

ILLOGAN PARISH COUNCIL

Minutes of the Planning & Environmental Services Committee held on Wednesday 10th January 2024 at 7pm in Illogan Parish Council Community Office, Trevelyan Road, Illogan

PRESENT: Cllrs Mrs Thompson (Chairman), Ekinsmyth (Vice Chairman), Cllr Crabtree (not a member of this Committee), Ford, Holmes, Miss Pollock, and Szoka (from point mentioned)

IN ATTENDANCE: Mrs S Rimell, Clerk; Miss E James, Assistant to the Clerk; and Mr C Turner from Poynton Bradbury Wynter Cole Architects (until point mentioned).

The Chairman explained the safety procedures.

PM24/01/1 TO RECEIVE APOLOGIES FOR ABSENCE

Apologies were received from Cllrs Cullimore and Ms Kemp

Absent: there were no members absent.

PM24/01/2 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.

PM24/01/3 TO CONSIDER APPLICATIONS FROM MEMBERS FOR DISPENSATIONS

There were no applications from member for dispensations.

Cllr Szoka entered the meeting at 7.03pm.

PM24/01/4 TO RECEIVE A PRE-APPLICATION PRESENTATION REGARDING EMERGING PLANS FOR A NEW CARE HOME WITHIN THE PARISH OF ILLOGAN

Mr Turner, an architect from Poynton Bradbury Wynter Cole Architects, spoke about very early plans for a new care home in Illogan on behalf of Cornwallis Care Services. The care home would be sited at The Barnyard, Illogan Churchtown, Illogan.

Initial plans were for a 33-bedroom residential nursing home and 3 close care residential units. Close care was for people who weren't quite at the stage of needing residential care, but needed more care than sheltered accommodation would offer.

There was currently a high demand for residential care home placements for people with complex needs and a shortage in the places available for them.

They had recently had planning approved in Penzance for a 55-unit site and were looking at further sites in Lostwithiel and Par.

Councillors made the following comments:

- It was noted that some of the roads on the maps provided were incorrect and needed to be updated.

Mr Turner made notes and agreed to amend the documentation for the future stages of the process.

- A verge on the boundary of the land, Parsonage Well, was currently maintained by Illogan Parish Council under a Service Level Agreement with Cornwall Council. Would this agreement be maintained?

This would have to be looked into, but it was likely the verge would not be affected by the plans and therefore would have no impact on this agreement.

- Vehicular movement in the area. The site was close to Illogan School and there were concerns about traffic issues, particularly at school drop off and collection times.

A transport consultant would be employed to confirm traffic issues and work on solutions.

- The area was known to have drainage issues with run off from the school site and land northeast of the lane. This would need careful consideration in relation to any new development in the area.

This hadn't yet been looked at in detail, but it was hoped that the drainage of the whole area could be improved as part of the development.

- Where was the funding for the project coming from?

The funding was private and mainly from Cornwallis Care. Currently 90%-95% of their services were nominated Cornwall Care places but there would be no local authority funding on Capital Expenditure.

- Was this the most appropriate place for a care home? It was tucked away with no local amenities.

Residents would tend to not be very mobile so there would be no requirement for close amenities. The greener area would likely suit the residents better than something closer to local amenities.

- What constituted a unit?

A unit in the care home would be 1 bedroom with a single bed and they would be single occupancy. Close care would either be 1 or 1 ½ bed apartments. They would either be for a couple or a single person. The 1 ½ bed apartments included 1 standard sized bedroom and an undersized spare room for use by a carer. They could occasionally be 2 bedrooms, but this was rare. There would be 3 of these units.

- How would it be staffed?

It would initially be staffed like a care home. There would be no staff living on site. There could be room for expansion in the future for carers or key workers to stay short term.

- There were holiday units on site. Would these remain holiday units and how would this work alongside the care home?

The holiday units on site would initially remain as holiday units. There were no concerns about this having an impact on the care home. There was potential for them to be adapted in the future to provide more close care units.

The next step would be a pre-application to Cornwall Council planning service and then a public engagement.

Mr Turner left the meeting at 7.31pm.

PM24/01/5 PUBLIC PARTICIPATION

There were no members of the public present.

PM24/01/6 TO RECEIVE AND APPROVE THE MINUTES OF THE MEETINGS OF THIS COMMITTEE HELD ON THE 6TH AND 13TH DECEMBER 2023 AND THE CHAIRMAN TO SIGN THEM

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

PM24/01/6.2 RESOLVED to receive and approve the minutes of the Planning and Environmental Services Committee held on the 6th and 13th December 2023 and the Chairman to sign them.

On a vote being taken the matter was approved unanimously.

PM24/01/7 MATTERS ARISING FROM THE MINUTES AND A REPORT ON PROGRESS OF ACTIONS, FOR INFORMATION ONLY

There were no matters arising from the minutes.

PM24/01/8 TO DISCUSS PLANNING APPLICATIONS RECEIVED UP TO THE DATE OF THE MEETING (CLLR HOLMES)

- i. **IPC2023/050
PA23/08382
Tallem, South Drive, Tehidy
New entrance and driveway**

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

PM24/01/8.2 RESOLVED that Illogan Parish Council supports

**planning application PA23/08382 for Tallem,
South Drive, Tehidy.**

On a vote being taken the matter was approved unanimously.

- ii. **IPC2023/051
PA23/09797
Carnelloe, Marys Well, Illogan
Proposed loft conversion**

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

**PM24/01/8.3 RESOLVED that Illogan Parish Council supports
planning application PA23/09797 for
Carnelloe, Marys Well, Illogan.**

On a vote being taken the matter was approved unanimously.

- iii. **IPC2023/052
PA23/09968
Lynton, Parklands, South Drive, Tehidy
Works to Tree(s) covered by a Tree Preservation Order (TPO) –
4 Oaks to remove, 1 low oak branch to remove and 1 dead
Cedar to remove**

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

**PM24/01/8.4 RESOLVED that Illogan Parish Council supports
planning application PA23/09968 for
Lynton, Parklands, South Drive, Tehidy on
the condition that the removed trees are
replaced with native species.**

On a vote being taken the matter was approved unanimously.

**PM24/01/9 TO NOTE PLANNING DECISIONS RECEIVED FROM CORNWALL
COUNCIL AND PLANNING APPEAL DECISIONS RECEIVED FROM THE
PLANNING INSPECTORATE**

PA23/01366/PREAPP – The Laurels, South Drive, Tehidy – Exception notice for works to Dangerous Tree form for a mature Turkey Oak – **Closed – advice given**

PA23/08500 – Da Lowr, Bridge Road, Illogan – Permission in principle for construction of a single dwelling – **Granted (CAADs, PIPs and Lus only)**

PA23/08541 – Wenappa, Bassett Road, Voguebeloth, Illogan - Proposed extension and interior alterations – **APPROVED**

PA23/06475 - Woodbine Cottage, Woodbine Lane, Illogan - Proposed Dormer, rectification of works undertaken replacement windows and conservatory – **APPROVED**

PA23/08045 – Woodside, South Drive, Tehidy - Works to trees subject to a Tree Preservation Order (TPO), works include Ash - T1 - dismantle to base. Ash T2 - dismantle to base. Replace both felled trees with two 2m small leaf Lime – **APPROVED**

PA23/08624 - Land South Of Trengrove Farm, Cot Road, Illogan - Conversion of Redundant Agricultural Building to Form Holiday Use Accommodation to Existing Development of Holiday Lets & Associated Works – **WITHDRAWN**

PA23/08933 – Hillside, Clifton Road, Park Bottom – Extension to existing garage, install two new vehicle entry doors as opposed to the single door currently used, install dividing wall internally to divide the space into two separate garages – **APPROVED**

PA23/09234 – Roscroggan Mill, Roscroggan, Camborne – Application for a Lawful Development Certificate to confirm commencement of works, in relation to decision notice W2/PA06/01011/F dated 23.11.2006 – **REFUSED**

PM24/01/10 TO RECEIVE CORRESPONDENCE UP TO THE DATE OF THE MEETING FOR INFORMATION ONLY

There was no correspondence.

PM24/01/11 TO NOTE ANY INFORMATION REGARDING THE CRICKET FIELD AT MARYS WELL AND AGREE ANY FUTURE ACTIONS AND ANY ASSOCIATED EXPENDITURE

There was no information regarding the Cricket Field.

PM24/01/12 TO CONSIDER ITEMS TO BE DISCUSSED AT FUTURE MEETINGS

Cllr Mrs Thompson requested an arboriculturist and a tree officer be invited to give a presentation regarding Tree Preservation Orders.

PM24/01/13 DATE AND TIME OF NEXT MEETING

The next meeting will be on Wednesday 17th January 2024 at 6.45pm in Illogan Parish Council Community Office.

There being no further business the Chairman closed the meeting at 7.55pm.

Signed:

Date: