

MINUTES of the Planning Committee Meeting held on Wednesday 2 August 2017 at 09.30 a.m. in the Shire House Suite, Shire House, Bodmin.

PRESENT: Chairman, Councillor A J Coppin presiding; together with Councillors, P Brown, J P Cooper, J Gammon, J R Gibbs, K J Phillips, L F Sanders 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: Mrs T Stiles (Senior Administration Assistant/Mayor's Secretary) and Mr D Kinnair (Executive Support Officer) (ESO)

P/2017/163

CHAIRMAN'S ANNOUNCEMENTS AND APOLOGIES:

There were no Chairman's announcements and apologies were received from Councillor S H Kinsman.

P/2017/164

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

Councillor A J Coppin declared a Disclosable Pecuniary Interest in item P/2017/166 due to the proximity of his employer, West End Motors, to the areas concerned.

Councillor P L G Skea declared a Disclosable Pecuniary Interest in item P/2017/173 due to the proximity of his address to one of the areas under discussion.

P/2017/165

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).

Councillor A J Coppin reiterated his Disclosable Pecuniary Interest in item P/2017/166 but exercised his right to speak in the Public Representation section of the Meeting utilising Section 3.5a of the Code of Conduct 2012 and thereafter left the Meeting for the discussion and voting thereon.

The Vice-Chairman took the Chair for Items P/2017/165 and P/2017/166.

Councillor A J Coppin voiced his support for the variation in access times for the recycling centre (Item P/2017/166 – PA17/04501 refers) as he believed that this would alleviate the congestion of recycling lorries queuing to get onsite due to the time access restrictions that the present conditions impose. Councillor Coppin also commented that he was pleased to see that staff parking at the recycling centre was being increased as this was creating parking problems in the area.

There were four Members of the Public present who wished to make representation regarding the Cornwall Site Allocations Development Plan Document (DPD) Submission for the Halgavor Urban Extension BD-UE2.

Their request was that the Council make suitable representations regarding this development and highlighted the two main hurdles to development being firstly: the willingness of the landowners to sell the

land, and secondly: there is a possibility that a developer will not be interested due to the Hydrological Survey completed by Cornwall Council, as it appears that nothing demonstrates the issues within this report have been, or can be, overcome. This Hydrological report should be seriously considered early in the 'Master planning' process.

Also, the possibility of the failure of an Environmental Impact Assessment - due to the fact a major part of this area is defined as 'Moorland', and has always been a corridor for wildlife.

The Members of the Public questioned whether the social and economic benefits of allocating this site for development outweigh the loss of the best and most versatile agricultural land and has it been demonstrated that poorer quality land cannot be used in preference to this site, or considerations be given to the reduction in site area, to exclude the areas of class 3a agricultural land and the area defined as '*moorland*'?

It is recognized that the site will generate highway safety issues, and methods of mitigation rely on the implementation of considerable infrastructure projects e.g. improved railway crossings but is this site deliverable taking into account viability? Transport issues and accessibility do not appear to have been fully addressed/considered, to determine whether or not this site is suitable for development.

The Members of the Public felt that it would benefit our Town Council and everyone concerned to address these problems now, and find out if the Halgavor Moor Urban extension would be too challenging for a potential developer and this be the case, alternative land, if necessary, may be allocated as quoted in the Mitigation Section of the DPD.

Mr Steve Edkins, considered that the Cornwall Council consultation was not legally compliant and did not show Cornwall Council's duty to cooperate with the public in consulting on the Site Allocations document and hoped that this Council would make suitable representations to Cornwall Council the residents' concerns.

The Vice-Chairman confirmed that a meeting had been arranged for 14 September 2017 at 9.30 a.m. in the Shire House Suite for concerned residents to discuss their concerns with Cornwall and Bodmin Town Councillor Frost. It was later clarified by email to Mr Edkins from Councillor Frost that he was informally meeting the Strategic Group Leader at Cornwall Council on this date to get all the information he can about the Halgavor development as he had limited information being a recently elected Councillor. It was further clarified that this was not a public meeting but that it was Councillor Frost's hope that a public residents meeting can be organized in the future but this cannot be done until he has all the necessary information in order to be provide full and concise answers to any queries or concerns that residents had.

Councillor J P Cooper commented that the Council in the past had been poor in communicating with the Public but this was something that the 'new' Council were hoping to rectify.

The Vice-Chairman thanked the Members of the Public present for their attendance and representations.

P/2017/166 – PA17/04501 Application to vary condition 5 in respect of decision 2006/00971 to extend vehicle movement hours and operating hours at Bodmin Materials Recycling Facility – East Cornwall Recycling Visitor Centre, Bodmin Business Park, Bodmin – Miss Portia Wing, Suez Recycling and Recovery UK Ltd

The ESO reported that this variation to Condition 5 is to allow:-

- **24/7 vehicle access to and egress from the Bodmin site;**
- **A permanent variation to the first Saturday following Christmas Day operating hours to allow operation from 07:00 to 17:30; and**
- **To retain the flexible wording currently contained in Condition 5 for temporary maintenance works at the Bodmin site.**

Councillor K W Stubbs commented that this variation would improve and alleviate the congestion that builds up due to the current access conditions. Councillor J P Cooper agreed and further mentioned the bus stop adjacent to the site, which is virtually unusable due to the recycling trucks utilising it as a lay-by area waiting for access to the site and queried whether the applicant would consider relocating this bus stop to provide better usage and use the current stop/site as a permanent lay-by area.

Councillor Cooper further voiced his concern over 7 day a week access as residents of Launceston Road might be severely inconvenienced by recycling trucks using the road on a Sunday during unsociable hours and requested that the access times are restricted to match those of the ASDA store delivery times which is adjacent to the recycling site.

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

Bodmin Town Council supports this application subject to access and egress to and from the site being 24 hours a day from Monday to Saturday not Sunday which should be kept at its current conditional hours to alleviate noise and traffic concerns for residents of Launceston Road. The Council would also request consideration of the relocation of the bus stop adjacent to this location to encourage better usage from the public.

P/2017/167 – PA17/05500 Application for Listed Building Consent for the Installation of automated gates at the rear of Sir John Moore House to provide a wash down area for agency vehicles and boats and to provide added security to the building – Sir John Moore House, Victoria Square, Castle Canyke Road, Bodmin – Miss Chantelle Smith – Environment Agency

The Members of the Committee were unclear from the documents provided in the application if the wash down area would have sufficient space for the vehicles and boats mentioned and further

voiced their concerns over the access to the site opposite Coldharbour pitches and whether this would be adequate for the size of vehicles proposed.

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

Bodmin Town Council cannot make a representation with the information supplied and would request that further information be provided regarding the highway access and any traffic management plan be supplied, if undertaken, in order for the Council to make a fully considered representation.

P/2017/168 – PA17/06541 Works to trees in a Conservation Area, namely undertake various works to trees T1 – T6 and groups of trees G1 and G2 – 6 Harleigh Road, Bodmin – Mr Keith Searle

Bodmin Town Council supports this application subject to any adverse comments from the Cornwall Council Forestry Officer.

P/2017/169 Road Traffic Regulation Act 1984 S.14: Temporary Prohibition of Traffic – Works to apparatus – Mount Folly, Bodmin – 7 to 18 August 2017 (19:00 to 07:00) – Cormac Solutions Ltd

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

P/2017/170 Road Traffic Regulation Act 1984 S.14: Temporary Prohibition of Traffic – Works to apparatus – Fore Street and Crockwell Street, Bodmin – 14 to 22 August 2017 (24 hours weekends included) – Cormac Solutions Ltd

A copy of this Notice was circulated with the Agenda.

The Committee strongly objected to these works being carried out in the school holidays at a time when the businesses in the town centre were attempting to recoup any losses from the extensive disruption caused by the Growth Deal works and requested that Cormac be asked to reschedule this work, unless for emergency repairs, until after the school holidays at a more convenient time.

P/2017/171 Road Traffic Regulation Act 1984 S.14: Temporary Prohibition of Traffic – Works to apparatus – Crockwell Street, Bodmin – 21 to 28 August 2017 (24 hours weekends included) – Cormac Solutions Ltd

A copy of this Notice was circulated with the Agenda.

The Committee strongly objected to these works being carried out in the school holidays at a time when the businesses in the town centre were attempting to recoup any losses from the extensive disruption caused by the Growth Deal works and requested that Cormac be asked to reschedule this work, unless for emergency repairs, until after the school holidays at a more convenient time.

It was further requested that a representative from both Cormac Solutions Ltd and Cornwall Council Transport Executive be invited

to a future Planning Committee to explain the process and scheduling of works of this type.

P/2017/172

Road Traffic Regulation Act 1984 S.16 (A): Temporary Prohibition of Traffic (Special Events) - Temporary Road Closure – Mount Folly, Higher Bore Street, Road From Dunmere Road Junction to Higher Bore Street, Westheath Avenue, Lower Bore Street, Fore Street, Bodmin – 19 August 2017 (18:15 – 20:30) – Bodmin Carnival

A copy of this Special Events Notice was circulated with the Agenda and was noted.

P/2017/173

To consider a draft consultation response to the Cornwall Site Allocations Development Plan Document (DPD) Submission Consultation (June 2017) (Regulation 19/20 Consultation) – Cornwall Council

The Members considered a draft response based on the information supplied and following discussion, it was AGREED to respond with the following representation:-

Bodmin Town Council broadly supports the aims and aspirations of the Bodmin Chapter of the Allocations Document from pages 229 – 250 and has the following comments in relation to the document:-

Public Engagement

When referring to the (Cornwall Site Allocations Development Plan Document March 2017) the dates of public consultation were March 2013 with a final consultation being a ‘preferred options’ public consultation in October 2016.

The last consultation was almost 12 months ago and now the Town Council is receiving representations from the public for further information. It is the Town Council’s view that continued focus should be put on communication of the plan to the public going forward.

Housing

Bodmin has been identified as one of the towns earmarked for substantial housing growth in the next 15 to 20 years. As a fundamental part of any housing development there needs to be a clear commitment from Cornwall Council to invest in infrastructure. There is a real need to increase the capacity of Doctors surgeries, Dentists, schools, hospitals and leisure facilities in the town. Bodmin has a large proportion of social housing mainly to the West, so when looking at the overall mix of council tax rated properties, there are more band A,B & C with less D+ in Bodmin. This disproportionate mix could be addressed by the inclusion of a requirement of any future developments to provide a reasonable number of self build plots. By proactively making available the opportunities to self build residents aspiring to acquire a larger house could do so within a more manageable budget. A knock on effect would be the potential freeing up of starter homes back into the market. Traditionally self build homes tend to be of a higher tax band which would also start to redress the Town Council’s aspirations to provide higher specification Band D housing.

Development

It appears the development allocated to the St Lawrence area of Bodmin is one of the most favourable options to start with along with the Callywith Urban Extension which the Town Council strongly supports. The St Lawrence area appears to have the best road transport capacity with potential to accommodate extra traffic, accessing directly onto the A30 via Lanivet. However the development must be adequately provided with infrastructure and services to mitigate any overload and capacity issues with stress management for existing staff working for existing providers to the centre and east of Bodmin. Along with the school that forms part of the published proposals the possibility of incorporating corner shops, pubs / restaurants and ideally a doctor's surgery should be a non negotiable requisite.

The Callywith Urban Extension is strongly supported and the Town Council's Planning Committee hoped that this could be the start of a possible Northern Link Road to assist with addressing the increase in town centre traffic due to the number of new homes being considered.

The Council objected to the Halgavor Lane extension on the grounds of hydrology issues, moorland/wildlife loss/disruption, poor access and a lack of any attributable benefit to that area of the town.

Transport

Vital to future proofing Bodmin's development and key to providing the community with a good quality of life will be a green, permanent, public transport link from Bodmin Parkway main line railway station to Bodmin Town centre. The most ambitious proposition would be to link Bodmin Parkway, Lanhydrock House and Bodmin Town Centre with a public transport type that could add to a developing tourist offering. In other parts of the country and around the world solutions such as electric trams assisted with sustainable transport links have provided the answer. If the development plan is unable to adequately provide good quality full time permanent employment, then public transport may in the future be a governing factor in the capability of Bodmin to accommodate expansion, as people will always need to travel to earn a living and any green transport link would assist with the AQMA recording within the Town Centre.

Community & Employment

Bodmin needs to strengthen its community engagement by providing a strong offering of recreational and communal meeting space. There has to be as part of any overall future development firm commitment to the regeneration of Fore Street by partial pedestrianisation to allow a cafe street culture to develop, this would by nature attract further employment.

The youth of the town have to be involved in future deployment of investment and location of assets to encourage them to become stakeholders. With this in mind organisations that promote youth engagement need to be adequately funded and the Town Council's

Planning Committee queried a mechanism to generate financial support through development clauses. Some Councillors consider that there is an urgent need for Bodmin Town Council and the electorate is to work together to formulate a Neighbourhood Plan which is vital and must be a top priority of the new council, which some Councillors believed has the potential to unlock finance that can revitalise the fabric of the community.

The employment offerings in Bodmin must diversify, the focus over the term of the last council was to promote an agri/food economy. This aspiration seems to have stalled and sustainability at this stage would need questioning. Bodmin needs to broaden the employment horizons and look to attract internet (Hi Tech), IT based employment. Cornwall Council's own move to Chy Trevail is exactly the diversification Bodmin needs. With the predicted increase of housing a proactive move to higher value property would put Bodmin in a good position to attract Tech business to town. The ability to offer good access to the main arterial route of the A30 and the fact Bodmin is now under an hour to the M5 must be monopolised and this can only be achieved if the land allocated to the East at Callywith is maintained for industrial development.

Further, the Town Council believes that to increase the employment offering and also to revitalise the Town Centre, preferential business rates/rents should be offered to small business start-ups to assist them in overcoming the difficult first few months of a new venture.

P/2017/174

Open Space Strategy for Cornwall Larger Towns – Bodmin as Study Area

To consider providing a response to above Strategy for onward consideration into a Supplementary Planning Document

A copy of the Open Space Strategy for Cornwall Larger Towns documents were circulated with the Agenda.

It was AGREED that this document be deferred for consideration at the next scheduled Planning Committee Meeting on 16 August 2017 with the ESO requesting that any responses that Members wished to be discussed to be sent to him prior to the Agenda deadline of 11 August 2017.

P/2017/175

Update on PA17/05697 - Second storey extension to flat. Two storey rear extension and new restaurant entrance – 50 Higher Bore St, Bodmin – Mr Choudhury. Executive Support Officer to report

The Executive Support Officer reported he had again liaised with the Planning Case Officer with regard to the Council's issues with the application being that the Highways Department had not consulted with the Town Council via the Planning Department regarding the use of drop kerbs and a crossing but was particularly concerned that the planning application does not request a new access to the highway when this was clearly asked for.

The Planning Case Officer advised the following:-

I appreciate that the outcome and conditions attached to an application submitted now might be different to those which resulted from the previous application/permission, however in the event that there is no basis on which to conclude that the earlier permission is not still capable of implementation we are where we are and we can only consider and determine the application which is before us.

We cannot require the applicant to reapply for development that they already have a valid permission for, it might not be ideal but it would be unreasonable for me to recommend refusal of the current application because it doesn't include other works or impose conditions which are not related to the scope of the development set out in the application. Even if we concluded that the previous permission was not extant we would suggest that they consider making an application for it which could be subject to a separate application and not included in this application. The content of this application can be considered on its merits with or without it being associated with the formation of a vehicular access.

I am not sure what other consultations members feel should have been carried out. There is no current application for the access so we couldn't request consultations seeking the views of consultees about a development which isn't the subject of an application. The timing of the development is unfortunate given that the surfacing works had been completed but this has nothing to do with whether the applicant is able to continue with an extant permission or has fulfilled the requirements of that planning permission and any other permissions which were necessary to implement the development such as the streetworks licence.

I am not sure what I can do with the updated comments other than note them.

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

Bodmin Town Council supports this application subject to clarification that all the appropriate advertisement requirements for both planning applications have been adhered to and that the residents have had the opportunity to comment on both applications.

Extra Item P/2017/176

Minor Variation of Licence – Sainsbury's Supermarkets Ltd, Bodmin

The Executive Support Officer reported that Sainsbury's Supermarkets Limited have made a minor variation to their premises licence to amend the plan as to where they can sell alcohol in the Bodmin store following the addition of Argos to the store premises.

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

Bodmin Town Council supports this minor variation of licence application.

Extra Item P/2017/177

Wainhomes (South West) Holdings Ltd Phase 3, Dunmere Road Street Names

The Executive Support Officer reported that this matter was discussed at the Planning Committees held on 21 June 2017 (Item P/2017/133 refers) and 19 July 2017 (Item P/2017/162 refers) where it was agreed that the proposed Phase 3, Dunmere Road Street names should follow the theme of St Lawrence's Hospital old ward names and then Cornish river names respectively.

The ESO reported that unfortunately neither of these suggestions are acceptable due to the use of names that could be associated with people or the names of the former wards in St Lawrence Hospital being used.

Wainhomes are now requesting that new names are proposed for the site.

Following discussion, in which it was considered that there were always coincidental connections with people and historic events when deciding on street names it was AGREED to respond detailing the Council's support of the Cornish river names that were not St Lawrence's hospital ward names.

The meeting closed at 11.14 a.m.