

MINUTES of the Planning Committee Meeting held on Wednesday 21 September 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, L G J Kennedy, G G C Minors and P L G Skea. Councillor P Hodges 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).

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CHAIRMAN'S ANNOUNCEMENTS AND APOLOGIES:

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

P/2016/195

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

The Chairman, Councillor A J Coppin declared a Non-Registerable Interest in Item P/2016/197 – PA16/08092 and a Discloseable Pecuniary Interest in Item P/2016/198 – PA16/08246.

Councillor P L G Skea declared a Non-Registerable Interest in Item P/2016/199 – PA16/08281.

P/2016/196

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/2016/197 – PA16/08092

Construction of a detached garage – 63 Roman Drive, Bodmin – Mrs Sharon Gould

The Chairman, Councillor A J Coppin, reiterated his Non-Registerable Interest in this item as he knows the applicant and has given them some architectural advice regarding this application in the past. He left the Meeting during the discussion and voting thereon.

The Vice-Chairman, Councillor P L G Skea assumed the Chair for the discussion and voting on this item.

The Town Clerk reported that the topography of the area is not helpful as it makes any development appear like massing.

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

Bodmin Town Council supports this application.

P/2016/198 – PA16/08246 Various works to trees covered by a Tree Preservation Order – 1 Donovan Way, Park Drive, Bodmin – Mr Justin Runnalls

The Chairman, Councillor A J Coppin, reiterated his Discloseable Pecuniary Interest in this item as he owns a property opposite the property under application and left the Meeting during the discussion and voting thereon.

The Vice-Chairman, Councillor P L G Skea assumed the Chair for the discussion and voting on this item.

The Town Clerk confirmed that currently there was no arboricultural advice with this application.

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

Bodmin Town Council supports this application subject to works being required from a tree management perspective and in line with any recommendations from the Cornwall Council Forestry Officer.

P/2016/199 – PA16/08281 Proposed two storey rear extension – 6 Agar Terrace, Dennison Road, Bodmin – Mr Mike Stephens

Councillor P L G Skea reiterated his Non-Registerable Interest in this item as the applicant is a family friend and left the Meeting during the discussion and voting thereon.

The Town Clerk reported that a precedent had been set with the neighbouring property for an extension to the first floor as proposed. On reviewing the application, the Town Clerk further reported that the proposal should not materially affect the mutual overlooking that already exists.

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

Bodmin Town Council supports this application.

P/2016/200 – PA16/08314 Re-submission of Refused Application No. PA15/11586 dated 8th March 2016 for the change of use of land for the siting of 1 Shepherds Hut and 3 Tents for holiday accommodation from 13th February and 31st October in each year together with associated washing and toilet facilities, communal washing up facility and parking provision – St Annes Grove, Dunmere Road, Bodmin – Mr Alexander Finch.

The Town Clerk reported that Committee may recall this application from the 6 January 2016 Planning meeting (Item P/2016/007 – PA15/11586 refers). Bodmin Town Council's representation to the refused application was:

Bodmin Town Council supports this application in principle but has serious concerns regarding road safety and the access and egress to and from the site including the visibility splay and the sanitation onsite if no hot water and only a soak-away are being planned.

The Town Clerk further reported that the Highways Development Management's response was:

Following assessment, visibility splays proposed are substandard, and it is not considered that acceptable visibility to the right (as emerging) can be achieved as a result of highway alignment and geometry. The set-back for such a proposal should be 2.4m not 2.0m as proposed, correcting this will reduce sight lines further. Additionally, the access falls away into the site, having further impact on visibility. This would need to be level with the carriageway, however, leveling this ground will transfer a steeper slope into the site. At this time, a safe and suitable access has not been demonstrated, and therefore an objection is raised on grounds of highway safety (submitted by PS).

This is outlined in the highways report the applicant has had commissioned.

The Town Clerk reported that the access detail plan has now been provided which shows an access of 5.5m wide in line with the detail report provided by the applicants consultant. There will also be a 2.4m wide by 115m visibility splay created to assist with access and egress to the site (as per the site plan)

The Town Clerk commented that Committee might support the revised access arrangement subject to there being no adverse comments from the Highways Development Management Team.

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

Bodmin Town Council supports this application in principle subject to there being no adverse comments from the Highways Development Management Team.

P/2016/201

LAIS Housing and Planning Act 2016 – Neighbourhood Planning Update – **a copy of this update was circulated with the Agenda and was noted.**

P/2016/202

Letter from Gavin Barwell MP – Minister for Housing and Planning, Department for Communities and Local Government regarding the Neighbourhood Planning Bill – **a copy of Mr Barwell's letter and the links to both the draft Neighbourhood Planning Bill and the consultation relating to the draft Bill was circulated with the Agenda and was noted.**

Extra Item – P/2016/203

P/2016/162 - Proposal to amend existing and introduce new restrictions on waiting at Athelstan Park, Bodmin to prevent obstructive parking (EDG1176_S2_SN01) – St Petroc's Primary School, Athelstan Park, Bodmin – CORMAC Solutions Ltd - **a copy of the results of this proposal was tabled at the Meeting and was noted.**

The meeting closed at 9.45 a.m.