

MINUTES of the Planning Committee Meeting held on Wednesday 16 November 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, G G C Minors (arrived at 9.35 a.m. from Item P/2016/243 – PA16/10254) 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 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 R Gibbs, L G J Kennedy and C J M Wilkes.

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

The Chairman, Councillor A J Coppin declared a Discloseable Pecuniary Interest in Item P/2016/242 – PA16/10186 as the site under application is located next to West End Motors Ltd, Councillor Coppin's employer and place of work.

P/2016/241

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/2016/242 – PA16/10186

Alterations to existing fence to form new pair of gates within former entrance to Cooksland Road – Palgrove Brown Roof Truss Plant, Cooksland Road, Bodmin – Saint Gobain Building Distribution Ltd

The Chairman, Councillor A J Coppin reiterated his Discloseable Pecuniary Interest in this item 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 reported that given the existing access / egress arrangement onto Cooksland Road there would appear to be no significant and material change from a road safety perspective particularly as these gates are further away from the junction with Launceston Road. It was noted that the new access was for cars only and not lorries and/or deliveries.

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

Bodmin Town Council supports this application subject to no adverse concerns, from a road safety perspective, from the Highways Department at Cornwall Council.

P/2016/243 – PA16/10254 Various works to trees covered by a Tree Preservation Order – 1 Windsor Grove, Bodmin – Mrs Teresa Bond

The Town Clerk declared an interest in this item as his mother-in-law lives in Windsor Grove.

The Town Clerk reported that normally Committee would support these types of application subject to approval from the Forestry Officer with the request that should any trees require felling then these should be replaced with a suitable species to be determined by the Forestry Officer.

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

Bodmin Town Council supports this application subject to approval from the Forestry Officer with the request that should any trees require felling then these should be replaced with a suitable species to be determined by the Forestry Officer.

P/2016/244 – PA16/10292 Conversion of dwelling into four self-contained flats (apartments) – 27 Castle Street, Bodmin – Mr P Mackie

The Town Clerk reported that the new apartments will be arranged over all three storeys of the house and laid out as:

- **Unit 1; one bed apartment on the ground floor of the main house**
- **Unit 2; one bed apartment on the first floor**
- **Unit 3; one bed studio style apartment on the second floor**
- **Unit 4; one bed apartment accommodated in the two-storey rear addition**

The apartment breakdown is as follows:

**Unit 1 – one bed / 2 person unit;
52 m2 internal floor area;
Area of bedroom – 11.7 m2;**

**Unit 2 – one bed / one person unit;
49 m2 internal floor area;
Area of bedroom 11.8 m2**

**Unit 3 – one bed / one person unit;
38 m2 internal floor area – note height under 2.3 m);
Area of bedroom exceeds 11.5 m2;**

**Unit 4 – one bed / 2 person unit;
52 m2 internal floor area;
Area of bedroom 12.9 m2;**

All bedroom widths are reported to exceed 2.75 m2

Apartments 1, 2 and 3 will be accessed via the existing front door and a new internal staircase.

Apartment 4 will be accessed via the side path, which has its own access down to the pavement.

Proposed works include:

- **Dormer window to rear elevation;**
- **Velux window to front elevation;**
- **Excavation of small area to rear of property to provide a cycle and storage area;**
- **South-west elevation will see a door blocked in with materials to match the existing stonework;**
- **Erection of timber modesty screen for privacy to unit 4**

For fire safety reasons BTC would request that there is a suitable fire alarm and sprinkler system installed by the applicant and that this is conditioned with any planning consent.

The Chairman had two concerns with this application being the lack of parking for this development, as although this is a town centre development with sustainable methods of transport, a new apartment development could put undue pressure on street parking in the vicinity.

The Chairman further voiced his concerns over the lack of amenity space and sufficient storage for household waste and recycling within the confines of the development as it appears that the land at the rear of the existing dwelling is being retained by the applicant.

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

Bodmin Town Council supports this application subject to:-

- **A suitable fire alarm and sprinkler system installed by the applicant and that this is conditioned with any planning consent;**
- **Consideration being given for the lack of amenity space and sufficient storage for household waste and recycling within the confines of the development; and,**
- **Consideration being given for the lack of parking for this development, as whilst it is noted that this development is close to the town centre with access to transport links and parking sites, the Town Council would express concerns that on-street parking issues will be exacerbated as it is unrealistic to assume that new occupants will not have a car and that they will not want to park as close to their accommodation as possible.**

P/2016/245 – PA16/10619 Erection of garage with second storey above with construction of pitched roof to replace flat porch roof – 8 Statham Road, Bodmin – Mr & Mrs Briggs

The Town Clerk reported that the roof line is subservient to the main dwelling and this type of extension is fairly common with these semi detached properties and therefore would assume Committee support.

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

Bodmin Town Council supports this application.

P/2016/246 Road Traffic Regulation Act 1984 S.16 (A): Temporary Prohibition of Traffic (Special Events) - Temporary Road Closure – Fore Street, Mount Folly and Lower Bore Street, Bodmin – 26 November 2016 (13.00 – 13.30) – Bodmin Santa Fun Run 2016

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

P/2016/247 Cornwall Planning Partnership – Pre-application Planning Protocols

Copies of the Proposed Pre-Application Agreement, Pre-Application Protocol and Pre-Application Planning Profile were circulated with the Agenda.

The Town Clerk reported that these protocols have been produced by the Cornwall Association of Local Councils in partnership with Cornwall Council.

It is a three part document containing the following :

- i) Pre-Application Agreement – this outlines the roles of each of the parties involved in the planning process. If the Council chooses to adopt this agreement, it will define the Council’s role and our requirements of the applicant. It also defines the role of the planning authority in supporting the Council through this process**
- ii) Pre-Application Protocol – the protocol explains how the Council will engage in pre-application and clarifies the potential danger areas which should be avoided under the Code of Conduct.**
- iii) Pre-Application Planning Profile – Cornwall Council will hold this register of information about the Council and share it with any potential developer seeking pre application consultation in the Bodmin area.**

The Planning Partnership has designed the protocol documents to help manage all parties expectations in the pre-application process.

It was felt by the Planning Partnership that local Councils can feel safe that the protocol acts as a policy for pre-application; it has been approved by the Monitoring Officer and Councillors will

remain within the principles of public life and the Code of Conduct if they abide by the protocol.

Applicants and Developers will need to provide financial support for public consultation and produce hard copy plans for public display.

The agreement also explains the role of the Council during pre-application.

Cornwall Council will be confident that those who have signed up to the agreement are prepared to deliver a pre-application process which includes robust public consultation before any plans are submitted. It will honour its commitments to give support as outlined in the agreement and require developers to do the same.

The Town Clerk reported that to join the pre-application agreement scheme, a resolution would need to be passed to adopt the three documents.

Following discussion, it was AGREED to RECOMMEND that the Council adopts the following as pre-application planning protocols:-

- **Pre-Application Agreement**
- **Pre-Application Protocol**
- **Pre-Application Planning Profile**

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Cornwall Minerals Safeguarding Development Plan – Pre-Submission Consultation to safeguard mineral resources and infrastructure within Mineral Safeguarding Areas identified on the pre-submission policy map.

A copy of the Consultation email and web link with 19 December 2016 deadline was circulated with the Agenda.

Following discussion and in view of the Consultation deadline being 19 December 2016, it was agreed that Officers would draft a consultation response for discussion at the next Planning Committee Meeting scheduled for 7 December 2016.

Extra Item – P/2016/249

Email from Mrs Julie Burdon – Clerk to Lanivet Parish Council regarding residents concerns around the Boundary Road – Stoney Road traffic junction.

A copy of this email was tabled at the Meeting.

The Town Clerk reported that he had initially replied to Mrs Burdon’s email stating that he had not had any recent complaints from the public regarding Stoney Lane but anticipates that vehicular traffic had increased along Boundary Road given the diversion routes associated with the road works in Bodmin. By summer 2017 road works in Bodmin should be completed so Boundary Road should become less of a route for motorists from Wadebridge into Bodmin as they should revert to continuing their journey along Dunmere Road to Five-ways.

In terms of the longer-term, Boundary Road is in need of improvement given the current planned growth for land west of Bodmin Hospital and developments coming forward will be required to contribute to road infrastructure to ameliorate issues along Boundary Road, with the Council pressing for these improvements to support any growth in that part of the town.

The Members present endorsed this reply and requested that a copy should be sent to the Highways Manager at Cormac Solutions Ltd for information.

Extra Item – P/2016/250

Road Traffic Regulation Act 1984 S.14: Temporary Prohibition of Traffic – Omaha Road, Normandy Way and Green Lane (at junctions with Lostwithiel Road), Bodmin – 20 – 21 November 2016 (19.00 to 07.00 hours) – Works for walkway and cycle way improvements – Cormac Solutions Ltd

This Intention Notice was tabled at the Meeting and was noted.

The meeting closed at 9.59 a.m.