

## ILLOGAN PARISH COUNCIL

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

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

**IN ATTENDANCE:** Mrs S Rimell, Clerk; and Cllr Desmonde, Cornwall Council

The Chairman explained the safety procedures.

### **PM23/03/1 TO RECEIVE APOLOGIES FOR ABSENCE**

There were no apologies received.

Cllrs Holmes, Ms Kemp, and Miss Pollock were absent.

### **PM23/03/2 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.

### **PM23/03/3 TO CONSIDER APPLICATIONS FROM MEMBERS FOR DISPENSATIONS**

There were no requests from members for dispensations.

### **PM23/03/4 TO RECEIVE AND APPROVE THE MINUTES OF THE MEETINGS OF THIS COMMITTEE HELD ON THE 1<sup>ST</sup> AND 15<sup>TH</sup> FEBRUARY 2023 AND THE CHAIRMAN TO SIGN THEM**

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

### **PM23/03/4.2 RESOLVED to receive and approve the minutes of the Planning and Environmental Services Committee held on the 1<sup>st</sup> and 15<sup>th</sup> February 2023 and the Chairman to sign them.**

On a vote being taken the matter was approved unanimously.

### **PM23/03/5 MATTERS ARISING FROM THE MINUTES AND A REPORT ON PROGRESS OF ACTIONS, FOR INFORMATION ONLY**

PM23/02/12.2 – the Clerk reported that the following response had been received from Cornwall Council regarding the drainage issues at Parsonage Well:

“Whilst the hedge and drainage pipes are, in fact, under the ownership and responsibility of the adjacent landowner, with their agreement we undertook some improvement works a while back. We bettered the flow/capacity of the system; which addresses the concerns about flows along the PROW (Footpath) under “normal” conditions.

Unfortunately, this area is prone to issues with leaf litter and storm debris. These wash across the pipe, redirecting water down the PROW. This cannot be prevented. As we cannot monitor the site constantly, and being a transient issue, all we can do is to clear the leaf litter once it has been drawn to our attention. The customer has been made aware of this.

We do not have any plans for further drainage work in the area. However, I have made our PROW team aware of the reported scouring damage. I am sure they will take appropriate action.”

PM23/02/21.3 – in response to a question, the Clerk confirmed that no response had been received from the Cornwall Council Planning Officer regarding the planning application for Trelehan.

### **PM23/03/6**

#### **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)**

Cllr Desmonde raised some general observations regarding the lack of planning enforcement action being taken by Cornwall Council. He was aware of several sites in the local area. The National Planning Policy Framework (NPPF) clearly stated that enforcement is an important tool. He had met with the leader of Cornwall Council to discuss ways to make the Cornwall Council Planning Enforcement process effective and efficient. There were other Cornwall Council processes such as registering interests in affordable housing and self-build plots that could be improved.

He felt that the planning appeals system was also an issue. The environment and Neighbourhood Development Plans needed to be protected.

Some planning applications being submitted to Cornwall Council were flawed. He had been made aware of some initial discussions for a change to an existing application for single person residences.

The Tehidy Residents Association were very vocal and knowledgeable on local and national planning matters. He felt that they needed to be heard, listened to and supported.

He was aware of a planning application for Tallem to turn an existing barn into a dwelling. The Clerk had queried with him why the Parish Council had not been consulted on the application and why the Cornwall Council Planning Portal was showing that ‘There have been no consultations requested for this application’; he was going to look into this and report back.

### **PM23/03/7**

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

**PA22/10327** – 12A Lamanva Road, Illogan , Redruth – Proposed front and rear extensions – **APPROVED**

**PA22/10851** – Field South of Bridge Hill Farm, Bridge Hill, Bridge, Redruth  
– Formation of new fields access onto Public Highway – **APPROVED**

**PM23/03/8**

**TO RECEIVE AND APPROVE THE LOCAL MAINTENANCE PARTNERSHIP AND OFFER FOR 2023/2024, AND AGREE ANY FUTURE ACTIONS**

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

**PM23/03/8.2**

**RESOLVED**

**to receive, approve and accept the Local Maintenance Partnership offer from Cornwall Council for 2023/2024 and for the Clerk to sign and return the acceptance form.**

On a vote being taken the matter was approved unanimously.

**PM23/03/9**

**TO RECEIVE AN UPDATE ON PLANNING MATTERS FOR LAND ADJ TO HARMONY TERRACE, AGREE ANY FUTURE ACTIONS AND ANY ASSOCIATED EXPENDITURE**

There was no information. It was agreed to defer this item until the next meeting.

**PM23/03/10**

**TO RECEIVE AN UPDATE ON PLANNING ENFORCEMENT ACTION AT WEST TEHIDY AND ROSCROGGAN AND AGREE ANY FUTUER ACTIONS**

Cllr Desmonde reported that he was keeping a close eye on West Tehidy, Roscroggan and planning enforcement. Residents had been in contact with him. Concerns had been raised regarding the use of the land for encampments, people residing on the land without appropriate planning permission; damage being caused to roads, verges, rural landscape, local wildlife and the character of the area; fly tipping; environmental damage; behavioural issues; public nuisance; health and hygiene concerns; unauthorised access to water and electricity including the associated health and safety risks including potential cross contamination

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

**PM23/03/10.2**

**RESOLVED**

**that the Clerk would write to Cornwall Council Planning Enforcement asking when planning enforcements action is going to be taken in West Tehidy on the use of the land for encampments, people residing on the land without appropriate planning permission; damage being caused to roads, verges, rural landscape, local wildlife and the character of the area; fly tipping; environmental damage; behavioural issues; public nuisance; health and hygiene concerns; unauthorised access to water and electricity including the associated health and safety risks including potential cross contamination.**

On a vote being taken the matter was approved unanimously.

It was agreed that the Clerk would copy Cllr Desmonde into the correspondence with Cornwall Council Planning Enforcement regarding West Tehidy.

**PM23/03/11**

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

The Clerk reported that an email had been received from the Cornwall Council Planning Officer under the 5-day protocol for planning application PA23/00661 for 30 Gwel Kann, Park Bottom for the erection of a wooden shed in the back garden to be used part as a garden shed and part as a hairdressing salon:

*"Thank you for the Parish Council response to the above proposal which I have set out below:*

***Illogan Parish Council cannot support this application due to concerns in relation to parking, access and the lack of information regarding the provision of utilities to the development.***

***In response to the above,***

***Principle of development***

*Policy 5 supports the creation of new employment uses within areas that are well integrated with existing towns and villages and well served by public transport and communications infrastructure. The business would deliver a home workspace of limited intensity and footfall that would unlikely be viable to provide in rented accommodation, and, when the client is working from home, as opposed to visiting clients at their property as a mobile hairdresser, would avoid additional vehicular trips of the applicant to a rented place of work. The application site sits within the Park Bottom and Illogan Downs settlement boundary as defined within the Illogan Neighbourhood Development Plan and can be accessed by pedestrian and vehicular traffic. On balance it is considered that the specific circumstances proposed represents a suitable location for this small scale hairdressing business, compliant with the aims and intentions of Policy 5 of the CLP and Policy C1 of the Climate Emergency DPD.*

***Highway Safety/Parking***

*The concerns of the local council regarding parking are acknowledged and have been considered at length. The existing property benefits from two designated parking spaces and the applicant proposes that one of these spaces will be made available for clients to use. The site is also within particularly close proximity to public transport facilities such as bus stops at Trevelyan Road which are accessible via dedicated and well-lit footpaths. Given the size of the building and the scale of the business, the applicant is willing to agree to a condition stipulating that only one client would be permitted to use the salon at any given time. I have visited the site and also note that in addition to the dedicated parking space there is a parking bay to the front of the property. In light of the scale of the business and parking provisions proposed, it is considered that the proposal complies with the aims and intentions of the Illogan Neighbourhood Plan and its*

*Objective to 'limit the negative impact of new developments on on-street parking and road safety within the Parish' (page 28) as well as policies C1 and T1 of the Climate Emergency DPD and policy 27 of the Cornwall Local Plan.*

### **Visual Impact**

*The proposed building is of a small scale and would be finished with materials that are typical of an outbuilding within this built-up residential location. Due to its design and scale, the proposed development is not considered to result in a level of visual harm that would warrant refusal of the application.*

### **Residential Impact**

*Due to the nature of the business and the low volume of visitors, it is considered that the proposed development would not result in any significant impacts on the residential amenities of neighbouring properties. The applicant is willing to agree to a condition restricting the number of clients using the development at any given time to one client as well as conditions regarding opening hours, which could be restricted to 08:00AM to 20:00PM.*

*In light of the above, I intend to recommend the application for approval.*

*I would respectfully request that your Council consider the following options as set out within the Protocol for Local Councils:*

- 1. Agree with my recommendation*
- 2. Agree to disagree*
- 3. Having made strong planning reasons to maintain your original position on the proposal against my recommendation, it is requested that the application is determined by the Planning Committee\**

*Please tell me which option you wish to choose within 5 working days from the date of this communication. It may not always be appropriate to take an application to Committee if the planning position is so clear-cut that it would not be right to make a different decision to the one being recommended. In these rare circumstances we will consult the Divisional Member and explain our reasoning when making the planning decision.*

*If I do not hear from you within 5 working days, a delegated decision will be issued in accordance with my recommendation. If our recommendation changes for any reason we will notify you so that you may reconsider your own position."*

It was noted that although the planning officers comments did not address the provision of utilities, foul drainage and welfare facilities for clients, these would be dealt with under building regulations. There were concerns regarding water supply and drainage issues in the area; that if approved a precedent would be set, that proper and careful consideration and conditioning was required. Further to an in depth discussion, it was:

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

**PM23/03/11.2**                    **RESOLVED**                    **to respond to the Cornwall Council Planning Officer that Illogan Parish Council agrees with their recommendation regarding planning application PA23/00661 for 30 Gwel Kann, Park Bottom for the erection of a wooden shed in the back garden to be used part as a garden shed and part as a hairdressing salon.**

On a vote being taken on the matter there were 5 votes FOR and 0 votes AGAINST.

**PM23/03/12**                    **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.

**PM23/03/13**                    **TO CONSIDER ITEMS YO BE DISCUSSED AT FUTURE MEETINGS**

There were no items raised.

**PM23/03/14**                    **DATE AND TIME OF NEXT MEETING**

The next meeting would be held on Wednesday 15<sup>th</sup> March 2023, time to be confirmed in Illogan Parish Council Community Office, Trevelyan Road, Illogan.

There being no further business the Chairman closed the meeting at 7.58pm.

Signed: .....

Date: .....