

MINUTES of the Planning Committee Meeting held on Wednesday 20 September 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 R Gibbs, K J Phillips and L F Sanders. 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/2017/204

CHAIRMAN'S ANNOUNCEMENTS AND APOLOGIES:

There were no Chairman's announcements and apologies were received from Councillors J P Cooper, J Gammon, S H Kinsman and P L G Skea.

P/2017/205

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

There were no Declarations of Interests made.

P/2017/206

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/2017/207– PA17/07314

Application for removal or variation of condition 3 (holiday accommodation only) to allow permanent residential use. Application no. E1/98/02043 dated 26/02/99 relates – Blossom Cottage, Halgavor Farm, Bodmin – Mr Geoffrey Chapman

Bodmin Town Council supports this application.

P/2017/208 – PA17/07525

Erection of bakery extension and extension to the car parking area – Lidl Foodstore, Priory Road, Bodmin – Lidl UK GmbH

Bodmin Town Council supports this application.

P/2017/209 – PA17/08036

Demolish the existing single storey extension to the house along with the existing garage and replace with a 2 storey structure to form a 2 bed "open market" flat "Coach House style" with garage below and provide a double garage for the house along with associated changes and improvements to the host dwelling – 41 St Nicholas Street, Bodmin – Mr J Blackburn

Bodmin Town Council supports this application.

P/2017/210 – PA17/08116

Proposed demolition of single storey structure to allow for construction of extension to provide additional living accommodation, utility area and cloakroom – 46 Flamank Park, Bodmin – Mr and Mrs A Webster

Bodmin Town Council supports this application but would request consideration be given to the objection detailed on the planning

portal.

P/2017/211 – PA17/08265 Single-storey extension – 3 Kay Crescent, Bodmin – Mr Russell Kerr

Bodmin Town Council supports this application.

P/2017/212 – PA17/08313 Works to trees in a Conservation Area, namely crown lifting of oak tree to give a 2.5m clearance – 1 Quarry Park Terrace, Dunmere Road, Bodmin – Mr Mhairi Riley

Bodmin Town Council supports this application.

P/2017/213 – PA17/08401 Construction of single dwelling, garage and ancillary site works – Land East of Ellesmere, Bodiniel Road, Bodmin – Mr and Mrs Hume

Bodmin Town Council supports this application subject to any adverse comments from the Environment Agency concerning drainage and flood risk.

P/2017/214 – PA17/08455 Application for a non-material amendment following grant of planning permission PA17/02808 – Amendment sought to use slate roof tiles instead of concrete tiles – 75 Athelstan Park, Bodmin – Mr Nicholas Edgcumbe

Bodmin Town Council supports this application subject to any Planning Officer concerns that the amendment is not in keeping with surrounding properties.

P/2017/215 – PA17/08511 Change of use from training centre to distribution hub for Cornwall Hospice Care – 1-3 Normandy Way, Bodmin – Cornwall Hospice Care

Bodmin Town Council supports this application subject to any Highways Officer concerns regarding the access and egress onto the site.

P/2017/216 – PA17/08534 Proposed single storey extension to side of existing house – 35 Broomfield Drive, Bodmin – Mrs Gemma Rawlinson

Bodmin Town Council supports this application.

P/2017/217 Road Traffic Regulation Act S.14: Temporary Prohibition of Traffic – Works to apparatus – St Mary's Road, Bodmin – 30 October to 17 November 2017 (24 hours, weekends included) – Wales & West Utilities

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

P/2017/218 Old Callywith Road/Cooksland Lane TRO's - Cormac Solutions Ltd on behalf of Cornwall Council is inviting comments on proposals as follows:

- Extend the 20mph zone with speed management system in Old Callywith Road;
- Implement waiting restrictions in Old Callywith Road and Cooksland Lane;
- Erect street lights in Old Callywith Road and Cooksland Lane;

- Extend the footpath from Launceston Road into Cooksland Lane;
- Extend the existing 30mph speed limit by virtue of street lighting from Launceston Road into Cooksland Lane.

These proposals have been put forward as a condition of the planning consent for the new Callywith College in order to make the area adjacent to the College safer for pedestrians and cycles. Consultation deadline is 27 September 2017

Copies of the consultation documents were circulated with the Agenda.

Following discussion, it was AGREED to respond to this consultation agreeing with the proposal and requesting that more footpaths are created in this area to make the area safer for pedestrians and cyclists and that enforcement of both the extended speed limits and waiting restrictions be implemented without delay.

P/2017/219

Higher Bore Street – Proposed Disabled Persons Parking Bay - Cormac Solutions Limited on behalf of Cornwall Council is inviting comments on a proposal to introduce a disabled parking bay with associated sign on Higher Bore Street, Bodmin. This will provide a dedicated facility where blue badge holders will be able to park.

The bay will be funded as part of the Bodmin Growth Deal. Consultation deadline is 28 September 2017

Copies of the consultation documents were circulated with the Agenda.

Following discussion, it was AGREED to respond to this consultation agreeing with the proposal and requesting that consideration be given to further non-disabled parking bays for local residents which would be permit based, so as to alleviate the increased parking problem in this area.

P/2017/220

Alcohol Licence Application – Affordable Foods, 58 Fore Street, Bodmin

The ESO reported that Affordable Foods, 58 Fore Street, Bodmin have requested a new alcohol licence.

They will trade as a convenience store selling general goods, food stuffs and household products and the licence is for off-site consumption.

The alcohol licence is for 7 days a week between the hours of 09.00 and 23.00 while the shop is open, which is standard for off-site alcohol licences.

They have received a favourable Police report and the conditions to be imposed on this application are as follows:-

- **Challenge 25 Policy, with photo ID required, which must be passport, photo driving licence or verified and accredited identification document. Fully trained staff to enforce,**

- monitor and review;
- CCTV both in and around building. Kept for 31 days and available to the Police and CC Licensing Officers; and,
- Register of Refusals, documented and available to the Police and CC Licensing Officers.

Following discussion, it was **AGREED** to support this alcohol licence application.

P/2017/221

Report on Meeting with Open Spaces Strategy Officer – Cornwall Council on 4 September 2017

The ESO reported that he and the Town Clerk had met with the Open Spaces Strategy Officer at Cornwall Council, along with a Member of the Planning Department and Community Link Officer on 4 September 2017.

This meeting had primarily been to discuss the Open Spaces Strategy, which was being considered to be converted into a Supplementary Planning Document to be annexed to the Bodmin section of the Cornwall Site Allocations document. However, both the Town Clerk and ESO highlighted that with the potential loss of Hillside Park, due to the Bodmin Jail expansion, urgent consideration was now needed to explore and plan for future sports pitch provision and open spaces including cemetery allocation to replace the sports pitch/play provision in this area.

The Open Spaces Strategy Officer reported that as part of the site allocations document two main areas had been identified for this type of provision. The first was for play provision on the former St Lawrence's site that Cornwall Council are currently developing and the second was for sports pitch provision in the Halgavor Moor area.

The Town Clerk had questioned that the sports pitch provision at Halgavor appeared problematic given the hydrology reports for the area and enquired as to why this area had been identified. The Open Spaces Strategy Officer reported that Cornwall Council already own a field in this area that could be used with any developer to build a sports pitch and that Bodmin College already use pitches in this area, which could give rise to some partnership working.

Further, that as a developer was, as yet, not committed to the site, although there was developer interest, it would be a good opportunity to concept plan provision now so that sports pitches could be delivered through developer contributions and/or sufficient space is set aside.

Councillor K J Phillips queried that as part of BTC's last consultation response, we objected to any development at Halgavor due to the flood risk and hydrology issues.

Councillor P Brown responded to advise that putting a sports pitch in place with flood attenuation measures would be very different to a housing development going on site. The ESO further responded to

advise that without a developer to fund the provision through a S.106 contribution, no provision would take place.

Responding to a query from Councillor Phillips, the ESO gave background to the current guidelines on S.106 monies which are currently planned to be allocated centrally to fund large play area provision in the town, rather than small play areas within each development, as an attempt to avoid the creation of multiple small silos of play land and equipment which both Cornwall Council and BTC may find harder to maintain. As such there is provision for a large, equipped play area as part of the St Lawrence's development and the other large open space development site identified in the town is at Halgavor.

The ESO responding to a query from Councillor P Brown advised that the current sports provision was seen as in line with the average for the County but that with the potential loss of Hillside Park and the Masterplan provision of 3,000 more homes in Bodmin by 2030, the provision would drop below average without further areas being identified.

Following discussion, it was AGREED that the Members' comments be given to the Open Spaces Strategy Officer for input and that Officers would report on any further developments at future meetings.

The meeting closed at 10.39 a.m.