

MINUTES of the Planning Committee Meeting held on Wednesday 6 December 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 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: Miss L Hancock (Executive Assistant) and Mr D Kinnair (Executive Support Officer) (ESO)

P/2017/279

CHAIRMAN'S ANNOUNCEMENTS AND APOLOGIES:

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

P/2017/280

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

Councillor J P Cooper declared a Non-registerable Interest in Item P/2017/283 - PA17/10380 as he knows the applicant.

Councillor P Brown declared a Non-registerable Interest in Item P/2017/291 - PA17/11091 as he is related to the applicant.

P/2017/281

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/2017/282 – PA17/10061

Proposed extension to campsite to provide for an additional 40 camping pitches and 5 static caravans, along with access track and toilet/shower block (resubmission of approved PA17/03935 to allow use of towed caravans) – Kymmland, Blowinghouse Lane, Bodmin – Mr David Lloyd

The ESO reported that he had spoken to the Planning Case Officer for this application and confirmed that they were currently awaiting a report from Highways at Cornwall Council regarding the issue of access for towed caravans on roads leading to the site.

Members had concerns over both Highway issues and access.

In respect of Highways; Blowinghouse Lane is a single track road in many places. In particular the bridge adjacent to the applicant's site is not wide and due to the soft verges on either side caused by the open waterway, provides little or no space for passing points. The lower half of Blowinghouse Lane has steep banks that would not make passing possible given that many caravaners have difficulty in reversing due to the length of their vehicles.

With regards to access, there appear two options; approaching from the West via Lanivet; this would involve using Westheath Road with its 20mph limit, with full width road humps and roadside parking.

Approaching from the East; satellite navigation systems would route through Bodmin. The new road layouts provide restrictions to traffic flow imposed by the low speed environment, which is based on some principals of a shared space scheme. Instructions to proceed via St Mary's Road with the many roadside vehicles parked as far as Fair Park and to lesser extent beyond. On entering Blowinghouse Lane the railway bridge is only 13'9" clearance and restricted width. Delivery of static caravans on normal transport is not possible and necessitates off loading some considerable distance from the site and would also prevent caravan units being unbletopass.

The Members felt that it would appear that the applicant is trying to establish a very high density caravan site in the 2 acres especially as he is asking for 40 caravans in addition to the tents and static units already permitted.

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

Bodmin Town Council does not support this application due to concerns around feasibility of access to the site not being suitable for towed caravans and would request that a full highways and transport assessment is undertaken, to include the views of the emergency services in gaining access to the site, prior to any amendment or any decision being taken by the Planning authority.

P/2017/283 – PA17/10380 Extension to the dwelling to form utility room – 46 Bramley Park, Bodmin – Mr John Hutchens

Councillor J P Cooper reiterated his Non-registerable interest in this item and left the Meeting during the discussion and voting thereon.

Bodmin Town Council supports this application.

P/2017/284 – PA17/10670 Extension and Improvements – 2 Bracken Close, Rhind Street, Bodmin – Mr Mark Rowe

The Members present discussed the letter sent by the near neighbours to this property regarding consideration and access being given during the construction of this development.

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

Bodmin Town Council supports this application but would request that consideration is given to the near neighbours during the construction phase of this application to ensure that access to their properties is maintained at all times and that work is carried out between the hours of 08.00 and 18.00 only.

P/2017/285 – PA17/10738 Non material amendment for alterations to the appearance of the elevations and the introduction of a mezzanine floor to unit C to PA17/03930 (Re-submission of Application No. PA16/10787 dated 9 February 2017 for proposed commercial development) – Land at

Callywith Gate Industrial Estate, Bodmin – Mr Andrew Bailey, AB Special Projects

Bodmin Town Council supports this application.

P/2017/286 – PA17/10778 Works to trees in a Conservation Area, namely pollard sycamore tree to 7 metres – Victoria House, Bodmin – Mr Alistair Forte

Bodmin Town Council supports this application subject to any adverse comments from the County Forester.

P/2017/287 – PA17/10808 Proposed refurbishment including separation of existing residential accommodation into two single bedroom flats – 67 Fore Street, Bodmin – Mr W Cook

Bodmin Town Council supports this application subject to consideration being given to the increase of parking that this application might create by the applicant directing proposed tenants/new owners to the Town's car parks rather than Fore Street, which will merely exacerbate an already congested area.

P/2017/288 – PA17/10809 Listed building consent for proposed refurbishment including separation of existing residential accommodation into two single bedroom flats – 67 Fore Street, Bodmin – Mr W Cook

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

P/2017/289 – PA17/10817 Submission of details to discharge of condition 7 in respect of decision PA17/00087 – Bodmin Jail, Bodiniel Road, Bodmin – Mallino Developments Ltd

The ESO reported that after consulting with the Planning Case Officer, this application had been sent to the Council in error as we are not consultees with regard to discharge of conditions in respect of planning decisions.

This information was noted by the Committee.

P/2017/290 – PA17/10930 Renovate existing flats with minor internal and external alterations. External alterations being to remove the gable-end chimney stack, extend a rear dormer window and provide two rooflights to the front elevation and one to the rear elevation – Flats at 4 Honey Street, Bodmin – Mr R Askwith

Bodmin Town Council supports this application.

P/2017/291 – PA17/11091 Notification for prior approval for a proposed larger home extension – 66 Queens Crescent, Bodmin – Mr Adam Brown

Councillor P Brown reiterated his Non-registerable interest in this item and left the Meeting during the discussion and voting thereon.

Bodmin Town Council supports this application.

P/2017/292 – PA17/11175 Listed Building Consent to remove existing bath and replace with low access shower and re-model existing paving slabs to form level access to property – 3 The Old Manor House, Fore Street, Bodmin – Mr Peter Lees

Bodmin Town Council supports this application.

P/2017/293 – PA17/11268 Works to trees in a Conservation Area, namely reduce the Ash tree by two thirds and remove 2 Sycamore trees – The Garland Ox Inn, Higher Bore Street, Bodmin – Mrs Nicole Parr

Bodmin Town Council supports this application subject to any adverse comments from the County Forester with a request that suitable replacement trees be considered.

P/2017/294 Road Traffic Regulation Act S.14: Temporary Prohibition of Traffic – Works to apparatus – Pool Street, Berry Lane & Cross Lane, Bodmin (closures to be in phases) – 15 to 19 January 2018 (07:30 to 18:00) – CORMAC Solutions Ltd

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

P/2017/295 To consider a draft consultation response to the Cornwall Statement of Community Involvement for Planning Consultation (27 November 2017 – 22 January 2018) – Cornwall Council

A copy of the Cornwall Statement of Community Involvement for Planning Consultation was circulated with the Agenda.

Following discussion, it was AGREED to defer the formulating of a Council response to this consultation to the Planning Committee scheduled for 20 December 2017, so that Members had sufficient time to read the consultation and feed in their comments to the ESO by Friday 15 December 2017.

Further, as this consultation included the implementation of Neighbourhood Plans, it was AGREED to RECOMMEND that the Council convene a Special Council Meeting to solely discuss the merits or otherwise of implementing a Neighbourhood Plan for Bodmin and that Sarah Sims, Community Link Officer – Cornwall Council be requested to attend this meeting to provide a presentation to the Members of the criteria, costs, timescales, pro's and con's etc of producing a Neighbourhood Plan in order that the Members present on the day can deliberate this matter.

P/2017/296 Cornwall Minerals Safeguarding Development Plan Document – Notice of Examination Public Hearing in The Oak Suite, St Austell Conference Centre, St Austell Business Park Cornwall PL25 4FD – 10 January 2018 at 10.00am

This Notice of Examination Public Hearing for the Cornwall Minerals Safeguarding Development Plan Document was circulated with the Agenda and was noted.

Extra Item – P/2017/297 Road Traffic Regulation Act S.14: Temporary Prohibition of Traffic –
Emergency Works to repair burst water main – Omaha Road, Bodmin – 3
to 7 December 2017 (24 hours) – South West Water

This Approval Notice was tabled at the Meeting and was noted.

The meeting closed at 10.12 a.m.