

ILLOGAN PARISH COUNCIL

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Minutes of the Climate, Environment and Planning Committee held on Wednesday 6th November 2024 at 7pm in Illogan Parish Council Community Office, Trevelyan Road, Illogan

PRESENT: Cllrs Cullimore (Chairman), Ekinsmyth (Vice Chairman), Ford, Holmes, Jobson, Ms Kemp, and Miss Pollock.

IN ATTENDANCE: Mrs S Rimell, Clerk; and 8 members of the public (from and until points mentioned)

The Chairman explained the safety procedures.

PM24/11/1 TO RECEIVE AND APPROVE APOLOGIES FOR ABSENCE AND AGREE ANY FUTURE ACTIONS

There were no apologies received.

Cllr Szoka was absent.

PM24/11/2 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.

PM24/11/3 TO CONSIDER APPLICATIONS FROM MEMBERS FOR DISPENSATIONS

There were no requests from members for dispensations.

PM24/11/4 TO RECEIVE AND APPROVE THE MINUTES OF THE MEETINGS OF THIS COMMITTEE HELD ON THE 2ND AND 16TH OCTOBER 2024 AND THE CHAIRMAN TO SIGN THEM.

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

PM24/11/4.2 RESOLVED to receive and approve the minutes of the Climate, Environment and Planning Committee meetings held on the 2nd and 16th October 2024 and the Chairman to sign them.

On a vote being taken the matter was approved unanimously.

PM24/11/5 MATTERS ARISING FROM THE MINUTES AND A REPORT ON PROGRESS OF ACTIONS, FOR INFORMATION ONLY

There were no matters arising.

PM24/11/6 PUBLIC PARTICIPATION

It was agreed to take public participation with the planning applications.

PM24/11/7 TO DISCUSS PLANNING APPLICATIONS RECEIVED FROM CORNWALL COUNCIL AND AGREE STATUTORY CONSULTEE COMMENTS TO RETURN TO CORNWALL COUNCIL PLANNING DEPARTMENT (REPORTING COUNCILLOR - CLLR EKINSMYTH)

**i. IPC2024/048
PA24/05793**

**Land South West of Cornwall Fire and Rescue and Community Safety Service Headquarters, Tolvaddon
Construction of 17no. Commercial units, affordable led housing scheme of 18no. New dwellings, conversion of redundant building to 1no. Dwelling and associated works**

1 member of the public entered the meeting at 7.13pm

Comments from members of the public included:

- A detailed the history of the site
- Concerns about overlooking of Tolvaddon Cottages as they were in a dip and the site ground level was the same level as the bedroom windows
- The site had been destroyed causing the wildlife to flee
- The proposals would remove the rear access to Tolvaddon Cottages, removing the accessible access which could cause access issues for health professionals etc
- Concerns about security and people overlooking and looking down into Tolvaddon Cottages and the gardens
- Concerns about potential damage to and collapse of the retaining walls due to construction works and additional traffic
- Access to the site was from a narrow road and parked cars, the area was already congested, and the additional traffic would worsen the situation. Buses struggled to get along the road.
- There would be additional vehicles including commercial vehicles which would congest the area further and potentially make it impassable.
- Over the last 18 months the site had been covered with soil, wildlife including a fox sett was destroyed, the land has been contaminated, there was photographic evidence.
- Development of this site had previously been rejected partly due to the overdevelopment of the land on the opposite side of the road.

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

PM24/11/7.2 RESOLVED that Illogan Parish Council strongly objects

to planning application PA24/05793 Land South West of Cornwall Fire and Rescue and Community Safety Service Headquarters for the following reasons:

The proposals do not accord with Policy 1 of the Cornwall Local Plan, they will not improve the social or environmental conditions of the area. The proposals do not meet the sustainability criteria, it is an inappropriate location that does not have suitable access road, the roads are narrow with a significant number of parked cars restricting the width and accessibility. The road is for its majority a single lane. There is land allocated adjacent to Tolvaddon Business Park which has been allocated for commercial development, which has good access. The proposals are unsustainability as they do not fulfil the three pillars of economic development, social development and environmental protection and improvement.

The proposals do not accord with Policy 2 of the Cornwall Local Plan, the do not respect nor enhance the quality of the place. The preparation for the submission of a planning application has destroyed the physical and aesthetic of the site, showing a lack of understanding. It has also destroyed the biodiversity, character, wealth of nature and the historic and recreational value of the area.

The proposals are contrary to Policy 5 of the Cornwall Local Plan, the proposed commercial units are not well integrated with the area. The scale is not appropriate to the location due to the number and size of the units in an area that consists mostly of domestic dwellings. There is no justification for commercial units on this site especially when there is a much more viable option for commercial development on the land allocated for such use adjacent to Tolvaddon Business Park. The quality of the land has been purposefully and inappropriately reduced over the last 18 months to assist with this application, (photographic evidence can be provided). There is one bus service that runs past the proposed development site and the route is long, covering Redruth, North Country, Illogan, Portreath, Tolvaddon, Camborne, Beacon,

and Troon. Because of this, journey times are long, and route only runs hourly throughout the day and 2-hourly in the evenings. To use this service to connect with other transport links in Camborne and Redruth would incur lengthy journeys.

Policy 6 – Housing Mix, the housing mix is not appropriate for this area. There is extremely limited demand for 3 and 4 bed houses. This is evidenced by similar units on other local development sites remaining unsold and with little interest.

This development is housing in the countryside and does not fulfil any of the criteria in **Policy 7** of the Cornwall Local Plan.

The application is claiming that the site is a rural exception site. **Policy 9** of the Cornwall Local Plan, states that the primary purpose of exception sites is to provide affordable housing to meet local needs, and, in these proposals, the open market housing takes up more than 50% of the land take. Had the land not been destroyed and contaminated over the last 18 months there would be considerably less abnormal development costs, these costs must be borne by the landowner that created them and not impact on the affordable housing mix.

Policy 13 (5) of the Cornwall Local Plan – **Development standards**. There are two dwellings, 1 and 2 Tolvaddon Cottages, are about 15 feet lower than the site. There are existing retaining walls to maintain the boundaries. There are concerns that the construction works, and increased traffic movements could damage them causing them to collapse onto the dwellings.

Cornwall Local Plan Policy 16 – Health and wellbeing. The proposals would not improve the health or wellbeing of the community, residents, or visitors. The proposals would cause significant stress and health issues for the residents of Tolvaddon Cottages. They would be constantly overlooked, be living with the threat and risk that the retaining walls may collapse and the changes to the access to the dwellings would mean that they would be unable to leave their dwellings at all. The traffic congestion

caused by the additional traffic, from these proposals would cause damage to the climate and pollute the environment, it would cause health issues, stress, and noise. The proposals are removing an open space.

The development is inappropriate in this location, it is in an area where development would not normally be permitted and would cause a detrimental impact on existing local residents. It will cause a visual intrusion on the Tuckingmill Valley. The area should be reinstated to its former beauty as valuable and irreplaceable countryside.

On a vote being taken the matter was approved unanimously.

8 members of the public left the meeting at 8pm.

A successful fire drill was completed.

- ii. **IPC2024/049
PA24/07496
South Villa, Tehidy Park, Tehidy
The repair of the wall on the rear elevation of the building (stone work) is a soft local stone that was used at the period of construction**

It was proposed by Cllr Ekinsmyth, seconded by Cllr Mrs O'Donnell and

PM24/11/7.3

RESOLVED

that Illogan Parish Council supports planning application PA24/07496 South Villa.

On a vote being taken the matter was approved unanimously.

PM24/11/8

TO RATIFY THE COUNCIL'S RESPONSE TO THE CORNWALL COUNCIL 5-DAY PLANNING PROTOCOL FOR PA24/06908 – LANE HOUSE, TEHIDY PARK, TEHIDY – WORKS TO TREES COVERED BY A TREE PRESERVATION ORDER (TPO) – YEW – POLLARD TO THE MAIN STEM. SYCAMORE – REMOVE. ELM – REMOVE - THAT ILLOGAN PARISH COUNCIL AGREES TO DISAGREE WITH THE RECOMMENDATION OF THE PLANNING OFFICER

It was proposed by Cllr Ford, seconded by Cllr Mrs O'Donnell and

PM24/11/8.2

RESOLVED

to ratify Illogan Parish Council's response to the Cornwall Council 5-day planning protocol for PA24/06908 – Lane House, Tehidy Park, Tehidy – Works To Trees Covered By A Tree Preservation Order (TPO) – Yew – Pollard To The Main Stem. Sycamore – Remove. Elm – Remove - that Illogan Parish Council agrees to disagree with the recommendation of the Planning Officer.

On a vote being taken the matter was approved unanimously.

