

MINUTES of the Planning Committee Meeting held on Wednesday 5 October 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 and C J M Wilkes. Councillors P Hodges and K W Stubbs were also in attendance but did not vote not being Members of this Committee.

IN ATTENDANCE: Mr D Kinnair (Committee and Cemeteries Officer) and Ms L Hancock (Executive Assistant)

P/2016/204

CHAIRMAN'S ANNOUNCEMENTS AND APOLOGIES:

There were no Chairman's announcements and apologies were received from Councillors L G J Kennedy, G G C Minors and P L G Skea.

P/2016/205

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

No Declarations of Interest were made.

P/2016/206

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/2016/207 – PA16/00768

Outline application for residential development of 71 units at land off Boundary Road with all matters reserved – Land off Boundary Road, Bodmin – Mr David Skea

The Committee and Cemeteries Officer reported that this matter had been before the Planning Committee previously at its meeting held on 17 February 2016 (Item P/2016/041 –PA16/00768 refers).

The Committee and Cemeteries Officer reported that there had been a number of objections from the public regarding traffic concerns but that Natural England had no comments to make.

The most notable and perhaps material comment from a member of the public was in relation to the site layout with regards the proposed apartment building, which given its height and proposed location might be an issue given the resultant impact on the existing properties in St. Lawrence Road in terms of loss of amenity, overlooking etc. It might therefore be prudent for any scheme to take cognisance of this and for the site layout to be amended so that a property of this scale is delivered at an alternative location within the site and where harm would be ameliorated.

The Committee and Cemeteries Officer reported that the housing allocation of the scheme has not changed with the proposal being for a 30% affordable scheme split with 22 of the 71 units being

affordable. The rented units will be split up between 14 units – 3x1 bed apartments, 3x2 bed apartments, 4x2 bed houses and 4x3 bed houses. 2 of the 3 bed houses will be built to the Lifetime Homes standard. It is proposed that there will be 8 shared equity units split between 4x2 bed house and 4x3 bed houses. There will be 110 car parking spaces provided with the scheme, including 50 within garages (1.5 spaces per dwelling).

This land parcel comprises part of the Bd-UE3 land allocation as part of the Town Framework designated for residential development.

With respect to the scale and layout, the dwellings will predominantly be two storey in height, two of the terrace blocks fronting Boundary Road will be two and a half storeys to screen the development within the site. The apartment block in the South East corner will be three storeys in height, this apartment block will be screened by existing trees and shrubs on the South and East boundary to the site.

In respect of bedroom numbers there are six one bedroom apartments, six two bedroom apartments, eight two bedroom houses, twenty three bedroom houses, four 3 bedroom coach houses and twenty seven 4 bedroom houses totalling the 71 units and access to the site will be via Boundary Road.

The Transport Assessment included data regarding journey times by foot and by bicycle to nearby facilities which indicate a walking time of between 10 to 12 minutes for access to the nearest church, a school and shop. However, the lack of an existing pedestrian crossing is a key issue and therefore the applicant proposes to install a new footpath link

As this scheme includes a number of 1, 2 and 3 bed properties, an off-site strategic play provision contribution should be required via s106 to underpin play provision for the new residents of this housing development with any benefit being spent at Fair Park as the nearest equipped play area. Section 106 needs to look beyond roads, education and affordable housing to ensure that a cohesive community can be achieved and open space and play provision is fundamental to health and wellbeing.

All Members expressed concerns regarding the amount of traffic being generated and the impact on Boundary Road and felt that the provision of a roundabout as detailed would be a possible solution but there was no indication or clarity in any of the documents submitted if this was to be financed as part of the development or was already planned as part of two other separate developments in the vicinity.

It was reiterated that whilst this section of road was currently accommodating a two-way flow of traffic any development of the land parcels forming Bd-UE3 should look to make improvements to the local road network and in particular Boundary Road and the double mini-roundabouts on Westheath Avenue.

Following discussion, it was **AGREED** to respond reiterating the Committee's previous representation:-

Bodmin Town Council does not support this application as there are significant concerns regarding this scheme not aligning with the wider concept / masterplan for the Bd-UE3 site as part of the Bodmin Town Framework Plan. Bodmin Town Council would expect to see section 106 contributions to deliver transport infrastructure improvements to the double mini-roundabout configuration at Westheath Avenue / Boundary Road to alleviate the increased vehicular traffic which would be generated from this development. As Boundary Road is the predicted future primary route for traffic from Wadebridge, improvements would be necessary from a road safety perspective. Given the relationship between this scheme and the access / egress arrangement onto Boundary Road, this development will have a significant impact on this section of the local road network and therefore warrants a more detailed view as this site could be used as a future primary conduit for subsequent developments taking place on the remaining land parcels comprising Bd-UE3.

In terms of site layout, Bodmin Town Council does not support any apartment building being constructed within close proximity to the existing properties on St. Lawrence Road in order to ameliorate any loss of amenity and overlooking as the scale and height of the apartment building could have an adverse and detrimental impact on the existing dwellings. Any scheme should therefore have a sympathetic layout taking cognisance of existing residential dwellings.

P/2016/208 – PA16/07701 Removal of stone wall and soil / subsoil from the front garden to create car parking space and access across the footpath and the building of a retaining wall – 8 Meadow Place, Bodmin – Mrs Pamela Green

The Chairman, Councillor A J Coppin commented that he was concerned about highway safety and access to the property given that Meadow Place is a very narrow road, with cars parked on both sides of it and would like to see a report from the Highways department as to the safety aspects of the access and egress to the property.

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

Bodmin Town Council is not able to make a representation regarding this application with the information currently available and would like to see a Highways Department assessment on the safety aspects of the access and egress to the property under application given the location of the property and the vehicles parked in or near its vicinity.

P/2016/209 – PA16/08307 To put in a vehicle access from Hillside Park to allow parking on the property – 3 Elm Grove, Cardell Road, Bodmin – Mr Gareth Kerr

Councillor J Gammon commented that she was concerned about highway safety regarding access and egress to the property and felt that the applicant already had access via Cardell Road.

Councillor Gammon further commented that she would like to see a report from the Highways Department as to the safety aspects of the access and egress to the property.

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

Bodmin Town Council is not able to make a representation regarding this application with the information currently available and would like to see a Highways Department assessment on the safety aspects of the access and egress to the property under application given its location on a busy road.

P/2016/210 – PA16/08465 Reserved Matters for the Construction of 75 new one, two and three bedroom dwellings (Phase 1 -forms part of a wider site which has received outline permission for 175 dwellings). Phase one occupies an area of approximately 5.89 acres to the north west of the wider 9.6 hectare site, adjacent to the Wainhomes Borough View Development. The proposal is for 75 new one, two and three bedroom homes. The layout of the homes adheres to the site's 'parkland setting – Beacon Technology Park, Bodmin – Phil Mason – Cornwall Council

The Chairman, Councillor A J Coppin and Councillor J Gammon both stated their disappointment that, although this development had been agreed as a mixed use scheme there has been a limited success rate with attracting B1 use, which has been demonstrated in the fact that the site has remained vacant for some time and it is hoped that the residential development of the site will kick-start the B1 use.

Both Councillors Coppin and Gammon commented that with the target growth and likely increasing population in Bodmin with the amount of housing developments under application, that this area could be used to support the infrastructure of the town by building a Doctor's surgery, school or other employment opportunities for the town.

Both Councillors were also disappointed that no s.106 contributions were being considered for this development, given the increased impact on the existing community infrastructure.

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

Bodmin Town Council noted this application with reservations regarding the lack of mixed use development and contributions via S.106 for the increased impact on the existing community infrastructure.

It was noted that Councillors A J Coppin and J Gammon abstained from this vote and wished their abstentions recorded.

P/2016/211 – PA16/08487 Two storey side extension with loft conversion and extension – 18 Burden Close, Bodmin – Mr Rupert Moran

The Chairman, Councillor A J Coppin, commented that due to the size of the extension being planned, he believed it was a material change to the original building and was building by increment, which created a size and massing issue creating terracing along with a proposed non-subservient roof line for the property.

Councillor K W Stubbs commented that extensions of this type had been undertaken in the vicinity previously and so precedents had been set.

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

Bodmin Town Council does not support this application in its current form due to the size, massing and non-subservient roof line of the proposed extension but would consider a more modest extension if an application was made in the future.

P/2016/212

The Town and Country Planning (Local Planning) (England) Regulations 2012 - Regulation 25: Publication of the recommendations of the appointed person in relation to the Cornwall Local Plan.

A link accessing the report by the Planning Inspectorate into the examination of the Cornwall Local Plan had been circulated with the Agenda and was noted.

Extra Item – P/2016/213

Cornwall Site Allocations Development Plan Document – Preferred Options Consultation from 3 October 2016 to 14 November 2016

In view of the fact that this consultation had only been received on 3 October 2016, it was AGREED that any discussion surrounding the document would be deferred to the next Planning Committee Meeting scheduled for 19 October 2016.

The meeting closed at 10.15 a.m.