

**MINUTES** of the Planning Committee Meeting held on Wednesday 18 October 2017 at 09.30 a.m. in the Shire House Suite, Shire House, Bodmin.

**PRESENT:** Vice-Chairman, Councillor P L G Skea presiding; together with Councillors, P Brown, J Gammon, J R Gibbs, K J Phillips and L F Sanders (arrived at 09.35 a.m. from Item P/2017/237 – PA17/07332). Councillor K W Stubbs was also in attendance but did not vote not being a Member of this Committee.

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

P/2017/233

**CHAIRMAN'S ANNOUNCEMENTS AND APOLOGIES:**

There were no announcements and apologies were received from Councillors J P Cooper, A J Coppin and S H Kinsman.

P/2017/234

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

Councillor J Gammon declared a Non-Registerable Interest in Item P/2017/240 – PA17/09336 as she is a friend of the applicant.

P/2017/235

**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 in attendance.

P/2017/236– PA17/06657

Construction of a house – Group Travel Enterprise Park, Midway Road, Bodmin – Ms D Moon and Mr D Benney

**The ESO reported that he had spoken to the Planning Officer for this application and they confirmed that they had prepared pre-application advice in September 2016 prior to the Cornwall Local Plan being adopted and had supported this application subject to a restrictive occupancy condition to an owner/manager/employee of the business and consideration of the scale and design of the dwelling.**

**Both the Members present and the Chairman in his absence could understand the applicant's rationale for having a live-in member of staff on-site to primarily provide 24 hour security but had serious concerns over the location of this proposed dwelling, which appeared to not have line of site over the enterprise park.**

**Some Members of the Committee and the Chairman in his absence had further concerns over the scale and design of the proposed dwelling which they believed was out of keeping with the surrounding area and was incongruous to the reasons stated by the applicant for requesting this construction.**

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

**Bodmin Town Council does not support this application in its current form as both the location and scale and design of the construction is incongruous to the reasons put forward by the applicant for development and is out of keeping with the surrounding area.**

**Bodmin Town Council would welcome a further application/sight of a more modest construction in an area with a visible line of site over the enterprise park and if the condition relating to restrictive occupancy was strictly adhered to.**

P/2017/237 – PA17/07332 Change from an English style café to an Indian Takeaway – 25 Honey Street, Bodmin - Mr Murad Hossain

**Most of the Members present and the Chairman in his absence supported the proposal for a new business in the town in order to utilize a currently vacant building but had very serious concerns over the parking for the new takeaway as there are already a number of takeaways in the immediate vicinity that do not have parking restrictions attached to them and that may, without a rigorous enforcement regime, exacerbate this already congested area with another takeaway.**

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

**Bodmin Town Council supports this application subject to the Planning and Highways Department at Cornwall Council giving very serious consideration to the parking elements of this change of use and the potential exacerbation of parking problems on Church Square that this application could result in.**

**Bodmin Town Council would further wish to see strict adherence by the Parking Enforcement team at Cornwall Council to any parking restrictions introduced.**

**Councillor P Brown voted against this representation and requested that his vote be recorded.**

P/2017/238 – PA17/08787 Installation of two doors to provide Emergency Exits – Carew House, Dunmere Road, Bodmin – Cornwall Partnership NHS Foundation Trust

**Bodmin Town Council supports this application.**

P/2017/239 – PA17/09153 Extension to the existing Industrial Unit – Mato Olympic, Unit 4B Cooksland Industrial Estate, Bodmin – Mr Ray Mather, Electro-Diesel (RCJ) Ltd

**Bodmin Town Council supports this application.**

P/2017/240 – PA17/09336 Listed Building Consent for works to bring attic back into use for habitable accommodation, replacement of bitumen-covered roofing slates and reinstatement of two chimney stacks – Berry House, Dennison Road, Bodmin – Mr Trevor Symons

**Councillor J Gammon reiterated her Non-Registerable Interest in this item and left the Meeting during the discussion and voting on same.**

**Councillor P Brown voiced his support for the application but was disappointed to see that pre-formed chimney stacks were to be utilised rather than hand brick built, which he believed the fabric and design of the building would benefit from.**

**The ESO responded to advise that the Conservation Officer would be able to make a recommendation on the materials used and may highlight this in their report.**

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

**Bodmin Town Council supports this application subject to no adverse comments from the Conservation Officer.**

P/2017/241 – PA17/09437 Various works to a Chestnut Tree covered by a tree preservation order – 3 Crabtree Lane, Bodmin – Mr Steve Hignell

**Bodmin Town Council supports this application subject to no adverse comments from the County Tree Officer.**

P/2017/242 – PA17/09587 Works to a tree subject to a tree preservation order. Felling of Horse Chestnut and replanting with one Cherry and one Weeping Willow – Tresillian, Cross Lane, Bodmin – Mr Robert Behn

**Bodmin Town Council supports this application subject to no adverse comments from the County Tree Officer.**

P/2017/243 – PA17/09646 Works to trees in Conservation Area, namely fell two Ash trees near the car park at the rear of the pub – Masons Arms, 5-7 Higher Bore Street, Bodmin – Mr Stewart Croke

**Bodmin Town Council does not support this application in its current form as the reasoning for the felling appears to be arbitrary, with no detailed consideration of replacement trees being made and would request that a County Tree Officer report is compiled for this application.**

P/2017/244 Road Traffic Regulation Act S.14: Temporary Prohibition of Traffic – Works to apparatus – Dunmere Road, Bodmin – 21 – 24 November 2017 (19:00 to 07:00 hours) – Cormac Solutions Ltd

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

The meeting closed at 10.00 a.m.