Clerk: Mrs Sarah Rimell

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DRAFT Minutes

Disclaimer: The public is reminded that these are DRAFT minutes, which means that they are not approved at the time of publication and may be subject to amendment before final approval at the next Parish Council meeting. The agreed minutes will be uploaded once they have been agreed by the Council at the appropriate meeting.

DRAFT Minutes of the Climate, Environment and Planning Committee held on Wednesday 7th October 2026 at 7pm in Illogan Parish Council Community Office, Trevelyan Road, Illogan

Present:

Councillors Crabtree (Chairman), Mrs O'Donnell (Vice Chairman), Cullimore, Ekinsmyth, Ford, Mrs S Simmons, Szoka and Mrs Thompson.

In attendance:

Mrs S Rimell, Clerk.

The Chairman explained the safety procedures.

PM26/10/1 To receive and approve apologies for absence and agree any future actions

Apologies were received from Councillor L Simmons.

Absent: there were no members absent.

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DRAFT Minutes

PM26/10/1.2 It was proposed by Councillor Crabtree, seconded by Councillor Mrs O'Donnell and **resolved to receive and approve apologies for absence from Councillor L Simmons.**

On a vote being taken the matter was approved unanimously.

PM26/10/2 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.

PM26/10/3 To consider applications from members for dispensations

There were no requests from members for dispensations.

PM26/10/4 To receive and approve the minutes of the meetings of this Committee held on the 2nd and 16th September 2026 and the Chairman to sign them.

PM26/10/4.2 It was proposed by Councillor Ekinsmyth, seconded by Councillor Ford and **resolved to receive and approve the minutes of the meetings of the Climate, Environment, and Planning Committee held on the 2nd and 16th September 2026 with the correction to the typo on page 1620 and the Chairman to sign them.**

On a vote being taken the matter was approved unanimously.

PM26/10/5 Matters arising from the minutes and a report on progress of actions, for information only

There were no matters arising.

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DRAFT Minutes

PM26/10/6 Public participation

There were no members of the public present.

PM26/10/7 To receive a report from Councillor Mrs S Simmons, discuss planning application, PA26/02307, Fairfield Cottage, Fairfield, Illogan, Proposed works to extend the main dwelling to the rear and to rebuild the porch larger than the existing, to build a new double garage to the front of the property, to remove the existing garage to the rear of the property and to extend the existing outbuilding to the rear of the property to form an annex and agree statutory consultee comments to return to Cornwall Council Planning Department

PM26/10/7.2 It was proposed by Councillor Mrs S Simmons, seconded by Councillor Ford and **resolved that Illogan Parish Council supports planning application PA26/02307, Fairfield Cottage.**

On a vote being taken the matter was approved unanimously.

PM26/10/8 To receive a report from Councillor Mrs S Simmons, discuss planning application, PA26/06305, Milnor Cottage, Clifton Road, Park Bottom, residential Development of two dwellings, consisting of 1 no, 2 bedroom bungalow, and 1 no 3 bedroom bungalow with associated parking and amenity space and agree statutory consultee comments to return to Cornwall Council Planning Department

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DRAFT Minutes

PM26/10/8.2 It was proposed by Councillor Mrs S Simmons, seconded by Councillor Mrs Thompson 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.

Paragraph 9 of the Design and Access Statement is inaccurate, it states that the proposals utilise the existing access arrangements from Clifton Road, however, the plans show that the access and parking arrangements are from Spar Lane which would be created through the removal of established Cornish hedges.

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.

The Parish Council objects to the application on the grounds that the proposed pedestrian access directly onto the highway would result in further loss and damage to the existing Cornish hedge, contrary to the information submitted within the Climate Emergency Development Plan Document (DPD) G1 Form.

The Council notes that the applicant states that existing landscape assets, including trees, hedgerows and planting, have been identified and retained within the

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landscaping proposals. However, these statements are contradicted by subsequent responses which confirm the loss of hedgerow to enable access and propose replacement planting as mitigation. The submitted drawings also appear inconsistent with these claims, as they show boundary walls and fencing rather than the retention of existing hedgerows.

The Council further notes that the application states that the development connects to existing footways, footpaths and cycle paths. However, the proposed arrangement for Plot 2 provides a front gate opening directly onto the highway, raising concerns regarding pedestrian safety and the adequacy of pedestrian connectivity.

In addition, the application refers to the retention of existing Cornish hedges and planting where possible, yet the illustrative plans do not appear to demonstrate meaningful retention of these important landscape features. The Council therefore considers the submission to contain contradictory information regarding the treatment and retention of existing hedgerows and landscaping assets, and requests clarification from the Local Planning Authority before any determination is made.

The Parish Council considers that the loss of sections of Cornish hedge, together with the inconsistencies within the submitted documentation, is contrary to the objectives of protecting and enhancing existing landscape features and therefore objects to the proposal.

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

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DRAFT Minutes

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."

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"Policy TT2 Residential Parking

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."

On a vote being taken the matter was approved unanimously.

PM26/10/9 To note planning decisions received from Cornwall Council and Planning Appeal Decisions received from the Planning Inspectorate

Planning Application Number: PA26/00897/PRE

Address: 3 The Woodlands, Tehidy Park, Tehidy

Application: Do I need permission to place stone gabions to correct the slop in the garden, installation of solar panels, installation of a an electric car charger, installation of an access door and 2 x windows into the garage, convert part of the garage to a laundry room and install velux windows to garage roof

Illogan Parish Council Comments: N/A

Cornwall Council Decision: Closed - advice given

Planning Application Number: PA26/04914

Address: Land North Of Tehidy Copse, Tehidy Country Park, Tehidy

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DRAFT Minutes

Application: Works to trees subject to a Tree Preservation Order (TPO): (1) W1, The Copse: Ash - to reduce height by 1/3 to take out wood where die-back is evident. (2) W1, The Copse: Unknown species standing dead - to remove. No plan for replacement planting due to crowding of existing trees in growth area.

Illogan Parish Council Comments: Illogan Parish Council supports this application subject to the approval of the Cornwall Council Tree Officer.

Cornwall Council Decision: Approved.

Planning Application Number: PA26/00434/PRE

Address: Hendra House, Churchtown, Illogan

Application: Pre application advice for various refurbishment works to a Grade II Listed building.

Illogan Parish Council Comments: N/A

Cornwall Council Decision: Closed - advice given

PM26/10/10 To review ecological maintenance processes and procedures for land owned or managed by Illogan Parish Council and agree any future actions.

Members discussed the Council's ecological maintenance programme, noting the differing levels of maintenance across sites and the resulting variations in appearance. The Clerk explained that some areas were intentionally managed in a more natural manner to support biodiversity and wildlife habitats, as well as to help protect the stonework of Cornish hedges from vandalism.

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DRAFT Minutes

It was noted that the Council currently relies on a small team of volunteers to undertake gardening tasks. Members expressed their appreciation for the valuable contribution made by the volunteers and considered whether the appointment of a part-time gardener could assist the volunteers to achieve more consistent maintenance standards across Council sites.

Members agreed that, while this may be a worthwhile option to explore, it would be more appropriate to consider it once the devolved assets have been transferred and the Council has a clearer understanding of the associated ecological maintenance requirements. It was also suggested that opportunities to utilise the Probation Service's Community Payback scheme for appropriate maintenance work could be investigated.

PM26/10/10.2 It was proposed by Councillor Mrs O'Donnell, seconded by Councillor Mrs S Simmons and **resolved to defer the consideration of ecological maintenance processes and procedures until the Council has more information of the devolution and transfer of the additional assets.**

On a vote being taken the matter was approved unanimously.

PM26/10/11 To consider a request for a bus shelter to be installed on Trevelyan Road adjacent to Illogan Park and agree any future actions.

Members discussed the usage of the bus service and the benefits of bus shelters. There had been several requests for a bus shelter on Trevelyan Road. There were grants available towards the costs of bus shelters. It was anticipated that bus travel would increase with the government incentives and the aging population that will need to reply on buses when they are no longer able to drive. It was noted that the bus shelter should have glass panels not Perspex.

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DRAFT Minutes

PM26/10/11.2 It was proposed by Councillor Crabtree, seconded by Councillor Ekinsmyth and **resolved to that the Council agrees in principle of erecting a bus shelter on Trevelyan Road. To investigate the proposal further and authorises officers to:**

- **Confirm land ownership.**
- **Seek updated advice from Cornwall Council Highways.**
- **Identify suitable locations.**
- **Obtain indicative costs for installation and maintenance.**
- **Consult neighbouring properties.**

A further report would then be presented to the Council for decision.

Progress Towards Installation

Subject to permissions being obtained, the Council agrees to proceed with proposals for a bus shelter and authorises officers to:

- **Obtain the necessary permissions.**
- **Secure quotations.**
- **Bring detailed costings and recommendations back to Council for approval before any expenditure is committed.**

On a vote being taken the matter was approved unanimously.

PM26/10/12 To receive correspondence up to the date of the meeting, agree any appropriate responses and any future actions

It was noted that there was a report of damaged fencing in Tehidy Country Park which has been passed to Cornwall Council.

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DRAFT Minutes

PM26/10/13 To note any information regarding the cricket field at Mary's Well and Harmony Terrace, Bassett Road and agree any future actions and any associated expenditure

There was no information.

PM26/10/14 To consider items to be discussed at future meetings

There were no items raised.

PM26/10/15 Date and Time of next meeting

The next meeting would be held on Wednesday 21st October 2026, time to be confirmed in Illogan Parish Council Community Office.

There being no further business the Chairman closed the meeting at 8.02pm.

Signed (Chairperson): _____

Date: _____