parklands, South Drive, Tehidy
Works to trees subject to a Tree Preservation Order (TPO),
works include fell 3 ash trees and replace with new trees**

It was proposed by Cllr Mrs Thompson, seconded and

PM22/07/22.8 RESOLVED that Illogan Parish Council has no objections to planning application PA22/06154 for Cold Spring subject to the Cornwall Council Tree Officers recommendations and comments.

On a vote being taken the matter was approved unanimously.

PM22/07/23 DATE AND TIME OF NEXT MEETING

The next meeting would be held on Wednesday 3rd August 2022, 7pm in The Old School Centre, Nance Lane, Illogan

There being no further business the Chairman closed the meeting at 6.50pm.

Signed:

Date: