

MINUTES of the Planning Committee Meeting held on Wednesday 18 January 2017 at 09.30 a.m. in the Berryfields Community Centre, Bodmin.

PRESENT: Vice-Chairman, Councillor P L G Skea presiding; together with Councillors, J Gammon J R Gibbs and G G C Minors (arrived 9.40 a.m. from Item P/2017/016 – PA17/00185). 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)

P/2017/012

CHAIRMAN'S ANNOUNCEMENTS AND APOLOGIES:

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

P/2017/013

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

There were no Declarations of Interest made.

P/2017/014

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 Jeremy Cooper was in attendance who wished to express his interest in Item P/2017/020 and the proposed development at Bodmin Jail. Mr Cooper commented that the green space opposite the jail namely Hillside Park/ Berrycoombe Vale was an important area of green space amenity for the town and that when and if the Council comes to decide on selling/leasing or developing this area the wishes of the wider community should be considered.

Ms Charlotte Becquart a reporter from the Cornish Guardian was also in attendance from Item P/2017/020 but wished to make no representation.

P/2017/015 – PA16/11658

Convert the garage into a kitchen – 31 Grass Valley Park, Bodmin – Mr Adam Rowe

The Town Clerk reported that we have subsequently received a planning application for retrospective consent in connection with this application number.

The Town Clerk further reported that Councillor A J Coppin had requested that:-

Can we make representation about the drawings which should have been rejected immediately at application stage? As well as being poorly drawn I do not see a site plan that shows existing parking? We would be ill advised to approve the conversion of a garage to residential if it displaces a motor car onto a highway.

The Town Clerk commented that whilst in principle these sorts of development have been supported in the past there is no information which suggests that there would continue to be off-road

parking.

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

Bodmin Town Council supports this application in principle, subject to the Planning Department at Cornwall Council being satisfied that this development does not exacerbate on-street parking in the area and that it would not detrimentally impact on access and egress for emergency vehicles.

Bodmin Town Council was disappointed with the standard of drawings submitted with this application and the lack of a detailed site plan detailing the parking provision was less than helpful when considering the potential impact to on-street parking that this development could cause.

P/2017/016 – PA17/00185 Two storey side extension, single storey rear extension and replacement porch and associated alterations – 10 Kay Crescent, Bodmin – Mr and Mrs Noble

The Town Clerk reported that Councillor A J Coppin had requested that:-

We usually prefer a dropped roof line on extensions to Statham's but as this one will have a gap between it and left hand property it probably isn't necessary. The central porch actually makes the property look quite balanced.

The Town Clerk was of the view and advised that for consistency and to mitigate both a terracing effect and setting a precedent, recommended Committee supports this application subject to the extension roof line being subservient with the main dwelling.

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

Bodmin Town Council supports this application subject to the extension roof line being subservient with the main dwelling.

P/2017/017

PA16/10119 – Pets at Home – Email exchange from Development Officer, Cornwall Council regarding BTC's representation made at Planning Committee Meeting of 7 December 2016 (Item P/2016/255 refers)

The Town Clerk referred to the email exchange with the Development Officer which was circulated with the Agenda which outlined the Council's concerns regarding any future neighbours as and when adjacent land parcels are developed, as it would not be possible to retrospectively attenuate the equipment once installed.

Whilst it might not be an issue now, the Town Council are mindful of planning applications coming forward in that area that could be affected.

In response the Development Officer stated that:

I have looked at the Site Allocations DPD for Bodmin and note that the land to the rear is allocated for employment use so I believe there is little or no likelihood of new residential development being affected by the proposal in future. In the event that things change over the course of time and the site was subsequently to be developed for housing I would still feel comfortable that the nature of the development proposed would not generate significantly greater impacts than the existing uses taking into account the enclosed goods delivery area to the rear of these units and the fact that the suitability of the adjoining site for residential development and layout would need to be assessed through the application process having regard to its relationship to the existing commercial buildings. For these reasons I think the members of the Council can be assured that the imposition of a noise attenuation condition would be unduly onerous on the applicant when assessed against the risk/likelihood of harm to residential amenity.

The Committee noted this information.

P/2017/018

PA16/10222 – Retrospective Consent for enclosing the existing foyer with windows and a door – Shire House Suite, Mount Folly, Bodmin – Planning Department Decision Notice

The Committee and Cemeteries Officer reported that the Council was granted unconditional planning permission for the above application dated 9 January 2017.

P/2017/019

Cornwall Community Infrastructure Levy Preliminary Draft Charging Schedule Consultation – Cornwall Council (deferred from Planning Committee Meeting held on 4 January 2017 – Item P/2017/006 refers)

The Town Clerk provided a brief synopsis of the Consultation commenting that the Community Infrastructure Levy will become the primary payment vehicle for developers over s.106 contributions which will be limited to affordable housing site provision and that town and parish councils would potentially receive either 25% of the levy if they have a Neighbourhood Plan in place or 15% if not. This led to the Town Clerk questioning if the Bodmin Town Framework Plan would fulfill the criteria of a Neighbourhood Plan in order to attract the higher levy contribution.

Following discussion, it was AGREED that a draft bullet pointed response to the Consultation be prepared and taken to the next Planning Committee Meeting scheduled for 1 February 2017 and to advise that whilst the Town Council's aspirations were aligned with the Town Framework, the amount of levy that Bodmin would receive would be 15% as it did not have a Neighbourhood Plan in place.

P/2017/020

Letter from Montagu Evans LLP regarding a planning application for Bodmin Jail, Bodiniel Road, Bodmin

A copy of this letter was circulated with the Agenda.

The Members present voiced their disappointment that a Planning Application had been made that includes land belonging to the Council without consultation.

The Town Clerk advised that this application would come before this Committee and a representation can be made then, but stated that if the Council ever decided to sell or lease this land it would have to advertise the sale or lease as part of its Disposals Policy.

The Town Clerk advised that this site was strategically important as the gateway into the town and that at the current time we had no further information about the size of the car park or its orientation, noting that this could have been amended since the architects acting for the Jail made an outline presentation to Council in July 2016.

The Town Clerk advised that whilst the plans sympathetically repair and refurbish the historic Jail would be welcomed, the proposals for the Town Council land at Hillside Park should be carefully considered

Councillor J R Gibbs commented that prior to the Council deciding on anything to do with this area, public opinion should be gauged as to what the public want us to do with it.

Following discussion, it was AGREED that the Town Clerk respond to Montagu Evans LLP detailing the Council's disappointment that no further consultation has taken place prior to the submitting of a planning application which contains land belonging to the Council.

P/2017/021

Objection Letter from Cornwall Council Street Naming regarding proposed naming of Victoria Parade as old MPG Books site

A copy of this objection letter was circulated with the Agenda.

The Town Clerk outlined the reason for the objection being that;

The proposed street name(s) relates directly to a personal/family name of an individual who is either living or dead, which is in contravention of our adopted Street Naming & Numbering Guidance. Furthermore, we advise against the duplication of part of an existing street name already in use in the area (Victoria Square).

The Town Clerk reported that Councilor A J Coppin had suggested 'Victory Parade'

Following discussion, it was AGREED that the Town Clerk respond to Cornwall Council detailing the fact that there is no housing in Victoria Square to cause confusion and that the proposed use of Victoria Parade was chosen due to the location of the barracks and the significant historical connection and should be maintained.

P/2017/022

Email from Sarah Sims – Community Network Manager, Cornwall Council regarding naming of St Lawrence's Site

A copy of this email was circulated with the Agenda.

The Members felt St. Lawrence's is known locally to reflect the site and this part of the town. In view of the significance of the relationship between the former use of the site and local people considering it to relate to this part of the town, the recommendation from the Committee was for St. Lawrence's Parc.

The Town Clerk agreed to respond to the Community Network Manager accordingly.

P/2017/023

Email from Charter4Cornwall regarding supporting a Charter for Cornwall

A copy of this email was circulated with the Agenda and was noted.

The meeting closed at 10.21 a.m.