

**MINUTES** of the Planning Committee Meeting held on Wednesday 15 July 2015 at 09.30 a.m. in the Shire House Suite, Shire House, Bodmin.

**PRESENT:** Vice-Chairman, Councillor C J M Wilkes, presiding; together with Councillors, J R Gibbs, (from Item P/2015/176 – PA15/06043 – arrived 09.33 a.m.), J H Hartill, P L G Skea and K W Stubbs.

**IN ATTENDANCE:** Mr S Facer (DCE) and Mr D Kinnair (Committee and Cemeteries Officer)

P/2015/172

**CHAIRMAN'S ANNOUNCEMENTS AND APOLOGIES:**

There were no Chairman's announcements and apologies were received from Councillors A J Coppin, A J Green, L G J Kennedy and G G C Minors.

P/2015/173

**PUBLIC REPRESENTATION SESSION - An opportunity for local residents to make representations or ask questions relating to items on this agenda. (Note: a maximum of 15 minutes will be allocated for this session and there will be a time constraint of 5 minutes per speaker).**

There were no members of the public present.

P/2015/174

**Declarations of Interest – Members to declare interests in respect of any agenda item.**

No Declarations of Interest were made.

P/2015/175 - PA15/05017

Change of use from B1 (Light Industry Storage) to D2 (Fitness/Dance Studio) – Unit 2, Old Station Yard, Bodmin Cornwall – Mr Sam Deakin

**Bodmin Town Council supports this application subject to noise attenuation measures to mitigate potential noise nuisance to neighbours along with confirmation of opening hours to again mitigate against noise nuisance to neighbouring residential properties.**

P/2015/176 – PA15/06043

Construction of dwelling and garage – Adjacent to 10 Foulston Way, Park Drive, Bodmin – Village Community Developments Ltd

**The DCE reported that the proposed dwelling seems to be of a similar design and style with existing properties in the locality. The proposed orientation of the building would seem to mitigate overlooking albeit that there is always a degree of some mutual overlooking. However, there are no plans provided in connection with the proposed garage in terms of its size, height etc. The DCE considered that Committee might therefore support the proposed dwelling with support for a garage being on an in principle basis subject to further details being made available, as this level of detail is not available with the current application.**

**Following discussion, it was AGREED to respond making the following representation:**

**Bodmin Town Council supports this application in principle subject to the local planning authority being content with the proposed**

**garage in terms of its size and height.**

P/2015/177

Road Traffic Regulation Act 1984 S.14: Temporary Prohibition of Traffic - Urban Footpath F7129, Athelstan Park, Bodmin – 3 – 21 August 2015 (24 hours, weekends included) and 20 August 2015 (07.30 to 18.00 hours)– Cabling and Transformer Replacement Works – Western Power Distribution (copy enclosed)

**Bodmin Town Council noted this information.**

P/2015/178

Notice from Department of Transport under the Town and Country Planning Act 1990 regarding Stopping up of Highway at Bodmin Business Park, Launceston Road, Bodmin Cornwall (copy enclosed for information)

**Bodmin Town Council noted this information.**

P/2015/179

Licence Update – Bodmin Service Station – 3 Dennison Road, Bodmin

**The DCE advised that Officers have been contacted by Gemma Goodwin (Licensing Matters) in connection with the alcohol licence at Bodmin Service Station.**

**The DCE commented that Members may recall that whilst this Committee did not originally support this application, Full Council decided to follow the Police position of a license at these premises, subject to a number of conditions and restriction on the hours that alcohol could be sold.**

**Ms Goodwin is now contacting the Council and the Police on behalf of her clients to pre-consult over a variation application for the above premises.**

**Ms Goodwin advises:**

***Bodmin Service Station has now been trading for 3 months with an alcohol licence. The premises opens 24 hours per day, and the sale of alcohol is between 5.00 a.m. & midnight.***

***The owners have explained that they are turning away a number of people through the night who are wishing to purchase alcohol after midnight, and that customers are complaining that they are having to travel a number of miles away to a BP Garage in Roche to purchase alcohol.***

***I understand in the initial application for the premises licence, there was some hesitance towards the premises selling alcohol after midnight. Now that the premises had some trading history could this be looked at again?***

***Our clients would be willing to hold a meeting with you both and any residents that would like to raise some questions also.***

**In terms of this information the DCE responded to inform that he would refer this matter to this Committee whilst pointing out that**

the Council was originally more than hesitant as it objected to a licence for alcohol sales given the history of the site and the potential adverse impact locally and to the adjacent sheltered housing accommodation at Burnard's Court. It was also noted by Committee that some residents at this address could include some of the town's more vulnerable people.

