

ILLOGAN PARISH COUNCIL

Minutes of the Climate, Environment and Planning Committee held on Wednesday 1st October 2025 at 6.50pm in Illogan Parish Council Community Office, Trevelyan Road, Illogan

PRESENT: Cllrs Ekinsmyth (Vice Chairman), Crabtree, Mrs Edwards (from point mentioned and not a member of this Committee), Ford, Holmes (not a member of this Committee), Mrs O'Donnell, Miss Pollock (not a member of this Committee), Mrs S Simmons, and Mrs Thompson.

IN ATTENDANCE: Mrs S Rimell, Clerk; Miss E James, Assistant to the Clerk (from and until points mentioned); 3 representatives from Coastline Housing (until point mentioned); and 126 members of the public at different stages throughout the meeting a maximum of 52 at a time due to the capacity of the room (from and until points mentioned).

As the community room had reached capacity and a large crowd had gathered outside, it was agreed to begin the first presentation early and hold additional pre-application presentations to ensure that as many members of the public as possible could hear it.

The Chairman explained the safety procedures.

PM25/10/1 TO RECEIVE A PRE-APPLICATION PRESENTATION FROM COASTLINE HOUSING REGARDING PROPOSED AFFORDABLE HOUSING ON LAND ON BASSETT ROAD

First presentation to Cllrs and 52 members of the public.

Coastline Presentation

Representatives from Coastline explained that they would not normally consult at such an early stage in the process. They gave an overview of the company, outlining its background, areas of operation, and its primary aim of reducing housing need. They explained that the housing need as of September 2025 was 208 households in the Illogan area. There were not sufficient brown field sites to meet the demand and therefore lower quality green field sites needed to be brought forward.

An indicative plan for about 80 dwelling on Bassett Road, Illogan was shown. 100% of the scheme would be for affordable housing and would include a mix of social rent and shared ownership dwellings. Coastline would be completing ongoing preapplication discussions, formal public consultations, site investigations, surveys, comments from tonight's presentations, plans and designs etc. Where possible existing trees and hedging would be retained. Cornwall Council Planning Policies would be adhered to. The proposals would provide betterment to surface water, as the development gives the ability to capture and control the release of the water. Access and parking would be provided to the appropriate standards. It was intended to submit a planning application by the end of 2025. If planning approval is obtained, the development would be delivered in multiple phases over several years.

Public Questions and comments

Affordable Housing

Defined as homes intended to help local people access housing at a cost within their means. Provided either through social rent (below market rent) or shared ownership schemes. Applications would be managed through the Cornwall Council Homechoice register.

Traffic and Access Concerns

- Bassett Road was described as dangerous, congested, and unsuitable for additional traffic.
- Cars are always parked along one side, making navigation difficult.
- The proposed development had only one access point—via Bassett Road.
- Traffic surveys would be carried out, and Cornwall Council would make the final decision on road suitability.
- There were concerns that the additional vehicles on the road would affect the wider area and other road characteristics.

Community Concerns

- Development would bring more people into Illogan, changing the village character.
- Concerns raised about existing empty dwellings not being used to house families.
- Question raised: Were 100% of Park an Lann residents from Illogan? Coastline agreed to confirm.
- The development would negatively affect the look and heart of the historic village.

Environmental Concerns

- Ventonraze Valley identified as a nature corridor into the village, which would be permanently lost if built on.
- Calls to protect and re-wood existing nature spaces.
- Coastline noted that green space would remain at the northern end of the site.
- Criticism that Coastline had not protected hedges in a previous development (Park an Lann).

Coastline Housing Policies

- Coastline stated they have an Ethical Policy that dealt with the sale of houses. They only sold off houses not fit for purpose and uninhabitable.

52 members of the public left the meeting.

52 members of the public entered the meeting.

Coastline gave their presentation.

Public Questions and comments

Infrastructure Capacity

- Local schools are already at full capacity. Additional dwellings would create increased demand for places, but no government funding is available for school extensions or additional teaching staff.
- Doctors' surgeries and the local pharmacy are at capacity. An influx of new residents would worsen access to healthcare services.
- Illogan currently lacks the infrastructure to support the scale of development proposed.

Impact on Local Residents

- Unless people moving into the proposed dwellings were cohabiting with relatives in the area, it would mean additional people would be moved in which would result in local people being pushed out.
- Members of the public requested that Coastline act charitably and reconsider, rather than forcing this development on Illogan.

Housing Type and Use

- Concern was raised about the potential for properties to become Houses of Multiple Occupancy (HMOs). A covenant was requested to prevent this within any planning permission.
- Coastline does not yet have a breakdown of the housing mix (e.g. numbers of social rented versus shared ownership properties).

Agricultural Land Use

- The land has been used for crop production for many years. The grade and classification will be determined by Natural England through an Agricultural Land Classification (ALC) survey.

Road Safety

- Bassett Road has a history of road traffic accidents. Additional vehicles generated by the development would increase risks further.

Planning Policy & Site Selection

- The site lies outside the defined settlement boundary in the Illogan Parish Neighbourhood Development Plan.
- Questions were raised about why Coastline does not consult communities on potential development sites before working on proposals for sites.

Local Connection

- Concern was expressed about how, if approved, the dwellings would be prioritised for people with a strong local connection to the parish.

Developer Response

- In response to the question "Under what conditions would Coastline not proceed with the proposals?" - Coastline stated that following due

diligence (discussions with Cornwall Council Planning Officers, surveys, and financial assessments), they would not proceed if the site was found to be unviable or unfeasible.

52 members of the public left the meeting.

The Clerk left the meeting.

The Assistant to the Clerk, Cllr Mrs A Edwards, and 22 members of the public entered the meeting.

Coastline gave their presentation.

Public Questions and comments

Why are Cornwall Council selling off houses?

- Coastline Housing were unable to comment on this directly.

Green strip / nature path

- Assurance was requested that the existing green strip and nature path will be retained.
- It was confirmed that much of the hedgerow will be kept, with removal only where necessary for road access.

Who will the homes go to?

- Coastline Housing confirmed that dwellings would require applicants to have a local connection in order to be allocated.

Will Cornwall Council listen to local concerns?

- Cllr Ekinsmyth stated that Illogan Parish Council will do their best to ensure Cornwall Council listens to local views.

Public consultation

- It was confirmed that a **formal public consultation** will take place before any planning application is submitted.

The Assistant to the Clerk, Cllrs Holmes, Cllr Miss Pollock and 22 members of the public left the meeting.

PM25/10/2

TO RECEIVE AND APPROVE APOLOGIES FOR ABSENCE AND AGREE ANY FUTURE ACTIONS

Apologies were received from Cllr Cullimore.

Cllrs L Simmons and Szoka were absent.

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

PM25/10/2.2

RESOLVED

to receive and approve apologies from Cllr Cullimore.

On a vote being taken the matter was approved unanimously.

PM25/10/3 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.

PM25/10/4 TO CONSIDER APPLICATIONS FROM MEMBERS FOR DISPENSATIONS

There were no requests from members for dispensations.

PM25/10/5 TO RECEIVE AND APPROVE THE MINUTES OF THE MEETINGS OF THIS COMMITTEE HELD ON THE 3RD AND 17TH SEPTEMBER 2025 AND THE CHAIRMAN TO SIGN THEM.

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

PM25/10/5.2 RESOLVED to receive and approve the minutes of the meetings of the Climate, Environment and Planning Committee meetings held on the 3rd and 17th September 2025 and the Chairman to sign them.

On a vote being taken the matter was approved unanimously.

PM25/10/6 MATTERS ARISING FROM THE MINUTES AND A REPORT ON PROGRESS OF ACTIONS, FOR INFORMATION ONLY

There were no matters arising.

PM25/10/7 PUBLIC PARTICIPATION

There were no members of the public present.

PM25/10/8 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. IPC2025/054
PA25/06836
Robertson Developments, Tolvaddon Business Park, Tolvaddon
Application for Non-Minor Amendment in relation to decision
notice PA24/00718 dated 19.09.2024: Amendment of
description to include "storage class B8 for open and closed
covered storage"**

It was proposed by Cllr Ekinsmth, seconded by Cllr Crabtree and

PM25/10/8.2 RESOLVED that Illogan Parish Council has no objections to planning application PA25/06836 Tolvaddon Business Park providing Cornwall

Council are happy with the plans submitted to them.

On a vote being taken the matter was approved unanimously.

- ii. IPC2025/055
PA25/07066
Sigma, Spar Lane, Illogan
Non-material amendment in relation to decision notice
PA24/07434, removing pitched roof addition to garage with a
flat roof**

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

**PM25/10/8.3 RESOLVED that there are no objections to planning
application PA25/07066 Sigma.**

On a vote being taken the matter was approved unanimously.

**PM25/10/9 TO NOTE PLANNING DECISIONS RECEIVED FROM CORNWALL
COUNCIL AND PLANNING APPEAL DECISIONS RECEIVED FROM THE
PLANNING INSPECTORATE**

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

**PM25/10/9.2 RESOLVED to note the planning decisions received from
Cornwall Council.**

On a vote being taken the matter was approved unanimously.

Planning Application Number	Address	Application	Illogan Parish Council Comments	Cornwall Council Decision
PA25/03007	Little Trengale, Parklands, South Drive, Tehidy	Replacement dwelling: to replace existing single storey dwelling with 3-bedroom residential house with single and two storey sections with double garage and associated landscaping and boundary works	Support	Withdrawn
PA25/05940	Owls Wood, South Drive, Tehidy	Application for tree works within a TPO: Remove Sycamore T1 due to general declined and concerns over structural condition	No objections subject to the support of the Cornwall Council Tree Officer.	Approved
PA25/05675	Ranworth, 124 Alexandra Road, Illogan	Submission of details discharge conditions 8 and 9 in relation to decision notice PA24/05819 dated 28.09.2024	N/A	S52/S106 and discharge of condition apps
PA25/06426	Trelehan, Mount Whistle Road, South Tehidy	Works to Trees covered by a Tree Preservation Order (TPO) - T1 - T6 - Sweet Chestnut - All crown raised to 5.2m. T7 - Paulownia - Reduction of limbs stretching into neighbouring properties.	No objections	Approved
PA25/05839	The Studio, Adj To 21 Robartes Terrace, Illogan	Certificate of lawfulness for existing use for residential annexe to main dwelling	Do not oppose	Granted (CAADs, PIPs and LUs only)
PA25/06626	LiveWest Homes Limited, LiveWest, Tolvaddon House, Tolvaddon Energy Park, Tolvaddon	Non-material amendment in relation to decision notice PA16/10623 dated 03.02.2017: Resurfacing of existing overflow car park in tarmacadam	No objections	Not acceptable as amendment

PM25/10/10 TO NOTE THE VACANCY ON THE CORNWALL PLANNING PARTNERSHIP, APPOINT A MEMBER(S) TO APPLY FOR THE VACANCY AND AGREE ANY FUTURE ACTIONS

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

PM25/10/10.2 RESOLVED to note the vacancy on the Cornwall Planning Partnership and that no-one is appointed to apply for the vacancy.

On a vote being taken the matter was approved unanimously.

PM25/10/11 TO RECEIVE CORRESPONDENCE UP TO THE DATE OF THE MEETING, AGREE ANY APPROPRIATE RESPONSES AND ANY FUTURE ACTIONS

Illogan Park Rugby Club have emailed requesting permission to use generator lights in Illogan Park for training. They are wheelbarrow style and would be stored in the container. The Club would be purchasing noise reducing blankets for the generators.

It was agreed that the Club could use the lights and request that the lights are downfacing and that the Club be mindful of the neighbouring properties and keep the generators as far away from them as possible.

PM25/10/12 TO NOTE ANY INFORMATION REGARDING THE CRICKET FIELD AT MARY’S WELL AND AGREE ANY FUTURE ACTIONS AND ANY ASSOCIATED EXPENDITURE

It was noted that there had been surveyors in the field.

PM25/10/13 TO CONSIDER ITEMS TO BE DISCUSSED AT FUTURE MEETINGS

No items were raised.

PM25/10/14 DATE AND TIME OF NEXT MEETING

The next meeting will be held on Wednesday 15th October 2025, time to be confirmed in Illogan Parish Council Community Office.

There being no further business the Chairman closed the meeting at 8.28pm.

Signed:

Date: