

**MINUTES** of the Planning Committee Meeting held on Wednesday 15 March 2017 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 and K W Stubbs.

**IN ATTENDANCE:** Mrs T Stiles (Senior Administration Assistant/Mayor's Secretary) and Mr D Kinnair (Executive Support Officer)

P/2017/058

**CHAIRMAN'S ANNOUNCEMENTS AND APOLOGIES:**

The Chairman announced that an extra item had been received and would be discussed immediately following item P/2017/061 as they are related to the same development. Apologies were received from Councillors J R Gibbs, L G J Kennedy and P L G Skea.

P/2017/059

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

There were no Declarations of Interest made.

P/2017/060

**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/2017/061 – PA17/01371

Reserved Matters application following Outline Approval PA12/10197 dated 16 April 2014 for residential development of 42 dwellings (including 10 affordable units) namely Access, Layout, Scale, Appearance and Landscaping – Land South West of Bodmin Retail Park, Launceston Road, Bodmin – Mr Martin Cummings, Cummings Land Holdings and Developments

**Councillor Minors commented that the plans look good, especially with the affordable housing aspect, and were well landscaped.**

**The Chairman commented that this type of executive style development was welcomed in Bodmin so as to provide a broad spectrum of housing demographics. The Chairman further commented that he noted that the Section 106 Agreement for this development was solely allocated to the affordable housing element and it would have been good to see some monies put into the town's infrastructure by Cornwall Council as well.**

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

**Bodmin Town Council supports this application but would have liked to have seen Section 106 funds not only invested into affordable housing but also into local infrastructure.**

P/2017/062 – PA17/02101 Removal of condition 6 (footway details) attached to decision PA12/10197 dated 16.04.14 (Outline application for residential development of 42 dwellings (including 10 affordable units) – Land South West of Bodmin Retail Park, Launceston Road, Bodmin – Mr Martin Cummings, Cummings Land Holdings and Developments

**The Executive Support Officer reported that this item had been received for discussion in tandem with item P/2017/061.**

**It was noted that the applicant was looking for removal of a condition in their Planning Notice relating to the construction of a footpath. It was noted that the applicant had stated that the frontage of the site on Launceston Road is large mature trees and Cornish hedge of high quality and that a frontage highway footpath would destroy the character and prejudice the health of the mature trees.**

**The applicant felt that this condition was in conflict with a previous condition which requires the existing earth and stone wall on the road fronting boundary to be retained. There is full provision on the other side of the highway with central pedestrian crossing points at either end, and from within the site a northern footpath link is included in the Reserved Matters submission.**

**Councillor Gammon commented that it was positive that the applicant was attempting to preserve the mature trees and well established Cornish hedge.**

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

**Bodmin Town Council supports this application.**

P/2017/063– PA17/01393 Change of Use of Units 1,2,3 and 4 of Bodmin Business Centre from B1 (business) to D1 (dentist) – Units 1-4 Bodmin Business Centre, Harleigh Road, Bodmin – Smile Together

**It was noted that the applicants are a specialist dental company who own and operate dedicated expert NHS clinics under the name of West Country Dental Care and High Street dental practices under their Brighter Dental brand.**

**The Executive Support Officer reported that Smile Together is one of the Cornwall and the Isles of Scilly's leading primary care dental provider with Specialist and Consultant-led services and a range of NHS and Public Health contracts. The West Country Dental Care service provides urgent dental treatments for people who do not have their own dentist in Cornwall and Isles of Scilly, including emergency dental clinics which are open when other High Street dentists are closed. They have expert skills to treat children and adults with a range of special care needs alongside oral surgery, children's orthodontics and treatments under general anaesthetic in a hospital setting.**

**Under the separate brand of Brighter Dental, they also provide general dentistry from existing practices in Penzance and Bodmin.**

**The Members present welcomed the prospect of additional dental services in Bodmin in light of the recent and future expansion of the town.**

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

**Bodmin Town Council supports this application subject to no major material changes being made to the building's façade except for any disabled access requirements.**

P/2017/064 – PA17/01742 Installation of louvers to the top half of two windows and the installation of three condensing units and associated works – Carew House, Dunmere Road, Bodmin – Community First Cornwall Ltd

**The members present discussed potential issues of noise from the condensing units but agreed that the site is far enough away from residential areas but still hoped that noise reduction measures would be in place.**

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

**Bodmin Town Council supports this application subject to suitable noise attenuation measures being undertaken by the applicant.**

P/2017/065 – PA17/01835 Variation of condition 2 (plans approved) in respect of decision notice PA16/04566 to allow changes to windows and cladding on site. Condition Number(s): Condition 2 Condition(s) Removal: Minor amendments have been made to windows/cladding on site. Additional window in gable end of garage, and one roof light moved to opposite side of garage roof. Also window omitted from first floor bedroom. Garage front elevation material changed from render to cladding – Land East of 34 Rhind Street, Bodmin – Mr C Shurvell

**Bodmin Town Council supports this application.**

P/2017/066 – PA17/01930 Extensions and alterations to house – 9 Abbots Close, Bodmin – Mr and Mrs Williams

**Bodmin Town Council supports this application.**

P/2017/067 – PA17/02039 Non-material amendment to amend hard and soft landscaping to PA16/02072 – Erection of 57 dwellings – reserved matters (access, appearance, layout and scale) – M P G Books Ltd, Victoria Square, Bodmin – Ms L Pyle – Ocean Housing Ltd

**The Executive Support Officer noted that limited information had been provided as part of this application as it was simply a non-material amendment to hard and soft landscaping. The change appears to be providing more green space within the development as opposed to concrete hard standing.**

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

**Bodmin Town Council supports this application**

P/2017/068 – PA17/02076 Single storey extension to form second entrance, shower room, utility room and extension to the kitchen – 17 Bramley Park, Bodmin – Mrs Carr

**Bodmin Town Council supports this application.**

P/2017/069 Road Traffic Regulation Act 1984 S.14: Temporary Prohibition of Traffic – Works to apparatus – Robartes Road, Bodmin – 25 March 2017 (09:30 to 16:30) – R & D Water Engineers

**A copy of this intention notice was circulated with the agenda and was noted.**

The meeting closed at 9.51 a.m.