

MINUTES of the Planning Committee Meeting held on Wednesday 21 January 2015 at 09.30 a.m. in the Shire House Suite, Shire House, Bodmin.

PRESENT: Chairman, Councillor K W Stubbs, presiding; together with Councillors, A J Coppin, J Gammon, J R Gibbs, L G J Kennedy and G G C Minors.

IN ATTENDANCE: Mr S Facer (DCE), Mrs B Davies (Executive Assistant) and Mr D Kinnair (Committee and Cemeteries Officer)

P/2015/014

CHAIRMAN'S ANNOUNCEMENTS AND APOLOGIES:

There were no Chairman's announcements and apologies were received from Councillors J H Hartill and P L G Skea.

P/2015/015

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/2015/016

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

There were no declarations of interest made.

P/2015/017 - PA14/08982

New dwelling – 21 Crinnicks Hill, Bodmin, Cornwall – Timothy Spear

The DCE reported that if Members were minded to approve this application, Officers would recommend that surface water control measures are incorporated into the scheme, which meet with the requirements and approval of the Environment Agency, to mitigate flood risk to other properties in the area and the potential surface water run-off towards the bottom of St. Nicholas Street / Turf Street and Church Square where surface water problems are at times a significant flash flood type issue affecting properties at the bottom of Honey Street / Church Square.

Further, the DCE reported that there appears to be no turning area on the site so vehicles will more than likely want to reverse onto the development to achieve the stated '*All vehicles currently exit the site in a forward facing direction and have good visibility views in both direction along Crinnicks Hill*' as reported in the applicants design and access statement. Therefore, Committee may want to support this application subject to Highways approval regarding the access onto Crinnicks Hill which is a busy route into the town centre for many local residents.

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

Bodmin Town Council supports this application subject to the use of permeable surfaces to control surface water run-off, to mitigate the flood risk and Highways approval regarding the access onto

Crinnicks Hill, which has a steep gradient and is a busy route into the town centre for many local residents.

P/2015/018 - PA15/00048 Proposed construction of a dwelling house with an integral garage - Land West of Old Slaughterhouse, Rhind Street, Bodmin, Cornwall - Ms M Spear

The DCE reported that there has been a lot of history with this site dating back to 2011 when an outline planning application for a detached house with integral garage was approved subject to conditions. One of those conditions was the development proceeding within three years which is why Officers assume a fresh application is being made.

The applicant advises that there will be sufficient parking for two vehicles and will include a turning circle which would not adversely affect the existing residential properties. No Highways objections were raised in 2011 with regards the proposed vehicular access / egress.

Whilst Bodmin Town Council's original representations to the outline consent were based on massing of the development and the vehicular access and egress into / out of the development, the DCE also recalled the Committee expressing concerns about the lack of amenity. However, given the previously approved outline consent it would rather suggest that this scheme will also not be found to trigger any sustainable or material planning reasons to refuse this development.

Committee might therefore support this application subject to a suitable surface water management scheme being in place and which meets with the approval of the Environment Agency as the site does sit within a Critical Drainage Zone.

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

Bodmin Town Council supports this application subject to a suitable surface water management scheme, together with the use of permeable surfaces, being in place as the site sits within a Critical Drainage Zone.

P/2015/019 – PA15/00111 Outline application for partial demolition of existing buildings and construction of new dwellings together with conversion of retained building for residence use to provide 9 residential units in total - Former Sergeants Mess, Lostwithiel Road, Bodmin, Cornwall - Mr Robert Cooke - Prospect Estates

The DCE reported this was an outline planning application so no detail is available about the development design or the materials to be used. A terrace of 8 properties is proposed together with conversion of the former Sergeants Mess into 9 units.

The DCE stated that whilst development of this site is appropriate,

Committee might want to seek an improved access and egress for vehicular traffic into the development given safety concerns regarding the existing short section of road and the sharp bend which leads onto Lostwithiel Road. As Prospect Estates are developing the adjacent former MPG site, Committee might request that the developer be required to make a contribution towards junction improvements to improve safety and visibility splay.

Committee might further want to also request section 106 monies to underpin and support the adjacent Victoria Square play area which is in need of a new set of swings.

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

Bodmin Town Council supports this application in principle but reserves the right to comment in further detail as and when a full planning application is submitted. The Town Council does have concerns regarding the access and egress onto the site given the nearby sharp bend leading onto Lostwithiel Road and the visibility splay from a traffic safety perspective.

Bodmin Town Council would request s.106 contributions from the developer for improved junction improvement/visibility splay for the Lostwithiel Road junction and funding for play equipment for the nearby Victoria Square play area.

P/2015/020

Road Traffic Regulation Act 1984 S.14: Temporary Prohibition of Traffic - Temporary Road Closure – Turfdown Road and Fletchersbridge Hill, Cardinham, Bodmin – 26 February to 6 March 2015 (24 hours, weekends included) – Surface dressing patching works – Cormac Solutions Ltd

This information was circulated with the Agenda and was noted by the Committee.

P/2015/021

Road Traffic Regulation Act 1984 S.14: Temporary Prohibition of Traffic - Temporary Road Closure – Between Lecudden Road, Copshorn Road and Helland Road, Bodmin – 19 February 2015 (07.30 – 18.00) – Tree Trimming Works – Western Power Distribution

This information was circulated with the Agenda and was noted by the Committee.

P/2015/022

Road Traffic Regulation Act 1984 S.14: Temporary Prohibition of Traffic - Temporary Road Closure – Copshorn Road, Helland, Bodmin – 26 February to 6 March 2015 (24 hours, weekends included) – Installation of fibre optics – K N Group

This information was circulated with the Agenda and was noted by the Committee.

It was further noted that Copshorn Road was due to be closed under the previous notice on a separate date. (P/2015/021 refers). Members requested that Officers contact the Streetworks Department at Cornwall Council and ascertain if this work, although

for different reasons and with different contractors, could not be coordinated to be undertaken at the same time, so as to minimize disruption.

P/2015/023

Road Traffic Regulation Act 1984 S.16 (A): Temporary Prohibition of Traffic (Special Events) - Temporary Road Closure – Fore Street, Mount Folly between its junctions with Fore Street and Turf Street, Crockwell Street and Lower Bore Street between its junctions with Fore Street and Robartes Road, Bodmin – 5 March 2015 (10.00 – 12.00 noon) – St Pirans Day Celebrations

This information was circulated with the Agenda and was noted by the Committee.

P/2015/024

Section 38 & 278 Adoption Notification for Granny's Green development at Green Lane (Phase 4) Bodmin, Cornwall – Penwith Housing Association Limited – Cornwall Council

This information was circulated with the Agenda and was noted by the Committee.

P/2015/025

Plain English Guide to the Planning System – Department for Communities and Local Government

The Guide was circulated with the Agenda and was noted by the Committee.

The meeting closed at 09.50 a.m.