Clerk: Mrs Sarah Rimell

Illogan Parish Council Community Office, Trevelyan Road, Illogan, TR16 4RG

Telephone: 01209 711433

Email: enquiries@illoganparishcouncil.gov.uk

PA26/06068 - 5-day local council protocol

Email from Cornwall Council Planning Officer

Application number:	PA26/06068
Proposal:	Permission in Principle for the construction of up to 1 dwelling (minimum 1, maximum 1)
Location:	Land South Of Bospalyer, South Drive, Tehidy Camborne, Cornwall, TR14 0EZ

Thank you for the Parish Council response to the above proposal which I have set out below:

Illogan Parish Council (17 September 2026)

"Illogan Parish Council objects to planning application PA26/06068 (Bospalyer) on the following grounds:

Inadequate Arboricultural Assessment - the submitted tree survey is inadequate as it fails to assess a significant proportion of the tree stock on the site, having omitted all trees below 75mm. Consequently, the survey does not provide a comprehensive assessment of the site's arboricultural value or the potential impact of the development on existing vegetation.

Conflict with Settlement Boundary and Housing Policies - the site does not qualify as a Rural Exception Site. The proposal lies outside the settlement boundary as defined in the Illogan Parish Neighbourhood Development Plan and therefore conflicts with Policy 3 of the Cornwall Local Plan. The development would constitute unjustified housing development in the open countryside.

Lack of Ecological Assessment and Biodiversity Impacts - No ecological survey has been submitted, and insufficient investigation has been undertaken to determine the presence of protected or priority species, including bats and other wildlife. The site forms part of a wildlife corridor linking to Tehidy Country Park and contains important habitats and natural features.

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The proposal would result in the loss of mature trees, woodland buffers and wildlife habitats, threatening biodiversity and conflicting with local objectives to protect and enhance the area's rural and ecological character.

Inadequate Access Arrangements - The proposed access is considered wholly inadequate. The entrance is too narrow to safely accommodate vehicles entering and leaving the site, requiring manoeuvres into oncoming traffic and creating potential highway safety concerns.

Unsustainable Location - The site is not in a sustainable location. There are no safe pedestrian footways, no public transport options and poor accessibility to key services and facilities such as schools, healthcare facilities and local shops. Future residents would therefore be heavily dependent on private motor vehicles.

Erosion of Settlement Gaps and Encroachment into the Countryside - The development would erode the settlement gaps identified and protected within the Illogan Parish Neighbourhood Development Plan and would represent sporadic and unwarranted encroachment into the open countryside.

Relevant Appeal Decisions - The Council disputes the applicant's reliance on the High Barbaree appeal decision. Greater weight should be afforded to the dismissed Woodside appeal in the immediate vicinity, where the Inspector concluded that the site did not constitute an obvious infill opportunity. The current proposal is adjacent to that location and raises similar concerns.

Conflict with Cornwall Local Plan Policy 7 - The proposal is contrary to Policy 7 of the Cornwall Local Plan, which restricts new housing development in the open countryside unless specific exceptional circumstances can be demonstrated. No such circumstances have been adequately justified.

Impact on Heritage and Landscape Character - The development would harm the historic and landscape character of the Tehidy Country Park and surrounding area, which is an important heritage asset that has been protected and maintained over many years by the Parish Council and the local community.

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Adverse Impact on the North Cliffs National Landscape (formerly AONB) - The Council considers that the landscape possesses significant intrinsic value, scenic beauty and sensitive characteristics. The proposal would introduce an urbanising influence into a presently rural setting, detracting from open views and diminishing the visual amenity enjoyed from the National Landscape and Tehidy Country Park.

Impact on the Setting of Tehidy Country Park - The development would be visible from Tehidy Country Park and would result in the loss of another greenfield area, thereby causing harm to the park's setting and landscape context.

Conflict with Cornwall Local Plan Policy 2 - The proposal does not respect, conserve or enhance the natural beauty, landscape character or environmental diversity of Cornwall and is therefore contrary to Policy 2 of the Cornwall Local Plan.

Inappropriate Design, Scale and Character - The Council considers the proposal to be inappropriate in terms of its design, scale, density and massing. The development would not reflect the traditional rural vernacular of the area and would therefore conflict with Policy PH3 of the Illogan Parish Neighbourhood Development Plan.

Flood Risk, Water Quality and Drainage Concerns - The Council has significant concerns regarding biodiversity loss, environmental resilience, the potential impact on water quality, flood risk and the adequacy of the proposed sustainable drainage arrangements.

Conflict with National Planning Policy Objectives - The proposal is contrary to the principles of national planning policy, which prioritise the redevelopment of previously developed land, infill development and higher-density housing within existing settlements before the release of undeveloped greenfield sites in the countryside."

I appreciate your comments which will be included in my report.

However, following careful consideration, in this instance I feel that it is appropriate to recommend approval of the application.

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The reasons why I am recommending approval are:

Please see the submitted location plan below which shows the site's relationship with the settlement boundary for Tolvaddon and South Tehidy as outlined within Figure 4 of the Illogan Neighbourhood Development Plan:

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The site lies directly adjacent to the settlement boundary and is surrounded by residential development to the north, east, and south. Additionally, the proposal would fill a gap, located on a road with development on both sides, between substantial residential development to the south and further development to the north. The proposed development would therefore benefit from support via policy 3 of the Cornwall Local Plan Strategic Policies 2010-2030, which supports 'infill schemes that fill a small gap in an otherwise continuous built frontage and do not physically extend the settlement into the open countryside'.

In addition to the above, Policy S5 of the National Planning Policy Framework 2026 sets out a range of circumstances where development may be approved outside settlements, these are listed under criteria (a)-(j). In this case criterion (j) is relevant as the Council does not currently have a 5-year housing land supply. In addition, the development must be physically well related to an existing settlement, be of a scale that can be accommodated by that settlement taking into account of the existing or proposed availability of infrastructure.

The site is well located to the existing settlement, and it is not considered that the proposal would have unacceptable impacts on the existing infrastructure availability due to its scale. Accordingly, the proposal satisfies the requirements of Criterion J within Policy S5 of the Framework.

The proposal is therefore also considered to accord with the objectives of Policies 1, 2, and 23 of the Cornwall Local Plan Strategic Policies 2010-2030 and Policies S3 and S5 of the National Planning Policy Framework 2026. Having regard to the development plan as a whole and all other material considerations, the site is considered suitable for residential development.

Whilst I note the council raises concern regarding overreliance on an allowed appeal, and agree that each application should be assessed on its own merits, this appeal decision (PA15/09516) is a material planning consideration that must be taken into account. The appeal site is directly opposite the current application site, also falling outside of the settlement boundary, and during consideration of the appeal, the inspector highlighted that development would not be isolated, could be designed to reflect the low density arrangement

of the area, and would constitute infill development rather than extending into the open countryside.

Other matters raised by the parish council are addressed below:

- **Impact on trees**
    - Response: the forestry officer has been consulted and confirmed no objections. Detailed impacts will be considered at technical details consent stage, where the parish council and forestry officer will be reconsulted.
- **Conflict with settlement boundary**
    - Response: proposal is considered to comply with planning policy for the reasons outlined above
- **Biodiversity impacts**
    - Response: Detailed impacts will be considered at technical details consent stage
- **Access arrangements**
    - Response: No significant concerns in principle given character and nature of surrounding road network, scale of development proposed, and presence of similar accesses within the surrounding area. Detailed impacts will be considered at technical details consent stage
- **Landscape character (including impacts on gaps, CNL (formerly AONB), and design)**
    - Response: Development of the site is considered acceptable in principle for the reasons set out above. Detailed impacts of the specific design, density and landscaping will be considered at technical details consent stage
- **Flood risk and water quality**
    - Response: The application site does not fall within a flood zone. There are no flood risk-related constraints that would make development unacceptable in principle. Detailed impacts will be considered at technical details consent stage.
- **Conflict with planning policy**

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- Response: proposal is considered to comply with planning policy for the reasons outlined above

As set out within the Protocol for Local Councils, please could you confirm which of the following best reflects your current position taking into account, the officer recommendation above:

a) you agree – your concerns are resolved and you agree with the recommendation
b) agree to disagree - respective views are noted and you agree to disagree
c) Maintain previous response - your concerns remain and you maintain your position

In the case of option c), the matter will be discussed with the Divisional Member and the Group Leader to confirm their views. As a result of these discussions, a delegated decision may be issued in accordance with my recommendation, and we will notify you of that decision. Alternatively, if our recommendation changes for any reason we will notify you.

We welcome your response. However, if I do not hear from you within 5 working days, I will assume you agree with the recommendation set out above.

Thank you for your consideration and I look forward to hearing from you.

Illogan Parish Council Response

Councillors Crabtree, Cullimore, Ekinsmyth, Ford, Mrs S Simmons– Option C

Councillor Mrs O'Donnell – Option B

Councillors L Simmons, Szoka and Mrs Thompson – did not respond.

As there was a majority, we sent the following response:

Illogan Parish Council maintain the previous response - our concerns remain and we maintain our position (option c).

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