

ILLOGAN PARISH COUNCIL

Minutes of the Planning & Environmental Services Committee held on Wednesday 1st February 2023 at 7pm in Illogan Parish Council Community Office, Trevelyan Road, Illogan

PRESENT: Cllrs Mrs Thompson (Chairman), Ekinsmyth (Vice Chairman), Crabtree (not a member of this committee), Cullimore, Ford, Holmes, Jobson (not a member of this committee), Miss Pollock, Szoka and Williams.

IN ATTENDANCE: Mrs S Rimell, Clerk. Miss E James, Assistant to the Clerk and 14 members of the public (until points mentioned).

The Chairman explained the safety procedures.

PM23/02/1 TO RECEIVE APOLOGIES FOR ABSENCE

Apologies were received from Cllr Ms Kemp

Absent: there were no members absent.

PM23/02/2 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 Ford declared that he had known the person who had applied for the adverse possession for a long time.

PM23/02/3 TO CONSIDER APPLICATIONS FROM MEMBERS FOR DISPENSATIONS

There were no applications from members for dispensations.

PM23/02/4 TO RECEIVE AND APPROVE THE MINUTES OF THE MEETINGS OF THIS COMMITTEE HELD ON THE 11TH AND 18TH JANUARY 2023 AND THE CHAIRMAN TO SIGN THEM

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

PM23/02/4.2 RESOLVED to receive and approve the minutes of the meetings of the Planning and Environmental Services Committee held on the 11th and 18th January 2023 and the Chairman to sign them.

On a vote being taken the matter was approved unanimously.

PM23/02/5 MATTERS ARISING FROM THE MINUTES AND A REPORT ON PROGRESS OF ACTIONS, FOR INFORMATION ONLY

There were no matters arising.

PM23/02/6

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 raised concern about the use of an agricultural field on Mount Whistle Road.

- There were currently 6-8 occupants on the site in camper vans and tents.
- Last week they were running a pipe.
- There is no sewage on the site which is a hygiene concern.
- There had been a make-shift entrance to the highway from the site and there was concern about this being a danger, especially after dark.
- There were on and off site safety concerns.

PM23/02/7

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

- i. **IPC2023/003
PA22/11453
The Coppice, Parklands, South Drive, Tehidy
Proposed garage and studio**

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

PM23/02/7.2

RESOLVED that Illogan Parish Council has no objections to planning application PA22/11453 The Coppice subject to the support of the Cornwall Council Tree Officer

On a vote being taken the matter was approved unanimously.

- ii. **IPC2023/004
PA23/00392
Pengarth, Mount Whistle Road, South Tehidy
Outline Planning Permission with some matters reserved (appearance, landscaping and scale) for demolition of existing dwelling house and construction of up to three dwellings**

A representative for the Tehidy Residents Association submitted a report:

“I would like to strongly object to this application on behalf of the Tehidy Residents Association, especially the neighbouring residences in Mount Whistle Road and Parklands.

1)Collingwood, to which the application refers was strongly opposed by Illogan Parish council and at the meeting of Cornwall West Planning Committee only received it’s planning permission because the Specific Infill Limitation Policy of Kerrier District Council could not be relied upon as Cornwall Plan was in force replacing it. Look at what damage is being done to the area, just because Illogan Neighbourhood Plan was not signed off when Collingwood’s application was made. They could still rectify the mistake by insisting the continued development is

only allowed to be timber construction eg. Especially in respect of the Cabin.

The amenity value of the area is being seriously undermined. The back gardens on Mt Whistle Road form a continuous tree lined area and from it's East end to the West end of the road to Home Farm. At the Platinum jubilee of the late Queen Elizabeth's reign on 5th May 2022 the Twisted Beech Tree in Tehidy was granted Ancient Woodland status. Therefore the rules on Ancient Woodlands applies to Tehidy. NPPF122. Planning policies and decisions should support development that makes efficient use of land, taking into account: the desirability of maintaining an area's character and setting (including residential gardens).

Prime Minister Rishi Sunak said protecting the natural environment was fundamental to the health, economy and prosperity of the country.

This plan provides the blueprint for how we deliver our commitment to leave our environment in a better state than we found it, making sure we drive forward progress with renewed ambition and achieve our target of not just halting, but reversing the decline of nature.

Conclusion

This application should be rejected as it is:

- A. Against the Cornwall Local Plan when combined with Illogan Neighbourhood Development Plan
- B. Against the wishes of the local people
- C. Over development in a rural environment and its entrance/exit is adjacent to a busy road junction thereby contributing to a potential accident blackspot
- D. Creates a further loss of amenity value
- E. Adversely affecting climate change
- F. Creates more loss of habitat for the wildlife and their tracks to the Country Park
- G. Will lead to creation of greater flooding risk
- H. Against the recent instruction from the Chief Planning Officer in England and Minister of Housing and Levelling Up
- I. Against the objectives set out on the England Trees Action Plan 2021-2024
- J. Against the Plan for the Environment launched on the 30th January 2023. This contains a promise to put environmental protection at the heart of all new government policy.
- K. Finally, it is an act of garden grabbing. Now is the time to put right the damage being done to our local environments. We must work with nature and not against it for the sake of future generations."

It was noted that the application was sparse in detail and the drive is very narrow and two cars would not be able to pass, and there was concern about how suitable it would be for utility vehicles or emergency vehicles to access. This driveway would also access the highway at a point that is already quite dangerous.

Members discussed:

- The access and noted visibility onto the highway would be dangerous, added to by the existing mature trees on the site that could not be removed due to a Tree Preservation Order.
- The loss of wildlife in an area that currently had no light pollution. This would most certainly be affected by the development. This could also set a precedent for the area.
- If an Environmental Impact Survey and proposed mitigation had been done as there appeared to be nothing online.

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

PM23/02/7.3

RESOLVED

that Illogan Parish Council strongly objects to the planning application for Pengarth as it does not meet the criteria contained in Policy PH4 of 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;***

significant features, including the ancient woodland and Cornish Hedge walls, etc. are preserved and reconstructed/replaced where unavoidably affected by development."

The proposals are not in keeping and would cause a detrimental loss to the character of the area. There would be a catastrophic loss to the wildlife and natural environment. The entrance is extremely narrow, two cars would not be able to pass each other. The access/egress is onto a busy highway, there would be limited visibility which would be dangerous.

On a vote being taken the matter was approved unanimously.

10 members of the public left the meeting at 7.35pm.

- iii. **IPC2023/005
PA23/00489
Halgoss Farm, Halgoss, Tehidy
Demolition of existing disused and redundant agricultural buildings**

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

PM23/02/7.4 **RESOLVED** **that Illogan Parish Council strongly resist the demolition of the barn on planning application PA23/00489 Halgoss and request confirmation that the entrance included on the plans has the appropriate permissions.**

On a vote being taken the matter was approved unanimously.

- iv. **IPC2023/006
PA23/00369
Alegria, 1 Tehidy Mill Cottages, Tehidy Mill, Roscroggan
Alterations and extension to dwelling**

It was proposed by Cllr Szoka, seconded by Cllr Cullimore and

PM23/02/7.5 **RESOLVED** **that Illogan Parish Council have no objection to planning application PA23/00369 for Alegria.**

On a vote being taken the matter was approved unanimously.

PM23/02/8 **TO NOTE PLANNING DECISIONS RECEIVED FROM FROM CORNWALL COUNCIL AND PLANNING APPEAL DECISIONS RECEIVED FROM THE PLANNING INSPECTORATE**

PA22/09267 – The Barn, Halgoss, Tehidy, Camborne – Works to trees subject to a tree preservation order – T1 OAK: Reduce lateral spread by an additional 1.5 metres T2 OAK: Reduce over extended lateral branch T3 HOLM OAK: Crown lift T4 BAY: Reduce tree by 50% T5 OAK: Remove 1x limb T6 OAK: Remove limb – **APPROVED**

PA22/08805 – 28 Kennedy Close, Illogan – Proposed replacement of existing porch with new conservatory – **APPROVED**

PA21/11488 – Tehidy Mill Farm, Tehidy Mill, Roscroggan – New Agricultural Building – **APPROVED**

PA22/09034 – Land Adj to Chyryn, Harris Mill, Illogan – Reserved Matters application for new dwelling (details following outline consent PA20/04241 (Appeal Ref APP/D0840/W/20/3263587) dated 25/03/2021- **APPROVED**

PA22/10488 – Land North West of Bassett House, Tehidy Park – Application for work to trees in a Tree Preservation Order: Felling of 2 Ash trees – **APPROVED**

PA22/10488 - Land North West Of Basset House, Tehidy Park, Tehidy - Application for works to trees in a Tree Preservation Order: Felling of 2 Ash trees - **APPROVED**