PM24/11/9 TO RATIFY THE COUNCIL’S RESPONSE TO THE CORNWALL COUNCIL 5-DAY PLANNING PROTOCOL FOR PA24/06850 – CHYVEAN, SPAR LANE, ILLOGAN – FIRST FLOOR EXTENSION AND SINGLE STOREY GARAGE EXTENSION, THAT ILLOGAN PARISH COUNCIL AGREES WITH THE RECOMMENDATION OF THE PLANNING OFFICER

It was proposed by Cllr Mrs O’Donnell, seconded by Cllr Cullimore and

PM24/11/9.2 RESOLVED to ratify Illogan Parish Council’s Response to the Cornwall Council 5-Day Planning Protocol for PA24/06850 – Chyvean, Spar Lane, Illogan – First Floor Extension And Single Storey Garage Extension, that Illogan Parish Council agrees with the recommendation of the Planning Officer

On a vote being taken the matter was approved unanimously.

PM24/11/10 TO NOTE PLANNING DECISIONS RECEIVED FROM CORNWALL COUNCIL AND PLANNING APPEAL DECISIONS RECEIVED FROM THE PLANNING INSPECTORATE

Planning Application Number	Address	Application	Illogan Parish Council Comments	Cornwall Council Decision
PA24/00718	Land South West of Kerrek House, Tolvaddon Business Park, Tolvaddon	Employment development comprising office building (Class E g(i)), factory building (Class B) together with covered open storage area for use by Robertson Developments Limited, access, parking, drainage and landscaping	No objections providing that there is a planning condition to ensure strict compliance with the arboricultural reports in respect of the trees, bee blocks and bat boxes etc included with the planning application	Approved
PA23/06637	56 Gwel Kann, Park Bottom	Retrospective application for the construction of 14ft x 10.5ft wooden building for use as home salon	Support with conditions restricting hours of operation to between 9am and 5pm Monday to Saturday and that the permission is restricted solely to the applicant and	Approved

Planning Application Number	Address	Application	Illogan Parish Council Comments	Cornwall Council Decision
			cannot be transferred if the property changes ownership	
PA24/05647	Oak Tree Cabin, South Drive, Tehidy, Camborne	Application for a Lawful Development Certificate for an Existing use of a building as an unfettered dwelling (Use Class C3)	Support	Granted (CAAD's, PIPs and Lus Only)
PA24/06212	17 Tresawla Court, Tolvaddon	Proposed single storey extension	No objections	Approved
PA24/03472	Tehidy Park, Tehidy	Works to trees subject to a Tree Preservation Order – to prune Yew trees	No objections subject to the agreement of the Cornwall Council Tree Officer	Approved
PA24/06843	Harris Memorial Surgery, Robartes Terrace, Illogan	To crown lift G1 (Ash, Elm and Sycamore) along entrance road/car park to 5.2m for access and reduce branches encroaching on building by 3m	No comment – our application	Approved
PA24/05819	Ranworth, 124 Alexandra Road, Illogan	Demolition and reconstruction of a 4-bedroom sustainable dwelling	No objections subject to the Cornwall Council Wildlife Officer reading the bat report and confirming that they are happy for the application to proceed and that the mature trees in the back garden are protected from	Approved

Planning Application Number	Address	Application	Illogan Parish Council Comments	Cornwall Council Decision
			damage during the build	
PA214/06908	Lane House, Tehidy Park, Tehidy	Works to Trees covered by a Tree Preservation Order (TPO) - Yew - Pollard to the main stem. Sycamore - Remove. Elm - Remove.	Object to the removal of the trees as we consider the trees to be healthy and see no reasons for them to be removed. The Council requests that the Cornwall Council Tree Officer makes a site visit before determining this application. If any trees are removed, they must be replaced with an appropriate specimen	Approved
PA24/06578	Treva, Mount Whistle Road, South Tehidy	Works to a tree subject to a Tree Preservation Order for Beech - remove due to excessive shading of property.	Support subject to agreement by the Cornwall Council Tree Officer.	Approved
PA24/07023	Rangers Office, Tehidy Country Park, Tehidy	Application for a Lawful Development Certificate for a proposed installation of a small ground mounted solar panel array and associated trench from the yard to the rear of the Rangers Office to install the supply cables underground	No comments made - notification not received.	Granted (CAADs, PIPs and LUs only)

Planning Application Number	Address	Application	Illogan Parish Council Comments	Cornwall Council Decision
PA24/04678	Beechwood, South Drive, Tehidy	Removal of garage and replacement with double garage and maintenance to trees at Beechwood	<p>No objections subject to the slate for the roof matching the existing slate and that paragraphs 3.2.5, 3.2.7 and 3.2.8 (as detailed below) of the Bat and Barn Owl Assessment being included as a planning condition:</p> <p>Paragraph 3.2.5 – “Although no current evidence of roosting bats was found, it cannot be assumed that bats are not present when work commences. Care should therefore be taken during the work as bats could roost unseen deep within crevices in the structure, particularly under ridge tiles, beneath wall plates, or between or above lintels. If any bats are discovered during the work they must not be handled: works must stop immediately and advice sought from CEC (tel 0187 245510).”</p> <p>Paragraph 3.2.7 – “If access for bats</p>	Approved

Planning Application Number	Address	Application	Illogan Parish Council Comments	Cornwall Council Decision
			<p>is included and the roof covering is to be underlined it is recommended that bitumen roofing felt is used. Recent research has shown that the modern breathable membranes can be harmful to bats (bats have been found dead in some roosts after having become entangled in the fibres of the membrane) and the membrane deteriorates over time due to damage from the bats. Only 1F bitumen felt or a membrane which has passed a snagging propensity test are suitable for use in bat roosts; if the product stated non-woven, polypropylene or spun-bond it is not suitable.</p> <p>Paragraph 3.2.8 – “Alternatively bat bricks can be built into the walls of the building. These should be located as high as possible and away from any external lighting.”</p>	
PA24/06916	Little Oaks, South Drive, Tehidy	Works to trees subject to a Tree Preservation Order	No objections subject to the approval of the	Approved

Planning Application Number	Address	Application	Illogan Parish Council Comments	Cornwall Council Decision
		(TPO), works include The group of Beech with a shared crown, are growing tall whilst competing for the light. The garden is becoming increasingly dark in the afternoon/evening, especially in the winter months, a crown reduction of 3m with no branches with a diameter bigger than 60mm to be removed, would reduce the trees overall height enough to allow a significant amount more light in, whilst maintaining public amenity	Cornwall Council Tree Officer	
PA24/06174	Treva, Mount Whistle Road, South Tehidy	Works to Tree covered by a Tree Preservation Order (TPO) - Beech Tree - 2.5 metre reduction	No objections to the reductions illustrated subject to the approval of the Cornwall Council Tree Officer	Approved
PA24/06671	Rayle Farm, Bridge Hill, Redruth	Retrospective application for the temporary change of use of land for the storage of a shipping container and fast food van for the sale of food	No objections subject to the opening hours detailed in the application being maintained	Refused

PM24/11/11 TO REVIEW THE 2024/2025 BUDGETS THAT THIS COMMITTEE IS RESPONSIBLE FOR AND MAKE RECOMMENDATIONS TO THE FINANCE AND RESOURCES COMMITTEE FOR THE BUDGETS FOR THE 2025/2026 FISCAL YEAR

It was proposed by Cllr Mrs O'Donnell, seconded by Cllr Jobson and

PM24/11/11.2 RESOLVED to recommend the Finance and Resources that the 2025/2026 budgets that the Climate, Environment and Planning Committee as detailed below:

Amenities

- **Cost Code 302 – Litter Control - £17,585**
- **Cost Code 303 – General Maintenance - £2,987**
- **Cost Code 304 – Bus Shelter Maintenance - £3,246**
- **Cost Code 305 – Footpath Maintenance - £4,691**
- **Cost Code 307 – Manningham Wood Maintenance - £9,086**
- **Cost Code 308 – Rosemullion Maintenance - £2,595**
- **Cost Code 310 – Verge Clearing - £1,094**

Capital Expenditure

- **Cost Code 505 – Parish Signs - £0**
- **Cost Code 506 – Bins - £0**

Illogan Park

- **Cost Code 900 – Ground Maintenance - £7,660**
- **Cost Code 901 – Inspections - £1,260**
- **Cost Code 902 – Tree Works - £1,040**
- **Cost Code 903 – Utilities - £2,493**
- **Cost Code 904 – Building Maintenance - £3,3.05**
- **Cost Code 905 – Cleaning - £1918,533**
- **Cost Code 906 – Repairs - £7,161**
- **Cost Code 907 – Emergency Items - £104**
- **Cost Code 908 – Security - £666**
- **Cost Code 9090 – Contingency - £5,000**
- **Cost Code 910 – Bin Emptying - £3,994**
- **Cost Code 911 – Vandalism and Graffiti - £500**
- **Cost Code 912 – Fly tipping - £500**
- **Cost Code 913 – Legionella - £1,102**

On a vote being taken the matter was approved unanimously.

PM24/11/12 TO RECEIVE A REPORT ON GRASS CUTTINGS BEING DEPOSITED IN ILLOGAN PARK, AGREE ANY FUTURE ACTIONS AND ANY ASSOCIATED EXPENDITURE

It was proposed by Cllr Cullimore, seconded by Cllr Mrs O'Donnell and

PM24/11/12.2 RESOLVED that the Clerk investigates whether the grass being deposited could be dealt with as fly tipping. That the Clerk would circulate the letter below to local residents:

"Illogan Parish Council have received reports regarding an issue concerning grass cuttings that have been deposited in Illogan Park and we are contacting residents in the area. This practice has been affecting the park's landscape, as grass cuttings left on the ground can inhibit the growth of underlying vegetation, prevent sunlight from reaching the grass, and create an uneven surface, which impacts the park's usability and appearance.

It has come to our attention that someone in the vicinity may be depositing these grass cuttings, and we wanted to kindly ask for your cooperation in ensuring that any garden waste is disposed of through appropriate methods. We understand this may not be your doing, and if that is the case, please accept our sincere apologies. We simply wanted to reach out to nearby residents as a first step in addressing this issue.

Thank you very much for your understanding and assistance in keeping Illogan Park a beautiful space for all. If you have any questions or would like information on local disposal options, please don't hesitate to contact us."

On a vote being taken the matter was approved unanimously.

PM24/11/13 TO RECEIVE CORRESPONDENCE UP TO THE DATE OF THE MEETING, AGREE ANY APPROPRIATE RESPONSES AND ANY FUTURE ACTIONS

There was no correspondence.

PM24/11/14 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.

PM24/11/15 TO CONSIDER ITEMS TO BE DISCUSSED AT FUTURE MEETINGS

There were no items raised.

PM24/11/16 DATE AND TIME OF NEXT MEETING

The next meeting would be held on Wednesday 20th November 2024, time to be confirmed in Illogan Parish Council Community Office.

PM24/11/17 THAT UNDER THE 1960 PUBLIC BODIES (ADMISSION TO MEETINGS) ACT THE PRESS AND PUBLIC ARE EXCLUDED DUE TO THE CONFIDENTIAL NATURE OF THE BUSINESS TO BE DISCUSSED

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

PM24/11/17.2 RESOLVED that under the 1960 Public Bodies (Admission to Meetings) Act the press and public are excluded due to the confidential nature of the business to be discussed.

On a vote being taken the matter was approved unanimously.

PM24/11/18 TO RECEIVE A REPORT ON THE LEGIONELLA RISK ASSESSMENT, RECEIVE A QUOTE FOR THE ADDITIONAL WORKS, AGREE ANY FUTURE ACTIONS AND ANY ASSOCIATED EXPENDITURE

It was proposed by Cllr Mrs O'Donnell, seconded by Cllr Jobson and

PM24/11/18.2 RESOLVED to receive and approve the quote from Churchill Environmental Services for the additional Legionella works.

On a vote being taken the matter was approved unanimously.

PM24/11/19 TO RECEIVE QUOTES FOR THE SUPPLY OF A LIME, HORNBEAM AND MONARCH BIRCH TO BE PLANTED IN ILLOGAN PARK TO COMMEMORATE THE KING'S CORONATION, AGREE WHERE TO PURCHASE, ANY FUTURE ACTIONS AND ANY ASSOCIATED EXPENDITURE

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

PM24/11/19.2 RESOLVED that the quotes for trees are received and that a Lime, Hornbeam and Birch are purchased from Trevenson Moor Garden Centre.

On a vote being taken the matter was approved unanimously.

PM24/11/20 TO RECEIVE QUOTES FOR COVERED WHEELCHAIR ACCESSIBLE PICNIC TABLES TO BE INSTALLED ON THE GRASS OPPOSITE ILLOGAN PARISH COUNCIL COMMUNITY OFFICER, AGREE ANY FUTURE ACTIONS AND ANY ASSOCIATED EXPENDITURE

It was proposed by Cllr Cullimore, seconded by Cllr Mrs O'Donnell and

PM24/11/20.2

RESOLVED

that the Clerk would obtain quotes for a Palma shelter and rubber mulch for the floor and a path to the covered seating areas and that the risks of the covered seating and paths are considered.

On a vote being taken the matter was approved unanimously.

There being no further business the Chairman closed the meeting at 8.53pm.

Signed:

Date:

DRAFT