Clerk: Mrs Sarah Rimell

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Minutes of the Climate, Environment and Planning Committee held on Wednesday 15th April 2026 at 6.30pm in Illogan Parish Council Community Office, Trevelyan Road, Illogan

PRESENT:

Councillors Gary Cullimore (Chairman), Dave Crabtree (Vice Chairman), Anne Edwards (from point mentioned, not in this committee), David Ekinsmyth, Graham Ford, Paul Holmes (from point mentioned, not in this committee), Tara O'Donnell, Jean Pollock (from point mentioned, not in this committee), Lee Simmons, Suzanne Simmons, Stefan Szoka.

IN ATTENDANCE:

Mrs S Rimell, Clerk and Miss C Greenall, Assistant to the Clerk, twelve members of the public and Cornwall Councillor Cliff Crawford.

The Chairman explained the safety procedures.

PM26/04/19 TO RECEIVE AND APPROVE APOLOGIES FOR ABSENCE AND AGREE ANY FUTURE ACTIONS

Apologies were received from Cllr Mrs Thompson

PM26/01/19.2 It was proposed by Councillor Cullimore, seconded by Councillor Ekinsmyth and **RESOLVED to accept the apologies received.**

On a vote being taken the matter was approved unanimously.

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PM26/04/20 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.

PM26/04/21 TO CONSIDER APPLICATIONS FROM MEMBERS FOR DISPENSATIONS

There were no requests for dispensations.

PM26/04/22 PUBLIC PARTICIPATION

Planning application, PA26/00123, Milnor Cottage

The applicant presented the proposal, emphasising the need for additional housing in Cornwall. They confirmed that both the parking provision and the distance from the junction comply with relevant regulations. The development was described as rounding off the existing settlement and was designed to minimise any overshadowing of neighbouring properties.

Members of the public raised concerns that Spar Lane is very narrow, making it difficult for vehicles to turn in and out of driveways. They noted the absence of a footway and questioned whether, with the addition of new houses, there would be sufficient visibility for drivers, particularly as Spar Lane is frequently used by pedestrians and equestrians. Concerns were also expressed about the proposed access to the car parking area, which would require the removal of a well-established Cornish hedge, potentially harming local wildlife. In addition, residents highlighted possible issues with access for emergency vehicles.

In response, the applicant stated that the scheme incorporates visibility splays and provides parking spaces larger than standard, in line with the Cornwall Council Street Scene Manual.

Planning application PA26/01803, Land West to Trengale, Parklands

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Councillor Crawford noted that the application is retrospective, with the development already constructed without planning permission. He felt that the proposal represented the urbanisation of open countryside, making it out of character with the surrounding area and detrimental to local amenities. He also referred to several policies which he believed the development failed to meet and highlighted that a similar application in the South Drive area was refused in 2021.

In addition, he raised concerns about the suitability of the access arrangements, stating that the increased traffic would have a negative impact on South Drive, a road which currently lacks passing places.

Councillor Mrs Edwards entered the meeting during this item at 6.37pm.

PM26/04/23 TO RECEIVE A REPORT FROM COUNCILLOR CRABTREE, DISCUSS PLANNING APPLICATION, PA26/00123, MILNOR COTTAGE, CLIFTON ROAD, PARK BOTTOM, RESIDENTIAL DEVELOPMENT OF THREE DWELLINGS, CONSISTING OF SINGLE 2 BEDROOM AND A PAIR OF 3 BEDROOM TWO STOREY DWELLINGS, AND AGREE STATUTORY CONSULTEE COMMENTS TO RETURN TO CORNWALL COUNCIL PLANNING DEPARTMENT

One member of the public entered the meeting at 6.40pm.

Cornwall Councillor Susanne Desmonde entered the meeting at 6.47pm.

Two members of the public entered at 6.47pm.

Councillors Miss Pollock and Councillor Holmes entered at 6.48pm.

Three members of the public entered at 6.50pm.

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PM26/01/23.2 It was proposed by Councillor Crabtree, seconded by Councillor Cullimore and **RESOLVED that Illogan Parish Council strongly objects to planning application PA26/00123 Milnor Cottage.**

The proposed development is out of keeping with the character of the surrounding area and would result in overdevelopment of the site. It would also cause irreversible harm to well-established Cornish hedges, which are a significant and valued landscape feature in this location.

The proposed parking arrangement would require the removal of sections of established Cornish hedges in order to create an access area at the narrowest point of Spar Lane, a road which is only wide enough for a single vehicle to pass. This raises serious safety concerns, as vehicles would be required to reverse into and out of parking spaces with extremely limited visibility when re-joining the highway. These concerns are compounded by the proximity to Clifton Road, particularly where vehicles may turn left out of Spar Lane. Although this section of road is now subject to a 20mph speed limit (reduced from 60mph), vehicle speeds are frequently observed to exceed the limit.

In addition, the proposed pedestrian access directly onto the highway would further damage the Cornish hedge and is inconsistent with the applicant's response on the Climate Emergency Development Plan Document (DPD) G1 form. In answer to question 2, "Does the development connect to existing footways, footpaths and cycle paths where they adjoin the boundary of the site", the applicant states "Yes." However, this is considered inaccurate, as Spar Lane has no footways beyond the Clifton Road junction.

There is also concern that the level of parking provision is insufficient relative to the number of proposed bedrooms. Overall, the layout raises issues regarding the safety and practicality of vehicular access and egress. The development fails to

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demonstrate an appropriate building-to-plot ratio and is not adequately served by the existing highway infrastructure.

For these reasons, the proposal is considered contrary to Policy 12 of the Cornwall Local Plan 2010–2030, Policy 7 of the National Planning Policy Framework, and policies PH3, PH4 and TT2 of the Illogan Parish Neighbourhood Development Plan.

"*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.

New development should follow the Cornwall Council Design Guide and demonstrate how the development addresses the guidance by submitting a statement which follows the sustainability checklist included in the Design Guide."

"Policy PH4 Development in Existing Private Gardens

Infill development in private gardens will be permitted only where all of the following apply:

there is no loss to the character, local amenity or environmental quality of surroundings; the site is served by a suitable existing highway on one or more boundaries; maintain a building to plot ratio representative of the surrounding plots and provide a useable amenity space for both the existing and additional building; 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; 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."

"Policy TT2 Residential Parking

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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."

Cornwall Councillor Susanne Desmond and Councillor Holmes left at 6.50pm.

Cornwall Councillor Susanne Desmond and Councillor Holmes re-entered at 6.52pm.

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

PM26/04/24 TO RECEIVE A REPORT FROM COUNCILLOR CRABTREE, DISCUSS PLANNING APPLICATION, PA26/01803, LAND WEST TO TRENGALE, PARKLANDS, SOUTH ROAD, TEHIDY, THE ERECTION OF A SINGLE STOREY EQUIPMENT AND LOG STORE, AND AGREE STATUTORY CONSULTEE COMMENTS TO RETURN TO CORNWALL COUNCIL PLANNING DEPARTMENT

PM26/01/24.2 It was proposed by Councillor Crabtree, seconded by Councillor L Simmons and **RESOLVED to support planning application PA26/01803, Land West to Trengale.**

On a vote being taken on the matter there were 5 votes FOR and 3 votes AGAINST. Councillor Ford voted against the motion.

Two members of the public entered at 6.53pm.

PM26/04/25 DATE AND TIME OF NEXT MEETING

The date and time of the next Climate, Environment and Planning meeting would be on Wednesday 6th May 2026 at 7pm in Illogan Parish Council Community Office.

There being no further business the Chairman closed the meeting at 6.53pm.

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Signed (Chairperson): _____

Date: _____