

**MINUTES** of the Planning Committee Meeting held on Wednesday 20 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, 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:** Mr S Facer (Town Clerk), Mrs T Stiles (Senior Administration Assistant/Mayor's Secretary) and Mr D Kinnair (Executive Support Officer) (ESO)

P/2017/298

**CHAIRMAN'S ANNOUNCEMENTS AND APOLOGIES:**

The Chairman requested with the Committee that their thoughts be with the family of Danny Thomas who was tragically killed in a recent road traffic accident. The Chairman had presented Danny with various awards at the Walker Lines Gymnasium and commented that this loss of life at such a young age was tremendously sad.

The Chairman further commented that as this was the last Committee Meeting of the year, he wished the Members and Officers a very Happy Christmas and Happy New Year.

Apologies were received from Councillors J Gammon and S H Kinsman.

P/2017/299

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

Councillor P L G Skea declared a Non-registerable Interest in item P/2017/308 as his father owns some of the land identified in the Bodmin Site Allocations DPD.

Councillor L F Sanders declared a Disclosable Pecuniary Interest in Extra Item P/2017/309 – PA17/11240 as she is an employee of the Cornwall Partnership NHS Foundation Trust.

P/2017/300

**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/2017/301 – PA17/10838

Application for a lawful development certificate in respect of an existing use of the property as a residential flat – The Flat, 7 Mount Folly, Bodmin – Mr Abdullah Chakmakchi – Chakmakchi Trust

**The ESO reported that in the application it was stated that this property has been a residential flat since 16 August 2006.**

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

**Bodmin Town Council supports this application.**

P/2017/302 – PA17/11109 Construction of new and improved cycling facilities within Chy Trevail site, including construction of new cycle path between car park and boundary wall in area of existing boundary and widening of existing footway to relevant shared-use standards on access road into Beacon Technology Park – Cornwall Council, Chy Trevail, Beacon Technology Park, Bodmin – Mr Nicholas Blamey – Cornwall Council

**The Members present felt that this application was worthwhile but would like to see it extended into the new developments around the site as well as to Boundary Road to show connectivity with the existing cycle routes within the town and surrounding area but considered that this could prove problematic with different land owners and costs involved.**

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

**Bodmin Town Council supports this application.**

**It was noted that Councillor J P Cooper voted against this decision as he would like to see simultaneous extension of these facilities to the surrounding developments and requested that his vote against be recorded.**

P/2017/303 – PA17/11124 Construction of an extension to Industrial Unit – 5A Cooksland Industrial Estate, Bodmin – Mr David Goad – Buttermilk Confections Ltd

**The ESO reported that this site is currently used to manufacture and pack boiled sugar confectionary. The proposed extension will be used to increase the current capacity of the business. The extension will be heated and ventilated via a small heat pump unit. There will be new production equipment in the extension including packaging machinery to introduce new lines to the range. The extra space will also allow processes to be streamlined by setting fixed packing lines with existing machinery.**

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

**Bodmin Town Council supports this application.**

P/2017/304 – PA17/11192 Construction of a dwelling (Outline with all matters reserved) – Ellesmere, Copshorn Road, Bodmin – Mr and Mrs Killingley

**Bodmin Town Council supports this application but would wish to see consideration be given to the highways element of this application as the approach to this property is on a road which has previously been identified as unviable for improvement.**

P/2017/305 To consider a consultation response to the Dunmere Road, Bodmin – Speed Limits and Waiting Restrictions Consultation with a deadline of 3 January 2018 – Cormac Solutions Ltd

**A copy of this Consultation was circulated with the Agenda.**

**Councillor K W Stubbs commented that he would like to see the provision of a 30 mph limit be implemented for the entire area being Green Valley Road and Boundary Road as he believed that the current speed along Boundary Road was excessive.**

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

**Bodmin Town Council supports these proposals but would like to see both Green Valley Road and Boundary Road introduce and be made into 30 mph speed limits.**

P/2017/306

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

**A copy of this Consultation was circulated with the Agenda.**

P/2017/307

Cornwall Site Allocations Development Plan Document, to include:-

- a) Email from Programme Officer at Cornwall Council with deadline of 29 December 2017 for Hearing attendance;
- b) Examination of the Site Allocations Document Letter;
- c) Guidance Note from the Inspectors;
- d) Draft Schedule of Matters and Issues;
- e) First Draft Programme of Hearings.

**A copy of this Site Allocations Development Plan document and supporting papers were circulated with the Agenda.**

**It was noted that the Examination Hearing date for the Bodmin Spatial Strategy and Allocations was 1 March 2018 at the Atlantic Hotel in Newquay.**

**It was AGREED that Councillor P L G Skea attend the examination hearing on 1 March 2018 to represent the Council and provide the comments made around primarily, the proposed Halgavor Moor development and the fact that despite the agreement for 3,000 homes to be built in Bodmin the industrial areas identified for employment opportunities had been reduced.**

P/2017/308

Email from Jamie Grant, Planner – Wainhomes requesting an informal meeting to discuss Bodmin Site Allocations DPD – BDUE2

**Councillor P L G Skea reiterated his Non-registerable Interest in this item and left the Meeting during the discussion and voting thereon.**

**A copy of this email and map of the site allocations plan controlled by Wainhomes in BDUE2 was circulated with the Agenda.**

**The ESO reported that Wainhomes had contacted the Council with a view to achieving joint working on the draft allocation BDUE2 (Halgavor Urban Extension) early in the planning process.**

**The Chair commented that such meetings in the past had proved helpful in terms of developers understanding the needs of the town.**

There followed a lengthy discussion around the Council's desire to see these sorts of large scale developments agreed by both BTC and CC planning and the developer at the early stages of concept / master planning to reduce the potential for developers to submit future applications to vary planning conditions applied to the original planning consent for a scheme. It was noted that some developers had submitted numerous variations to consented planning applications. The Members considered that there have at times been too many variations made by developers has led in some instances to an erosion from the original planning consent resulting in a diluted development to the detriment of local residents and the town. Further, that larger scale housing developments generating a significant number of vehicular trips into the town needed to better harmonise with the strategic transport plan in light of the recent low speed environment. With regards s106 contributions it was considered imperative that a new primary school was essential for the town and that further funding should be sought for sports, health, and highways improvements within the town. There was also some discussion around the need to consider revisiting a northern relief road given vehicular traffic that a 3,000 homes growth pattern would bring.

Councillor J P Cooper suggested a meeting with Cornwall Council to discuss commitment to developing infrastructure in conjunction with housing. Following discussion, it was AGREED that Officers write to Cornwall Council, requesting a meeting as soon as possible, in order to agree a joint (BTC / CC) position prior to meeting with Wainhomes.

Furthermore it was AGREED to respond to the email received from Wainhomes to confirm that a meeting would be welcomed at a date to be confirmed.

Extra Item P/2017/309 – Construction of a Child and Adolescent Mental Health Service Unit (CAMHS) - Land East of Bodmin Treatment Centre, Bodmin - Mr David Furze - Cornwall Partnership NHS Foundation Trust  
PA17/11240

Councillor L F Sanders reiterated her Disclosable Pecuniary Interest in this item as she is employed by the NHS and left the Meeting during the discussion and voting thereon.

Bodmin Town Council supports this application but would wish to see consideration being given to the use of durable materials to combat the inclement weather experienced in the County.

Extra Item P/2017/310 – Works to a tree subject to a tree preservation order. Removal of a single limb from mature Weeping Ash – Trewithen, Love Lane, Bodmin - Mr David Mulhern  
PA17/11730

Bodmin Town Council supports this application subject to no adverse comments from the County Forester.

The meeting closed at 10.38 a.m.