

## ILLOGAN PARISH COUNCIL

Minutes of the Planning & Environmental Services Committee held on Wednesday 19<sup>th</sup> April 2023 at 6.45pm in Illogan Parish Council Community Office, Trevelyan Road, Illogan

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

**IN ATTENDANCE:** Mrs S Rimell, Clerk, Miss E James, Assistant to the Clerk, Cllr Philip Desmonde, Cornwall Council (from point mentioned) and 2 members of the public (1 from the point mentioned).

The Chairman explained the safety procedures.

### **PM23/04/1 TO RECEIVE APOLOGIES FOR ABSENCE**

There were no apologies received

There were no members absent.

### **PM23/04/2 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 a non-registerable interest in the planning application for 15 Valley Gardens.

### **PM23/04/3 TO CONSIDER APPLICATIONS FROM MEMBERS FOR DISPENSATIONS**

There were no applications from members for dispensation.

### **PM23/04/4 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)**

There were no requests from the public to speak.

Cllr Ford left the meeting at 6.46pm

1 member of the public entered the meeting at 6.50pm.

### **PM23/04/5 TO DISCUSS PLANNING APPLICATIONS RECEIVED UP TO THE DATE OF THE MEETING (CLLR Ekinsmyth)**

Cllrs Jobson and Miss Kelly entered the meeting at 6.48pm

1 member of the public entered the meeting at 6.50pm.

- i. **IPC2023/012**  
**PA23/01845**  
**15 Valley Gardens, Vougebeloth, Illogan**  
**Construction of a single storey rear extension (revised plans)**

It was proposed by Cllr Ekinsmyth, seconded by Cllr Ms Kemp and

**PM23/04/5.2**

**RESOLVED**

**that Illogan Parish Council strongly objects to the planning application for 15 Valley Gardens for the following reasons:**

- **The proposal does not meet the criteria in Illogan Parish Neighbourhood Development Plan Policy PH3, it does not demonstrate a high standard, quality design in respect of character and appearance:**

**“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 not in harmony with other properties in the area.**
- **The proposal does not meet the criteria in Illogan Parish Neighbourhood Development Plan Policy PH4, in relation to the size of the proposed extension and that of the plot. It would not maintain the building to plot ratio representative of the surrounding plots:**

**“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 proposed extension will have a solid wall facing the adjacent property at fairly close proximity, there are concerns that this would be unneighbourly and would not meet the required light in the neighbouring conservatory.**

On a vote being taken on the matter there were 5 votes FOR a 3 votes AGAINST.

Cllr Desmonde entered the meeting at 6.52pm.

**PM23/04/6      DATE AND TIME OF NEXT MEETING**

The next meeting will be held on Wednesday 3<sup>rd</sup> May 2023 at 7pm in Illogan Parish Council Community Office.

There being no further business the Chairman closed the meeting at 6.55pm.

Signed: .....

Date: .....