

MINUTES of the Planning Committee Meeting held on Wednesday 15 June 2016 at 09.30 a.m. in the Shire House Suite, Shire House, Bodmin.

PRESENT: Chairman, Councillor A J Coppin, presiding; together with Councillors, J Gammon, J R Gibbs, G G C Minors and P L G Skea. Councillor K W Stubbs was also in attendance but did not vote not being a Member of this Committee.

IN ATTENDANCE: Mr D Kinnair (Committee and Cemeteries Officer).

P/2016/123

CHAIRMAN'S ANNOUNCEMENTS AND APOLOGIES:

There were no Chairman's announcements and apologies were received from Councillors L G J Kennedy and C J M Wilkes.

P/2016/124

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/2016/125

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

There were no Declarations of Interest made.

P/2016/126 – PA16/05190

Non material amendment to PA15/11469 dated 12 February 2016 for the installation of a spiral freezer and ammonia refrigeration plant namely:

1. Alternative supplier of the spiral freezer and refrigeration; and
2. Revised size of the refrigeration room although in the same location

4 Lucknow Road South, Bodmin – Mr Paul Harrold – R and R Ice Cream

Bodmin Town Council supports this application.

P/2016/127

New Alcohol Licence – College Lane Fish Bar – 1 College Road, Bodmin – Meals to Go Limited

The Committee & Cemeteries Officer reported that a new alcohol licence application had been made by Meals to Go Limited on behalf of the College Lane Fish Bar to sell alcohol between the hours of 07.00 am and 10.00 pm or to coincide with shop opening hours Monday to Sunday.

It was noted that a new indoor and outdoor seating area had been erected to enable the consumption of food and alcohol at the venue.

The Members of the Committee present were strongly against this application as they felt that it contravened at least two of the four licensing objectives being Prevention of Public Nuisance and Protection of Children from harm.

The reasons given for the Committee's objections were the close proximity of Bodmin College and the frequent use of the take-away by students during the day combined with the seating outside of the premises encouraging customers to sit and consume alcohol in a residential street, all be it off the main thorough fare.

It was considered that although there was a Costcutter convenience store next to the premises under application, which has an alcohol licence, this was for consumption of alcohol off the premises and not for on premises consumption.

The Members felt that due to the proximity of residential dwellings and Bodmin College, drinkers outside of the premises could create a public nuisance and that the impression given to school children of the drinking of alcohol during the shop's opening hours could prove harmful to their wellbeing.

Following discussion, it was **AGREED to RECOMMEND** that this application is not supported for the reasons contained above and that the Committee and Cemeteries Officer makes representation to Cornwall Council's Licensing Department outlining the Council's objections.

P/2016/128

Road Traffic Regulation Act 1984 S.14: Temporary Prohibition of Traffic – Beacon Hill, Bodmin – 2 – 5 August 2016 (24 hours) – works to apparatus – South West Water

This Intention Notice was circulated with the Agenda and was noted.

Extra Item – P/2016/129

PA16/02072 - Erection of 57 dwellings - reserved matters (access, appearance, landscaping, layout and scale) following outline approval PA14/06052 - Former MPG Books Site, Victoria Square, Bodmin Cornwall - Mrs Sheelagh Atherton - Ocean Housing

The Committee and Cemeteries Officer reported that the Town Council supported this application subject to a number of comments. (Item P/2016/074 – PA16/02072 – 6 April 2016 Planning Committee Meeting refers). Following the consultation process the applicant has amended the plans. The changes primarily seek to overcome concerns raised by the Forestry Officer and Highways Officer and now these consultees are satisfied the changes are an improvement.

In relation to the comments made by the Town Council, the Planning Case Officer has detailed a response below and intends recommending the application for approval, under delegated authority following the completion of a modification to the s106 agreement which relates to some minor changes to the wording regarding affordable housing which have been supported by the Affordable Housing Officer.

The Committees and Cemeteries Officer set out the Council's comments and replies from the Planning Case Officer as follows:-

Bodmin Town Council supports this reserved matters application in principle subject to the following:-

Supported access and egress via the former MPG office entrance onto Lostwithiel Road should be considered, as this was a much safer route onto the site; *CC Highways Officer supports entrance arrangement as shown onto Lostwithiel Road.*

Support for two parking spaces per dwelling; *Parking provision has been slightly amended to address highway officer comments regarding vehicle movements on road between Lostwithiel Road and Castle Canyke Road and is still considered acceptable given location;*

Sympathetic and careful design was needed and that consideration should be given to pitched canopies above front doors rather than a flat roof design; *the design detail of the canopies would be consistent with those approved on the former Sergeant Mess' PA16/00318;*

Careful consideration to the boundary wall between the site and Castle Canyke road should be given, as this was a significant historical feature which should be maintained and retained given its relationship with the history of the site and the Keep. One pedestrian connecting link with Castle Canyke Road was appropriate and that two would be excessive and detract from the linear historic boundary the wall provides. That any cut should be sympathetic and of a good design and quality; *In my view 2 links are acceptable and provided the detail of the opening (which can be controlled by condition) is appropriate the benefit of a further link would outweigh the minor impact on the historic significance and appearance of the wall;*

S106 provision for off-site play area improvements to the Victoria Square play area be secured; *this remains the same as secured via the outline permission;*

Materials used in this scheme are cognisant with the adjacent development at the former Sergeant Mess ' application number PA16/00318, which whilst this is only a seven dwelling development it would be prudent to avoid a clash of building styles and palette of materials given the close proximity and relationship with each development once constructed *Agree, and consider the design and materials would be compatible; and,*

Consideration to be given to the general aesthetic design of the buildings with natural stone quoining at the corners of the buildings or around features such as windows and doors to improve the visual impact of the buildings. *Agree, design and materials are considered acceptable.*

The Committee accepted the Planning Case Officer's comments apart from the proposed two access points within the boundary wall and felt that only one pedestrian access link was required to not detract from the linear historic boundary the wall provides and, in

contrast to the Planning Case Officer, felt that two links would vastly impact on the historic significance and appearance of the wall.

Following discussion, it was AGREED to RECOMMEND that the above comments are passed to the Planning Case Officer for their consideration.

The meeting closed at 9.47 a.m.