PA22/10186 - 3 Robartes Terrace, Illogan - Single-storey flat roof extension to rear of existing dwelling to provide additional living space and bathroom, replacing current pitched roof extension – **APPROVED**

PA22/01771 - Cornovia Homes (Illogan) Limited, 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 – **WITHDRAWN**

PA22/08526 – Collingwood, Mount Whistle Road, South Tehidy – Constuction of dwelling – **APPROVED**

PA22/08830 – The Cottage, Spar Lane, Illogan – Garden room within applicant’s garden – **APPROVED**

PA22/11154 – Land at Park Bottom, Illogan – Notification under Town and Country Planning (General Permitted Development)(England) Order 2015 under Part 17 Class K for a mineral exploration via a diamond drilling program – **APPROVED**

PA22/01624/PRE - Camp Site, Tehidy Country Park, Tehidy - Pre-application advice to transform a complex of disused kennels buildings into a new catering outlet - **Closed - advice given Applicant:-**

4 members of the public left the meeting at 7.49pm.

PM23/02/9

TO RECEICE NOTICE OF AN APPLICATION FOR REGISTRATION OF A PERSON IN ADVERSE POSSESSION – B149 IN VENTONRAZE FROM THE LAND REGISTRY, CONSIDER A RESPONSE AND ANY FUTURE ACTIONS

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

PM23/02/9.2

RESOLVED

that Illogan Parish Council have no objection to the application for registration of a person in adverse possession – B149 in Ventronraze from the Land Registry as long as footpath 214/13/1 within the grounds remains open for use to the public

On a vote being taken the matter was approved unanimously.

PM23/02/10 TO REVIEW THE PROVISION OF GRIT BINS IN THE PARISH AND CONSIDER ARRANGEMENTS FOR WINTER 2023, AGREE ANY FUTURE ACTIONS AND ANY ASSOCIATED EXPENDITURE

It was noted that only 1 request for review of grit bins in the parish had been received.

The request was noted and the matter closed.

PM23/02/11 TO RECEIVE CORRESPONDENCE REGARDING MANNINGHAM WOOD, AGREE ANY FUTURE ACTIONS AND ANY ASSOCIATED EXPENDITURE

The Clerk reported that a 5-year management plan had been drawn up and was being implemented. The writer mentioned bramble growth. Brambles were good for wildlife; they provided shelter and food. The flowers were a food source for bees, the leaves a food source for caterpillars and the fruits were eaten by mammals and birds. This meant that pretty much everything could use brambles making it one of the most wildlife-rich habitats you could have on a site.

It was also worth noting that the bramble cover was not only good for wildlife, but it discouraged and prevented unwanted behaviours such as den making, drinking, campfires, damage to trees, etc.

Councillors discussed the arrangement when taking over the management of Manningham Wood and it was decided then that it would be a natural woodland and that there would be as little input as possible.

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

PM23/02/11.2 RESOLVED that the correspondence received from the public in relation to Manningham Woods was noted but no further action was needed.

On a vote being taken the matter was approved unanimously.

PM23/02/12 TO RECEIVE CORRESPONDENCE REGARDING DRAINAGE AT PARSONAGE LANE, AGREE ANY FUTURE ACTIONS AND ANY ASSOCIATED EXPENDITURE

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

PM23/02/12.2 RESOLVED that Illogan Parish Council would contact Cornwall Council in relation to the correspondence received from the public in relation to drainage at Parsonage Lane to ask them to review and correct the drainage issues.

On a vote being taken the matter was approved unanimously.

PM23/02/13 TO RECEIVE CORRESPONDENCE UP TO THE DATE OF THE MEETING FOR INFORMATION ONLY

The correspondence from Hedgehogs R Us organisation was noted.

PM23/02/14 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.

PM23/02/15 TO CONSIDER ITEMS TO BE DISCUSSED AT FUTURE MEETINGS

Cllr Mrs Thompson requested an agenda item to discuss the Withdrawn planning application PA22/01771 at Harmony Terrace.

Cllr Ekinsmyth requested an agenda item in relation to the enforcement action at West Tehidy and Roscroggan.

PM23/02/16 DATE AND TIME OF NEXT MEETING

The next meeting would be held on Wednesday 15th February, time to be confirmed in Illogan Parish Council Community Office, Trevelyan Road, Illogan.

There being no further business the Chairman closed the meeting at 8.08pm

Signed:

Date: