

**MINUTES** of the Planning Committee Meeting held on Wednesday 3 February 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 R Gibbs, J H Hartill, L G J Kennedy, P L G Skea and K W Stubbs. Councillor J Gammon was also in attendance but did not vote, not being a Member of this Committee.

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

P/2016/020

**CHAIRMAN'S ANNOUNCEMENTS AND APOLOGIES:**

There were no Chairman's announcements and apologies were received from Councillor G G C Minors.

P/2016/021

**Presentation from Purl Design Architecture regarding proposed planning application at Boundary Road, Bodmin.**

Mr Peter Hume and Mr Tim Piers from Purl Design Architecture and Mr Mark Rowe from Hydrock Consultants gave a presentation regarding the proposed outline planning application at Boundary Road, Bodmin.

Mr Hume commenced the presentation by stating that an outline planning application was to be entered for 71 units on approximately 2 hectares of the site in the near future with the provision of affordable rent and shared ownership sale, split between 1 to 4 bed properties.

Mr Hume confirmed that Hydrock Consultants had completed a drainage report and a transport assessment. An Ecology report had also been prepared for the application.

Mr Hume confirmed that the access to the site would be off of Boundary Road and Mr Rowe commented that in the transport assessment this proposed access had provided low density traffic results for the area.

Mr Hume reported that the make-up of the site was 65 per cent rental and 35 per cent shared equity based on a 30 per cent affordable scheme stipulated by Cornwall Council. The properties were to be a mix of single storey, 2 storey, 2.5 storey and 3 storey units.

As part of the pre-application discussion with Cornwall Council, the scheme includes provision for the other land parcels comprising urban extension zone 3 to utilize the road layout as proposed as an access/exit link.

The Committee considered that sympathetic and careful design would be the key in the planning process and that consideration should be given to reducing the speed limit of Boundary Road down to 30mph from 60mph currently as the access and egress to the site could be compromised with traffic travelling at higher than 30mph speeds.

Mr Hume confirmed that there was currently 1500 sqm of open space within the site and that the density, retention of green fields and the hedgerow were welcomed by both the Town Clerk and the Members.

Councillor L G J Kennedy queried if a S.106 contribution was being

considered for the development and Mr Hume confirmed that this had been discussed with Cornwall Council and an amount set aside for education, open space and highways was to be negotiated. Members requested that in these negotiations if there could be a proviso that any S.106 contributions be kept locally and not centralized.

The Town Clerk queried if this scheme aligned with the overall masterplan/concept for Bd-UE3 as the Town Framework document is clear that no planning permission would be granted for part development of the site if it did not accord with the wider context and aspirations. Mr Hume confirmed that discussions seemed positive for this scheme.

The Chairman thanked the presenters for their attendance, commenting that the Town Council always appreciated early consultation with developers so that comments and suggestions could be taken on board and discussed prior to a full planning application.

The Town Clerk confirmed that the Council reserves its right to comment in more detail when a full application was posted.

The presenters thanked the Members and Officers for their time and invitation to present and left the meeting at 9.50 am.

P/2016/022

**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).**

Mr David Skea was in attendance but wished to make no representation.

P/2016/023

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

Councillor P L G Skea advised that he does hold a non-registerable interest in item P/2016/021 and advised that as and when a planning application is submitted to the Council in the future, he will then declare the appropriate interest and leave the room for the item and take no part in the decision or voting thereon.

P/2016/024 – PA15/10349

Application for Listed Building Consent to replace the existing cast iron down pipe beyond repair on the right hand gable of the building with UPVC downpipe to match the existing UPVC guttering along the front elevation installed previously - Specsavers, 51 Fore Street, Bodmin Cornwall - Mrs Joanna McLean, Specsavers Opticians

**The Town Clerk reported that there was a lack of detail to corroborate that the downpipe is beyond repair. The Design & Access Statement refers to the 'deteriorated' downpipe with again no further detail.**

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

**Bodmin Town Council supports this application subject to the**

**UPVC downpipe matching the design of the existing cast iron downpipe in order to retain building character.**

P/2016/025 – PA15/11469 Installation of a spiral freezer and ammonia refrigeration plant - 4 Lucknow Road South, Bodmin Cornwall - Mr Paul Harrold, Kellys of Cornwall

**Bodmin Town Council supports this application.**

P/2016/026 – PA16/00207 Retrospective planning application for the erection of a conservatory at rear -16 Oakwood Park, Bodmin Cornwall – Mr Anthony Hawker

**The Town Clerk assumed that Committee would support given permitted development rights would now enable this type of development to occur and would not be an expedient item for planning enforcement under the new regulations.**

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

**Bodmin Town Council supports this application.**

P/2016/027 – PA16/00218 Alterations to car park and access to approved plans under E1/2009/00995 - 50 Higher Bore Street, Bodmin Cornwall - Mr T Choudhury

**The Town Clerk reported that the parking area will incorporate perforated drainage pipes into a shingle bed, protected from vehicle loads with water directed to soakaways and subject to percolation tests. The Agent advises that SUDs will be designed in accordance with SUDs Manual CIRIA C697 using a 30 year storm return model.**

**Should percolation tests not be conducive then the Agent advises that a full Flood Risk Assessment will be implemented.**

**Given the move from vehicles accessing the proposed car parking area directly from Higher Bore Street, the Town Clerk stated Committee might have concerns about patrons to the restaurant stepping directly into the vehicular access route for cars associated with the apartments.**

**The Committee did have concerns about pedestrians stepping directly in to the vehicular access and Councillor L G J Kennedy suggested a pedestrian bollard be erected near to the entrance of the restaurant to mitigate against this risk.**

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

**Bodmin Town Council supports this application subject to the percolation tests supporting the methodology as set-out in the Design and Access Statement and with the Environment Agency having no objections on flood risk grounds and that a protective bollard be erected near to the entrance/exit of the restaurant to mitigate against the risk of pedestrians stepping out into the**

**vehicular access route to the proposed car park.**

P/2016/028 – PA16/00318 Application for approval of reserved matters (Access, appearance, landscaping, layout and scale) following outline approval for the erection of seven dwellings and provision of parking decision PA15/00111 dated 26.03.2015 - Former Sergeants Mess, Lostwithiel Road, Bodmin Cornwall - Costello Wright Developments

**The Town Clerk commented that Committee might be of the view that cedar weather board cladding and render has no sympathetic relationship with the Sergeants Mess and the use of natural stone to harmonise with the listed building and other terraced properties in the area would be preferred.**

**Plot 1 incorporates stone into the dwelling to mirror the Sergeants Mess at the opposite end and Committee may feel that some use of stone in the remaining properties might break-up the render finish to the elevations, as opposed to cedar weather board cladding.**

**The Town Clerk further commented on the use of flat roofed canopies over front doors and surface water discharged to soakaways.**

**The Members agreed with the Town Clerk's comments and were also cognisant of the description of 'demolition' and lowering of the boundary wall, the proposals for which would provide added access to the site.**

**The Committee was strongly of the belief that the wall needs to be protected and that sympathetic maintenance was the correct way to address this issue.**

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

**Bodmin Town Council supported this application in principle subject to the following:-**

- **The Boundary wall being sympathetically maintained and not lowered with a structural engineer's report being utilised to provide expert advice as to the maintenance and retention of this historical wall as a key feature in the locality and context of the site;**
- **Stonework materials to be utilised more, rather than cedar cladding;**
- **Consideration to be given to have the development in keeping with the Sergeants Mess, which abuts the site and which links in with the need to utilize natural stone to harmonise with Victorian terraced properties in the locality; and**
- **Consideration to be given to provide correlation with the Ocean Housing development on the MPG books site next to this development and to achieve a harmonized and consistent housing style utilizing a similar pallet of materials.**

P/2016/029 – PA16/00405 Extension to existing unit of holiday accommodation and change of use to residential annexe to St Annes Grove - St Annes Grove, Dunmere Road, Bodmin Cornwall - Mr and Mrs P Finch

**The Town Clerk reported that at the 6 January 2016 Planning Committee Meeting an application for Extension to annexed residential accommodation was submitted by the same applicant (Item P/2016/006 - PA15/11505 refers) where Bodmin Town Council supported this application subject to the annexed dwelling being tied into the main dwelling in perpetuity and assumed that Committee would want to reiterate previous comments regarding the annexed dwelling being tied in to the main dwelling in perpetuity.**

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

**Bodmin Town Council supports this application subject to the annexed dwelling being tied into the main dwelling in perpetuity.**

P/2016/030 – PA16/00440 Remove existing ground floor front extension and replace with a bay window - Cake, 2 Turf Street, Bodmin Cornwall – Mr Keith Theobald

**The Town Clerk reported that there is limited detail in the application form and on the mixed plan as to is the bay window to be wooden framed given the property is within the conservation area.**

**Members were wholly supportive of this scheme and following discussion, it was AGREED to respond making the following representation:**

**Bodmin Town Council supports this application subject to the materials to be used being timber framed and approved by the local planning authority.**

P/2016/031 – PA16/00500 Conversion of Public Conveniences to residential use - Public Conveniences, Robartes Road, Bodmin Cornwall - Mr P Collins and Mr I Gundry

**The Town Clerk reported that to achieve this cosy one bedroom development, the applicants propose to raise the roof line by 3 courses of brickwork to meet current building regulations (insulation and headroom for the stairs and to achieve a single level lounge floor with no steps) along with construction of some new sections of external walls, all within the existing footprint of the building. The existing foul and surface water drains to be utilised in the construction.**

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

**Bodmin Town Council supports this application.**

P/2016/032 – PA16/00610 Outline application with all matters reserved for demolition of existing dwelling and buildings to provide residential development of 80 dwellings - Land West of Cooksland Road, Bodmin Cornwall – Mrs M Reyner

**The Town Clerk reported this site is allocated in the Town Framework as Employment use land (B1 / B2 / B8) and is strategically important for employment use and will form part of Policy 5 of the emerging Cornwall Local Plan.**

**The Town Clerk therefore assumed Committee will not support this outline application for residential use in order for the town to ensure that it has sufficient employment use allocation to support and underpin the Town Framework.**

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

**Bodmin Town Council does not support this application as this site is allocated in the Town Framework as employment use land (B1 / B2 / B8) and is strategically important given the sites position to the A30 and A38 for employment use and will form part of Policy 5 of the emerging Cornwall Local Plan.**

P/2016/033 – PA16/00719 Non Material Amendment in respect of PA15/00688 (retail building and an A3 fastfood restaurant including associated parking, access and alterations to the existing public highway) - Reduce height; change from render panels to microrib; include colour bands; reposition entrance way; add roof lights; relocate and add fire exits - Land North of Asda, Forth An Hellier, Bodmin Cornwall - Mr R Walker

**Bodmin Town Council supports this application.**

P/2016/034 Planning Partnership Consultation Response to National Planning Policy Framework Consultation (copy enclosed)

**A copy of the Planning Partnership Consultation Response to the National Planning Policy Framework Consultation was circulated with the Agenda.**

**Following discussion, it was AGREED for Officers to draft a consultation response and for it to be discussed and agreed at an Special Planning Committee Meeting to be held on 17 February 2016 following the Planning Committee Meeting scheduled for that day.**

P/2016/035 To consider a corporate response to the Schedule of Further Significant Changes to the Cornwall Local Plan Strategic Policies Proposed Submission Document Consultation – Cornwall Council - with a deadline of 7 March 2016

**A copy of the consultation letter was circulated with the Agenda with a link to the 158 page consultation made available online.**

**The Town Clerk reported that a revised Changes to the Cornwall Local Plan Strategic Policies Proposed Submission Document, which focused solely on Bodmin was currently awaited and it was**

**AGREED that Committee would review and discuss that document at a future Planning Committee Meeting.**

P/2016/036

Email from the Peninsula Rail Task Force seeking urgent support for South West Rail following the announcement on 22 January 2016 from Network Rail and the Department of Transport regarding no further funding for development in the South West prior to 2019 (copy enclosed)

**A copy of the email from the Peninsula Rail Task Force was circulated with the Agenda and was AGREED that the Town Clerk draft a reply strongly supporting the South West Resilience Campaign and reiterating the Council's previous support.**

The meeting closed at 10.40 a.m.