As a later compromise the Town Council reconsidered its position to agree to the current trading pattern and hours of operation in light of the representation from the Police. However, the DCE was aware that local residents from Burnard's Court were concerned about the proposed changes so would presumably find this change unpalatable.

The DCE advised that there is a 24 hour ASDA in the town that sells alcohol.

The DCE read a comment from Councillor Sara Kinsman which stated: *'Although I'm not on the Planning Committee I wanted to support our previous decision not to approve the 24 hour alcohol licence for Bodmin Service Station. I think the email from Gemma Goodwin already confirms our concerns that there would be a number of customers visiting post midnight and hence potential for disruption to people living nearby. I also feel that we have a duty to support the public health message regarding responsible drinking (not suggesting those who wish to access alcohol post midnight are not responsible). Equally there are a number of vulnerable people living in the area. I'm not sure how many people would be working in the service station post midnight but we should have regard to their safety too.'*

The DCE sought the Committee's views.

Following discussion, it was **AGREED** to respond to Ms Goodwin stating that Bodmin Town Council does not support any change to the licence at the Bodmin Service Station and would not support any variation application to these premises.

P/2015/180

Email from Christian Murley – Cormac Limited regarding a revised proposal for Higher Bore Street following the Council's corporate response to the Bodmin Growth Deal Consultation (item P/2015/168 refers) (copy enclosed)

The DCE reported that he had received a reply from Mr Christian Murley – Cormac Limited with a revised plan and new proposal for Higher Bore Street under the Bodmin Growth Deal consultation.

Mr Murley stated that unfortunately shared space would not really work at this location because of the lack of parking regulations etc and would be cost prohibitive. However, the new design provided is the best solution in Mr Murley's opinion. The traffic routes will remain as existing ('No left turn' by Town Wall). The southern footway will be widened to 2.5m to provide a shared footway/cycleway and Cormac Limited also now proposed to introduce an extra limited parking bay. The planters will not have to

be touched as there will be adequate width.

Mr Murley confirmed that there are options for limited waiting that could be implemented:

1. 10am – 4pm Mon to Sat, 1 hour stay, no return within 2 hours – This option would stop people who work in Bodmin from using the bay whilst providing badly needed parking bays at night. Also due to the 1 hour stay regulation it means that residents would not have to move their cars until 11am and could re-park at 3pm for the rest of the night.
2. 10am – 4pm Mon to Sat, 2 hour stay, no return within 4 hours. – This option again will stop people who work in town from using the bay but it may attract people shopping in town. However having a 2 hour restriction would allow residents to stay in the bay overnight and not have to move their car until 12pm and could re-park at 2pm for the rest of the night.

Overall, Mr Murley confirmed that better facilities for cyclists were being provided, whilst providing extra parking for residents, even though it may only be a small amount, were also being given. Mr Murley further confirmed that this will be the subject of another 3 week consultation so public opinion will be gauged again.

The DCE reported that Councillor L G J Kennedy had concerns about sending cyclists along the route past Town Wall as they would have effectively passed two 'No Entry' signs and he wondered if this route is going to be a designated cycle path.

The DCE further reported that Councillor Coppin had commented that: *'It is great to see common sense has prevailed and they are keeping that bit of road open now but I don't quite see the point of making the town wall bit no left turn? And he wonders how that would be enforced as in his words 'Loads of people turn left there.'*

Following discussion, it was **AGREED** to respond to Mr Murley by supporting the revised plan and choosing Option 2 with regard to limited waiting to primarily benefit local residents.

P/2015/181

To consider a corporate/individual response to the Cornwall Area of Outstanding Natural Beauty – Management Plan Survey with deadline of 31 July 2015 available at [www.cornwallaonb.org.uk/management-plan](http://www.cornwallaonb.org.uk/management-plan)

**Bodmin Town Council noted this information with no corporate response required.**

Extra item – P/2015/182

Planning Procedure Changes announced as part of the recent Summer Budget

The DCE reported that the following information was posted on the SLCC website on 13 July 2015:

***As part of its summer budget announced last week, the Government***

***has proposed a series of reforms to the planning system. These notably included:***

- ***Set a deadline by which a local authority must produce a Local Plan and intervene for those local authorities that do not produce one by then;***
- ***Bring forward proposals to significantly streamline the length and process of producing local plans;***
- ***Consider how planning policy can support higher density housing around key commuter hubs;***
- ***Consider how national policy and guidance can ensure that unneeded commercial land can be released for housing; and,***
- ***Legislate to grant automatic permission in principle on specified brown field sites.***

**This information was noted by the Committee and a watching brief will be continued.**

The meeting closed at 09.55 a.m.