

MINUTES of the Planning Committee Meeting held on Wednesday 20 April 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 H Hartill, G G C Minors, P L G Skea and K W Stubbs. Councillor J Gammon was 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/2016/083

CHAIRMAN'S ANNOUNCEMENTS AND APOLOGIES:

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

P/2016/084

Outline pre-application presentation – Mark Allsop – Hawkstone (2002) Ltd

Mr Allsop reported that as Members will know there is an extant consent on the site, being the last parcel of land on the Canyke Meadows development known as Bod 1, but he is looking to change the layout as he believed the new layout to be far more efficient.

The existing consent was an outline for 57 units, which was followed with reserved matters consent for 45 units. All of the conditions have been discharged and therefore he is able to start on site.

The new application shows a different mix giving 52 units. The existing S.106 provides for 35% affordable but on the basis of plots only leaving either the Council or an RSL to pay for and construct the dwellings. Mr Allsop is proposing 25% affordable split with 7 affordable rent and 6 with a 25% discount to open market value for completed dwellings, which he will build.

The new layout removes the housing that cuts across the open space which means that with the 750 unit scheme adjacent to it will provide for a much longer continuous area of open space which will sit in the middle of the overall development. Mr Allsop confirmed that he has also removed the link road to the north for the same reasons and also because the topography of the site would have required a large cutting and associated material to be removed from site with the ensuing lorry movements. Mr Allsop confirmed however that he has incorporated a cycle and footpath link to the north.

The storm water is dealt with by an attenuation pond in exactly the same way as the previous consent which has been agreed and passed by Cornwall Council's planners on that scheme.

The emergency exit to Castle Canyke lane has been removed since this is no longer required with the emergency access to home park having been constructed.

The Members present felt that the changes to the layout were sensible and would provide a more efficient layout as proposed.

The Chairman thanked Mr Allsop for his attendance, commenting that the

Town Council always appreciated 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.

Mr Allsop thanked the Members and Officers for their time and invitation to present and left the meeting at 10.05 am.

P/2016/085

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/2016/086

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

There were no Declarations of Interest made.

P/2016/087 – PA16/02042

Re-plan on residential development for 129 dwellings with associated open space and highways with previous planning approval PA14/07891 dated 2 December 2014 - Land North West of Bodmin Hospital, Dunmere Road, Bodmin Cornwall - Mr Brian Dufty - Wainhomes (South West) Holdings Ltd

The Town Clerk provided a brief history of this development and the fact that the Committee did not support the application for a previous re-plan due to the reduction of affordable homes allocation and the reduction in starter homes. The Council requested to see clarity and detail made available regarding the allocation of affordable housing and would condition the application to state that each element being built delivers its proportion of affordable homes equally. (Item P/2016/004 – PA15/09811 refers)

This re-plan application proposed a market value total of 90 units, social rented housing of 19 units and intermediate housing of 20 units, which the Members present were fairly relaxed with.

The main concern of the Members centred around the perceived changes from the original transport provisions and the fact that it appeared that Boundary Road would continue to act as a primary route for a number of access/egress points to and from the development, which Members believed would create a 'rat-run'. It was the Members understanding that access and egress from the site was to encourage more vehicular use via the roundabout at Dunmere Road not Boundary Road.

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

Bodmin Town Council is fairly relaxed around the internal adjustment regarding the mix of dwellings as proposed in the application subject to the Section 106 obligations being met by the developer.

Bodmin Town Council would however not support any amendments to the road layout as the Council would want to see a reduction in the amount of vehicular traffic using Boundary Road. Given the number of re-plans that have taken place with this scheme Bodmin Town Council would not wish to see any revised road layout being achieved as it considers that increasing vehicular traffic along this road would lead to road safety concerns given the visibility splay.

P/2016/088 – PA16/02595 Conversion of outbuilding to domestic annexe (decision E1/2003/0318) with variation of condition 3 to allow occupation by persons known to the occupier of the dwelling – Pendeen, Bodiniel Road, Bodmin Cornwall - Mr Derek Williams

The Town Clerk reported that the original consent detailed that occupation of the annexe would be by members of the family or guest of the occupier of the dwelling and that the applicant now wished to vary this condition to allow occupation by persons known to the occupier of the dwelling.

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

Bodmin Town Council does not support this application and would request that the original condition should remain, so that a precedent is not set where domestic annexes are not tied to the main dwelling in perpetuity.

P/2016/089 – PA16/03213 Proposed access and garage, utility and office extension - 1 Burden Close, Bodmin Cornwall - Mr and Mrs A Heidler

The Town Clerk reported that this was a fairly large extension on to a modern semi-detached property. This is however a corner plot and commented that Committee might be more relaxed about this proposal. Given the relationship with the local road network, the Town Clerk commented that Committee might also be relaxed about the vehicular access as proposed.

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

Bodmin Town Council supports this application in principle but has concerns over the size and massing of the extension as this appears in the plans supplied to be a disproportionate size to the main dwelling.

P/2016/090 – PA16/03248 Works to trees covered by a TPO – Reduce the crown of the ash tree – 18 Church Park, Bodmin Cornwall – Mr Michael Cocks

The Town Clerk reported that the applicant proposes a reduction in height by 3m and lateral spread by 1.5m to reduce the stress to the

tree although there is also reference to reducing the effect of shading and loss of light. There was however no arboricultural advice to support tree works to the tree covered by a TPO and on that basis, the Town Clerk assumed that whilst the Council is supportive of this tree work in principle, work should only commence once the advice, guidance and recommendations of the Forestry Officer are known.

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

Bodmin Town Council notes that there is limited detail and no arboricultural advice to support tree works to the tree covered by a TPO. Whilst the Council is supportive of this tree work in principle, work should only commence once the advice, guidance and recommendations of the Forestry Officer are known.

P/2016/091

Update email from Simon Wagemakers – Principal Development Officer – Planning and Enterprise – Cornwall Council regarding PA15/10214 – Former Sergeants Mess, Lostwithiel Road and retention of boundary wall in its entirety

A copy of this email was circulated with the Agenda.

Following discussion, it was AGREED that the Town Clerk reply to the Principal Development Officer thanking him for the information supplied and confirming that the Committee are happy with the fact that the applicants are now in the position and willing to remove the reduction in height of the wall from the scheme.

The meeting closed at 10.19 a.m.