

ILLOGAN PARISH COUNCIL

The public is reminded that these are DRAFT minutes, which means that they are not approved at the time of publication and may be subject to amendment before final approval at the next Parish Council meeting. The agreed minutes will be uploaded once they have been agreed by the Council at the appropriate meeting.

Minutes of the Planning & Environmental Services Committee held on Wednesday 1st November 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, and Szoka.

IN ATTENDANCE: Mrs S Rimell, Clerk; Miss E James, Assistant to the Clerk; and 4 members of the public (until points mentioned).

The Chairman explained the safety procedures.

PM23/11/1 TO RECEIVE APOLOGIES FOR ABSENCE

Apologies were received from Cllr Ms Kemp.

Cllrs Holmes and Miss Pollock were absent.

PM23/11/2 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.

PM23/11/3 TO CONSIDER APPLICATIONS FROM MEMBERS FOR DISPENSATIONS

There were no applications from members for dispensations.

PM23/11/4 TO RECEIVE A PRE-APPLICATION PRESENTATION FOR 16 WARWICK AVENUE AND AGREE ANY FUTURE ACTIONS

It was explained that 16 Warwick Avenue was a family home of a plumber and hairdresser working from a home salon. Since the Covid 19 pandemic the client base, especially for the salon, has expanded. The access in the house to the salon was not suitable for the less mobile clients. As the dwelling was set back, the workshop/shed could not be erected to the rear of the dwelling. The workshop/shed was for secure storage of tools and for minor carpentry type works. They had received positive preapplication advice from Cornwall Council and were now consulting Illogan Parish Council and their neighbours. They had spoken to some neighbours who were in support of the application and proposals.

In response to a question regarding parking provision, it was confirmed that there were never more than two clients in the salon at any one time. The plumbing work van would be out during the day when the salon clients would be attending. Two parking spaces had been added to prevent on road parking and the associated congestion.

Members recommended that the Illogan Parish Neighbourhood Development Plan was read.

PM23/11/5 TO RECEIVE AND APPROVE THE MINUTES OF THE MEETINGS OF THIS COMMITTEE HELD ON THE 4TH AND 18TH OCTOBER 2023

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

PM23/11/5.2 RESOLVED to receive and approve the minutes of the meetings of the Planning and Environmental Services Committee held on the 4th and 18th October 2023 and the Chairman to sign them.

On a vote being taken the matter was approved unanimously.

PM23/11/6 MATTERS ARISING FROM THE MINUTES AND A REPORT ON PROGRESS OF ACTIONS, FOR INFORMATION ONLY

PM23/10/10.2 – The article requesting help to identify footpaths not included on the definitive map would be included in the winter and spring editions of the Illogan Review and possibly further editions. The article would also be on the Council's Facebook page on Friday and would be regularly repeated.

PM23/10/11.2 – The article about weeds in pavements would be included in the spring edition of the Illogan Review.

PM23/10/12.2 – The recommendation to Full Council that green spaces were taken over by this Council was an agenda item on Full Council for the meeting on the 15th November 2023.

PM23/10/18.2 – The tree safety inspections were due to be completed in the next few weeks, the reports would follow a few weeks after.

PM23/11/7 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)

2 members of the public left the meeting at 7.13pm.

A member of the public reported that there was a pending court case regarding a planning application for Land Adj to Harmony Terrace.

The applicant for planning application PA23/08541 Wenappa explained that the area to be removed was built in single skin blockwork with a flat roof. They wanted to remove it to bring it up to standard. The proposed replacement was slightly larger and allowed for an overhang over the front

door. The new area would become the bathroom and the current bathroom would become a utility room to integrate it into the house rather than being in an outbuilding. There would still be plenty of driveway left after the slight extension was erected.

PM23/11/8 TO DISCUSS PLANNING APPLICATIONS RECEIVED UP TO THE DATE OF THE MEETING (CLLR THOMPSON)

- i. **IPC2023/039
PA23/08541
Wenappa, Bassett Road, Voguebeloth, Illogan
Proposed extension and interior alterations**

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

PM23/11/8.2 RESOLVED that Illogan Parish Council supports planning application PA23/08541 Wenappa.

On a vote being taken the matter was approved unanimously.

PM23/11/9 TO RECEIVE AN UPDATE ON PLANNING MATTERS FOR LAND ADJ TO HARMONY TERRACE, AND AGREE ANY FUTURE ACTIONS

It was reported that the Judge had given permission for the claimant to proceed with taking Cornwall Council to Judicial Review. The Judicial Review hearing was anticipated to be held early January 2024.

Cllr Crabtree reported that he had sought advice from Cornwall Council regarding the recent planning application. He had been advised that the judicial review does not preclude other planning applications being submitted and considered in the standard manner. There would not be any determination of planning applications until the judicial review had been completed.

Cllr Mrs Thompson explained the Aarhus Convention of Access to Environmental Information. The objective was that it aimed to contribute to the protection of the right of every person of present and future generations to live in an environment adequate to his health and well-being.

Lord Justice Sullivan – judgement in 2007 Greenpeace Café.

Article 6 requires that the public are informed early in the decision-making process in an adequate, timely, and effective manner, with sufficient time frames enabling sufficient time for the public to prepare and participate effectively and with due account taken of the outcome of the public participation.

PM23/11/10 TO DISCUSS PLANNING APPLICATIONS RECEIVED UP TO THE DATE OF THE MEETING (CLLR THOMPSON)

- ii. **IPC2023/038
PA23/07014
Cornovia Homes, Land Adjacent to Bassett Road, Illogan
Reserved matters 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 without complying with condition 1 of decision PA21/09229 (APP/D0840/W/22/3294917) dated 19/12/2022.

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

PM23/11/10.2

RESOLVED

that Illogan Parish Council strongly objects to planning application PA23/07014 Land Adjacent to Bassett Road for the following reasons:

- **Access** – this is defined as accessibility to and within the site for vehicles, cycles, and pedestrians in terms of the positioning and treatment of access and circulating routes and how these fit into the surrounding access network.

The plans show that the access to and egress from the site is on Bassett Road. Bassett Road is already a busy and congested road with traffic in both directions. There are parked cars along the length of the opposite kerb (south) up to and including the Pharmacy. It is part of the bus route between Redruth and Camborne. The delivery vehicles for Morrisons Daily, obstruct the road when delivering, increasing the congestion.

The site lines for exiting the proposed development are severely compromised.

The only access to the agricultural field adjacent to the site is through the proposed development. There are concerns with large agricultural vehicular movements through the site during all hours of day and night.

- **Appearance** – defined as the aspects of a building or place within the development which determine the visual impression the building or place makes, including external built form of the development, its architecture, materials, decoration, lighting, colour, and texture.

Policy 2 of the Cornwall Local Plan sets out that proposals should maintain and respect the special character of Cornwall, recognising that all urban and rural landscapes designated and undesignated are important by ensuring:

- a) That the design of the development is high quality and demonstrates cultural, physical, and aesthetic understanding of its location.

The proposal shows little understanding of its location in what is proposed. It doesn't respect or enhance the quality of place and is at odds with the prevailing locally distinctive pattern of development which is for single depth plots all with road frontage.

In failing to respect the pattern of development locally the proposal causes harm to the character and appearance of the area.

- b) Considering the impact of development upon biodiversity, beauty, and diversity of the landscape, character and setting of settlements, wealth of natural resources, agricultural, historic, and recreational value.
- c) Identifying the value and sensitivity of the character and importance of the landscape biodiversity and geodiversity and historic assets.
- d) Protecting, conserving, and enhancing the natural and historic landscape, heritage, cultural, biodiversity and geodiversity assets of Cornwall in recognition of their international, national, and local status, in accordance with national legislation and policy, as amplified by the other policies of this plan.

This application fails to comply with PA18/04738 condition 6. Environmental protection and fails to comply with developers' landscape and ecological plan v2.

New sections of hedge (4.5m & 6.4m) to fill existing gate entrances – described in (2026-4DAS-DR-A-104 P02) Boundary Treatment Plan as 'earth & stone mound wall' not a 'Cornish Hedge'? mound wall is only 900mm high. Existing hedge is 1.5m wide x 1.5m high

3m Protection of South Hedge not fully provided. 1.5m loss in front of plots 1&2 and 1m loss to in front of plot 3&4

required to provide sufficient road/turning/parking area

New sections of Cornish hedge (30m & 5m) not 1.5m wide & high as per existing hedge and LEMP p.19. 'T' section of 5m hedge not protected by 3m. Front door/step encroaches. The position of this section of hedge does not 'maximise connectivity across the site'. Unclear if this section of hedge is outside the curtilage of the property?

- **Landscaping** – the treatment of the land (other than buildings) for the purpose of enhancing or protecting the amenities of the site and area in which it is situated and includes:
 - a) Screening by fences, walls, or other means
 - b) Planting of trees, hedges and shrubs or grass
 - c) The formation of banks and terraces

This application fails in all points by not providing a sufficiently high standard of landscaping, of having no tree protection plan, by inappropriate tree choice, by not respecting the views across to St Agnes Beacon, an area of Outstanding Natural Beauty.

This application does not comply with Condition 6 (Environmental Protection) of PA18/04738, nor the developer's Landscape and Ecological Plan v2.

Condition 6 requires Environmental Protection to provide:

46m of new Cornish Hedge (to replace 23m removed for site entrance) and must be of the same construction type and width as the hedge lost (existing hedge 1.5m x 1.5m). This Revised Application does not meet this requirement. It proposes 900mm x 900mm new hedges and in some areas, not hedges but earth and stone mound walls.

3m protection of all hedges (retained and new) and located outside the boundary of development and dwellings. This Revised Application does not meet this

requirement. This plan uses up to 1.5m of the hedge protection to build the access road inside the front hedge. It also plans to use 1.5m of hedge protection outside front door of plot 7.

New hedges positioned to maximise connectivity across the site. This Revised Application does not meet this requirement. It proposes a 5m 'T' section of new hedge on the north of the site, directly outside the parking area and front door of plot 7. This will obstruct access and deter movement of wildlife along the hedge line.

- **Layout** – the way in which buildings, routes and open spaces within the development are provided, situated, and orientated in relation to each other and to spaces outside the development.

The proposal lacks sufficient land/space for each of the houses proposed and is attempting too many houses for the plot/garden ratio.

There is insufficient green amenity space included in the proposals.

The proposals do not provide sufficient space for large delivery or waste removal vehicles to be able to manoeuvre or turn to leave in a forward direction from proposed plots 7, 8 and 9.

- **Scale** – means the height, width and length of each building proposed within the development in relation to its surroundings.

Nowhere on Bassett Road are there houses of this scale, which are so ill fitting into this village open landscape. the plans show meagre gardens around the proposed houses with seemingly more emphasis on hard landscaping and large indoor space.

The run-off from the gardens is likely to cause more flooding locally towards Ventonraze.

- **Illogan Parish Council 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.”

The proposal fails to comply with Policy TT2 Residential Parking requirements, namely in that there is not provision for one off road parking space per bedroom.

- **In summary, therefore, not only does this application fail local planning policy from the Cornwall Local Plan sections 12 Development, 23 Natural Environment, and 25 Green Infrastructure.**

It also fails Illogan Parish Neighbourhood Development Plans Policy PH3 Design, TT2 Residential Parking, PEH1 Development Outside Settlement Boundaries.

And National Planning Policy paragraph 174 – Conserving and enhancing the natural environment.

On a vote being taken the matter was approved unanimously.

Cllr Crabtree and 1 member of the public left the meeting at 7.41pm.

PM23/11/11

TO NOT PLANNING DECISIONS RECEIVED FROM CORNWALL COUNCIL AND PLANNING APPEAL DECISIONS RECEIVED FROM THE PLANNING INSPECTORATE

PA23/01126/PREAPP – The Cottage, Mount Whistle Road, South Tehidy – Exception notice for works to 1x elm and 2x ash – **Closed – advice given (copy attached)**

PA23/06473 – Tallem, South Drive, Tehidy – Works to trees subject to a Tree Preservation Order namely fell 3 Oaks and a Chestnut. Crown raise the drive side trees to 5m to allow better vehicle access. Crown raise the trees in G1 to allow the building room, cut back to red line on photo. Crown raise Ash over South Drive Road, photos with red line indicate the limbs to be removed – **APPROVED**

PA23/01139/PREAPP – The Cottage, Spar Lane, Illogan, Redruth – Do I need planning permission to build a proposed storage shed to replace existing garage – **Closed-advice given (advice not available)**

PA23/01057/PREAPP – Chyvethan, Park Bottom, Illogan - Pre-application advice for the demolition of conservatory. Construction of rear two storey extension to create enlarged living space downstairs and bedroom with en-suite upstairs. Construction of dormer to front to enlarge existing rooms - **Closed - advice given**

PA23/06969 - Harris Memorial Surgery, Robartes Terrace, Illogan - Works to trees subject to a tree preservation order (TPO) To reduce holly on hedge by 1-2m, to reduce sycamore 2-3m and fell suppressed sycamore on hedge - **Part Approved/Part Refused**

PM23/11/12

TO REVIEW THE 2023/2024 BUDGETS THAT THIS COMMITTEE IS RESPONSIBLE FOR AND MAKE RECOMMENDATIONS TO THE FINANCE AND RESOURCES COMMITTEE FOR THE BUDGETS FOR THE 2024/2025 FISCAL YEAR

Cllr Crabtree re-entered the meeting.

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

PM23/11/11.2

RESOLVED

to recommend the following 2024/2025 budgets to the Finance and Resources Committee:

- **Cost Code 302 – Litter Control - £10,046**
- **Cost Code 303 – General Maintenance - £1,928**
- **Cost Code 304 – Bus Shelter Maintenance - £1,872**
- **Cost Code 305 – Footpath Maintenance - £9,169**
- **Cost Code 307 – Manningham Maintenance - £8,737**
- **Cost Code 308 – Rosemullion Maintenance - £2,047**
- **Cost Code 310 – Verge Clearing - £1,052**
- **Cost Code 506 – Bins - £624**

On a vote being taken the matter was approved unanimously.

PM23/11/13

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

There was no correspondence.

PM23/11/14

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 regarding the Cricket Field.

PM23/11/15 TO CONSIDER ITEMS TO BE DISCUSSED AT FUTURE MEETINGS

Cllr Thompson requested an item to arrange a visit to Crofty Mine.

PM23/11/16 DATE AND TIME OF NEXT MEETING

The next meeting would be held on Wednesday 15th November 2023, time to be confirmed in Illogan Parish Council Community Office.

There being no further business the Chairman closed the meeting at 7.54pm.

Signed:

Date:

DRAFT