

## ILLOGAN PARISH COUNCIL

Minutes of the Climate, Environment and Planning Committee held on Wednesday 4<sup>th</sup> December 2024 at 7pm in Illogan Parish Council Community Office, Trevelyan Road, Illogan

**PRESENT:** Cllrs Cullimore (Chairman), Ekinsmyth (Vice Chairman), Ford, Hodge (not a member of this Committee), Holmes, Jobson, Ms Kemp, Mrs O'Donnell and Miss Pollock

**IN ATTENDANCE:** Mrs S Rimell, Clerk; and 2 members of the public (until point mentioned)

The Chairman explained the safety procedures.

**PM24/12/1 TO RECEIVE AND APPROVE APOLOGIES FOR ABSENCE AND AGREE ANY FUTURE ACTIONS**

There were no apologies received.

Cllr Szoka was absent.

**PM24/12/2 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.

**PM24/12/3 TO CONSIDER APPLICATIONS FROM MEMBERS FOR DISPENSATIONS**

There were no requests from member for dispensations

**PM24/12/4 TO RECEIVE AND APPROVE THE MINUTES OF THE MEETINGS OF THIS COMMITTEE HELD ON THE 6<sup>TH</sup> AND 20<sup>TH</sup> NOVEMBER 2024 AND THE CHAIRMAN TO SIGN THEM.**

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

**PM24/12/4.2 RESOLVED to receive and approve the minutes of the meetings of the Climate, Environment and Planning Committee meetings held on the 6<sup>th</sup> and 20<sup>th</sup> November 2024 and the Chairman to sign them.**

On a vote being taken the matter was approved unanimously.

The Committee congratulated The Clerk, Assistant to the Clerk and all involved in compiling the response to planning application PA24/05793 Land South West of Cornwall Fire and Rescue Community Safety Headquarters. The response was clear, well referenced and a credit to all involved.

**PM24/12/5 MATTERS ARISING FROM THE MINUTES AND A REPORT ON PROGRESS OF ACTIONS, FOR INFORMATION only**

PM24/11/19.2 – the trees have been collected from Trevenson Moor Garden Centre.

**PM24/12/6 PUBLIC PARTICIPATION**

PA24/08246 Cleeve – the application was to replace a mundic bungalow that was in a poor condition with a new energy efficient dormer bungalow. The existing building had mundic and an asbestos roof and was beyond economic repair. The new build would be very similar with a nearby dwelling, and it would be in keeping with the area.

PA24/08691 Oak Tree Cabin – the planning history for the property was explained. The creation of a separate dwelling would be undesirable in this location as it would erode the low-density character of the housing in the area, which in turn would proliferate and degrade the woodland appearance of the surroundings.

**PM24/12/7 TO DISCUSS PLANNING APPLICATIONS RECEIVED FROM CORNWALL COUNCIL AND AGREE STATUTORY CONSULTEE COMMENTS TO RETURN TO CORNWALL COUNCIL PLANNING DEPARTMENT (REPORTING COUNCILLOR - CLLR JOBSON)**

- i. IPC2024/057  
PA24/08664  
The Fogou, Marys Well, Illogan  
Construction of replacement garage and associated works**

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

**PM24/12/7.2 RESOLVED that Illogan Parish Council objects to planning application PA24/08664 The Fogou as laid out. The details on the application form do not seem to accord with reality. The proposals do not seem to allow a vehicle to turn around and leave in a forward gear.**

On a vote being taken on the matter there were 7 votes FOR and 1 vote AGAINST.

- ii. IPC2024/058  
PA24/08699  
90 Sunnyside Parc, Illogan  
Proposed rear, single-storey extension and associated alterations**

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

**PM24/12/7.3 RESOLVED that there are no objections to planning application PA24/08699 90 Sunnyside Parc.**

On a vote being taken the matter was approved unanimously.

PM24/12/8

**TO DISCUSS PLANNING APPLICATIONS RECEIVED FROM  
CORNWALL COUNCIL AND AGREE STATUTORY CONSULTEE  
COMMENTS TO RETURN TO CORNWALL COUNCIL PLANNING  
DEPARTMENT (REPORTING COUNCILLOR -CLLR MS KEMP)**

- i. **IPC2024/059  
PA24/08691  
Oak Tree Cabin, South Drive, Tehidy  
Permission in Principle for demolition of residential cabin and  
construction of 1no new custom-built dwelling**

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

PM24/12/8.2

**RESOLVED**

**that Illogan Parish Council objects to  
planning application PA24/08691 Oak Tree  
Cabin. The proposals are contrary to  
Policies PH3 and PH4 of Illogan Parish  
Neighbourhood Development Plan. It is out  
of keeping with the area and would erode  
the low-density character of housing in the  
area, which in turn would proliferate and  
degrade the woodland appearance of the  
surroundings. It would be an additional  
permanent dwelling in the wrong place,  
where one would not normally be allowed.**

***"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."***

***"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 proposals are for a new dwelling adjacent to the open countryside. The proposals would be over development as the new dwelling would be twice the size of the existing. There are fears that there would be overlooking to adjacent properties.

On a vote being taken the matter was approved unanimously.

- ii. **IPC20214/060  
PA24/08246  
Cleeve, Bassett Road, Voguebeloth, Illogan  
Demolition of existing bungalow; erection of new room in the roof dwelling**

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

**PM24/12/8.3                      RESOLVED                      that Illogan Parish Council supports planning application PA24/08246 Cleeve.**

On a vote being taken the matter was approved unanimously.

2 members of the public left the meeting at 7.48pm.

**PM24/12/9                      TO NOTE PLANNING DECISIONS RECEIVED FROM CORNWALL COUNCIL AND PLANNING APPEAL DECISIONS RECEIVED FROM THE PLANNING INSPECTORATE**

<b>Planning Application Number</b>	<b>Address</b>	<b>Application</b>	<b>Illogan Parish Council Comments</b>	<b>Cornwall Council Decision</b>
PA24/07434	Sigma, Spar Lane, Illogan	Proposed side and rear extension to North Elevation and replacement	Support	Approved

		and enlargement of garage to south elevation		
PA24/07502	Land South East of Railway Villa, Trevelyan Road, Illogan	Application for permission in principle for proposed construction of dwellings (1 minimum, maximum 6)	<p>that Illogan Parish Council does not support planning application PA24/07502 Railway Villa. The proposal does not qualify as infill and therefore does not comply with PH1a of the Illogan Parish Neighbourhood Development Plan: "Policy PH1a Settlement Boundaries Small scale infill and development on previously developed land within the new settlement boundaries (Figure 5) will be supported only where such development conforms with other policies within this plan and the Cornwall Local Plan Policy 3."</p> <p>The application proposes building in an area that is a natural separation between Illogan and Park Bottom protected in PH1c of the Illogan Parish Neighbourhood Development Plan: "Policy PH1c Protected Gaps</p> <p>The open and undeveloped nature of the protected gap shown in Figure 6 will be protected to prevent coalescence, retain the identity of the settlements and protect the character of the landscape."</p> <p>The proposal also does not comply with Policy PH1b of the Illogan Parish</p>	Refused

			Neighbourhood Development Plan: "Policy PH1b Rural Exception Sites Development Proposals outside of but adjacent to the settlement boundaries, whose primary purpose is to provide affordable housing to meet local needs will be supported where such developments conform with the policies in this plan and Cornwall Local Plan Policy 9." The proposal is not minor in scale, the proposed number of dwellings is excessive for the plot. The density of the development is not acceptable. The proposals would cause irreversible harm to the adjoining World Heritage Site.	
PA24/06850	Chyvean, Spar Lane, Illogan	First Floor extension and single storey garage	Support the application	Withdrawn

### Planning Appeals

PA23/07014 – Land Adj to Bassett Road, Illogan – Cornovia Homes (Illogan) Limited – Appeal Dismissed. No Costs claimed.

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

**PM24/12/9.2**

**RESOLVED**

**to note the planning decisions received from Cornwall Council and Planning Appeal Decisions received from the Planning Inspectorate.**

On a vote being taken the matter was approved unanimously.

**PM24/12/10 TO RECEIVE CORRESPONDENCE UP TO THE DATE OF THE MEETING, AGREE ANY APPROPRIATE RESPONSES AND ANY FUTURE ACTIONS**

A request had been received to trim a large pine tree back to the boundary of Illogan Park. The Clerk had contacted the Council's contractor who had advised that the tree could not be trimmed back to the boundary as it would cause imbalance and instability, and the tree would become a safety concern.

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

**PM24/12/10.2 RESOLVED that the Clerk would respond to the requestor that the large pine tree in Illogan Park cannot be trimmed back to the boundary as it would cause imbalance and instability, and the tree would become a safety concern. There will be a tree safety inspection completed shortly which will assess the health of the tree, we would provide an update once the inspection had been completed.**

On a vote being taken the matter was approved unanimously.

A request had been received for additional fencing or screening to be erected along the boundary of the children's play area in Illogan Park to try and minimise the noise for the adjacent residents.

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

**PM24/12/10.3 RESOLVED that no action is taken regarding the request for screening along the boundary of the children's play area in Illogan Park.**

On a vote being taken the matter was approved unanimously.

**PM24/12/11 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.

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

There were no items raised.

**PM24/12/13 DATE AND TIME OF NEXT MEETING**

The next meeting would be held on Wednesday 11<sup>th</sup> December 2024, time to be confirmed, in Illogan Parish Council Community Office.

**PM24/12/14 THAT UNDER THE 1960 PUBLIC BODIES (ADMISSION TO MEETINGS) ACT THE PRESS AND PUBLIC ARE EXCLUDED DUE THE CONFIDENTIAL NATURE OF THE BUSINESS TO BE DISCUSSED.**

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

**PM24/12/14.2 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.

**PM24/12/15 TO RECEIVE THE DRAFT TENDER FOR THE REPLACEMENT AND ADDITION OF PLAYGROUND EQUIPMENT AND ACCESSORIES AT ILLOGAN PARK, AND AGREE ANY FUTURE ACTIONS**

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

**PM24/12/15.2 RESOLVED to receive and approve the draft tender for the replacement and addition of playground equipment and accessories at Illogan Park.**

On a vote being taken the matter was approved unanimously.

**PM24/12/16 TO RECEIVE QUOTES FOR TREE SAFETY AND MANAGEMENT INSPECTIONS FOR ILLOGAN PARK AND MANNINGHAM WOOD, AGREE ANY FUTURE ACTIONS AND ANY ASSOCIATED EXPENDITURE**

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

**PM24/12/16.2 RESOLVED that Evolve Tree Consultancy are appointed to complete the Tree Safety and Management Inspections for Illogan Park and Manningham Wood as per their quote.**

On a vote being taken the matter was approved unanimously.

There being no further business the Chairman closed the meeting at 8.27pm.

Signed: .....

Date: .....