

**MINUTES** of the Planning Committee Meeting held on Wednesday 17 September 2014 at 09.30 a.m. in the Shire House Suite, Shire House, Bodmin.

**PRESENT:** Chairman, Councillor K W Stubbs, presiding; together with Councillors, A J Coppin, J R Gibbs, L G J Kennedy, P Kerridge and P L G Skea. Councillors, J Gammon, A M Kerridge and S H Kinsman were also present but did not vote, not being Members of this Committee.

**IN ATTENDANCE:** S M Facer (DCE) and H Stevens (Committee Clerk)

**CHAIRMAN'S ANNOUNCEMENTS AND APOLOGIES:**

There were no announcements made.

There were no apologies received.

P/2014/84

Presentation by Mr Andrew Williams, Lanhydrock Estate Company, regarding Margate Solar Farm (Pre-application).

**Mr Williams, representing Lanydrock Estate Company and Cornwall Power, delivered a presentation to Committee in relation to the pre-application stage of development proposals for a 3Mw solar farm on land East of Newtons Margate.**

**Mr Williams outlined the following issues in relation to the development proposals:**

- **The power grid connection is already in existence on the site;**
- **The surrounding land will continue to be used as an agricultural site with the presence of livestock;**
- **The site under consideration is currently low grade agricultural land;**
- **There are additional proposals to generate 1Mw of solar energy via the installation of panels on the roof of the Tulip Group building for their energy consumption needs although the power generated from this will not be exported to the grid;**
- **The proposals are strategically located due to the site being near to a large amount of commercial premises including the Tulip Group;**
- **The solar panels are a temporary structure and can be removed if required with the land returned to agricultural use;**
- **The developers have been working with ecological experts in relation to the biodiversity of the site;**
- **The site will be accessed via an existing private bridge and the site traffic can be brought onto the farm for turning and unloading safely;**
- **The proposals involve 6 weeks of development to include 2 weeks of site traffic and 3 weeks of electrical work;**
- **Inverters and transformers will be present with minimal visual impact;**
- **Visual impact from the site is negligible with no visibility from the A30.**

The Chairman enquired further as to the visual impact in relation to the view seen from the Crematorium and Mr Williams confirmed that the impact would be negligible due to the presence of an existing hedgerow which will act as a screen and which will be allowed to grow with further replanting where necessary to further mitigate the impact.

On behalf of the Committee the DCE advised that he was encouraged by the attention shown towards mitigating any visual impact arising from the proposed development which Mr Williams had outlined during this meeting. The DCE advised that concerns around visual impact emanates from an under-estimation by developers regarding the visual impact that would arise and it was encouraging to note that site topography limits visual impact.

Councillor P Kerridge enquired if there were any proposals to allow cyclists access through the farm site for onward travel to the cycle trails in Cardinham Woods.

Mr Williams advised that he had held initial discussions with the tenant of the land, concerning the provision of access and cycle routes through the site. Mr Williams advised that a number of options had been considered although input would be required from the Highways department concerning the suitability and safety of the proposals with particular reference to the access bridge. Mr Williams expressed an interest to consult with those responsible for the development of cycle routes within Bodmin with the view in principle to deliver a permissive cycle route through the farmland.

The DCE enquired as to any next phases of further renewable energy development planned on the site or adjacent land and Mr Williams advised that there were no further plans for solar development or wind turbines on the site.

The Chairman thanked Mr Williams for attending the meeting.

On behalf of the Committee, the DCE advised that Council reserves its right to comment in more detail as and when an application is received.

Mr Williams invited members to attend a site visit and it was **AGREED** that the Committee Clerk would circulate the dates to Members for consideration and write back to Mr Williams.

P/2014/185

**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 present.

P/2014/186

#### **Declarations of Interest**

Councillor P Kerridge queried whether he needed to declare an interest in respect of item P/2014/187 - PA14/07891 as he is a Governor of

Robartes School and in light of a consultee response submitted by the Children, Schools and Families department of Cornwall Council in relation to this application.

The DCE advised that this was a Cornwall wide policy set by the Education Department of Cornwall Council relating to Section 106 contributions for educational needs. As such, there was no need to declare an interest as this was outside the scope of influence as developer contributions are reached by the Education Department.

P/2014/187  
PA14/07891

- Construction of 235 residential dwellings with all associated roads, sewers, garages, parking and landscaping - Land North West Of Bodmin Hospital, Dunmere Road, Bodmin - Mr Brian Dufty Wainhomes (South West) Holdings Ltd

**It was noted that there was a discrepancy in the document submitted by the Children, Schools and Families department of Cornwall Council as part of their consultation response in relation to the amount, in their reference to *'an education contribution of £2,736.00 per qualifying dwelling (i.e. open market dwellings of 2 or more bedrooms) is currently sought by the LA'*.**

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

**Bodmin Town Council supports this application subject to:**

- an appropriate 106 contribution being incorporated towards educational improvement;
- the inclusion of SUDs to alleviate surface water generated by the scheme, particularly with overland flow routes.

**Bodmin Town Council further expresses an interest to consult with the developers over the ongoing management of the play area together with a commuted sum to cover ongoing maintenance liability of the play equipment and associated impact absorbing safety surfacing;**

**Furthermore, Bodmin Town Council would like to reiterate its strong support for use of Al Hodge's name and his music in the naming of this development.**

**Concerns were raised by Committee in relation to the level of housing development within the town and the lack of corresponding growth in health / social provision and infrastructure and it was noted that these concerns would be pursued through various forums including Better Bodmin and the Town Framework / process.**

P/2014/188  
PA14/07945

- Proposed extension to existing bungalow to provide an additional en suite bedroom, conservatory and dining room - 20 Windsor Grove, Bodmin PL31 2BP - Mr Wayne Allum

**Following discussion, it was AGREED to respond making the**

**following representation:**

**Bodmin Town Council raises no objection to this application and would further question why no appropriate Design and Access statement had been submitted as part of this application.**

**It was noted that Councillor A J Coppin abstained from this vote.**

P/2014/189  
PA14/08082

- Proposed two storey extension, internal alterations, replacement conservatory, garage and associated works - 24 Margaret Crescent, Bodmin PL31 1JJ - Miss Carthew

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

**Bodmin Town Council supports this application in principle, subject to:**

- **The roof line of the extension being subservient to the main dwelling to mitigate any terracing effect and that there are no concerns regarding overlooking / loss of amenity to neighbouring properties.**

P/2014/190

Notification: Road Traffic Regulation Act 1984 S.14: Temporary Prohibition of Traffic - Location: Roselands Lane & Penbugle Lane, Bodmin Timing: 20th to 24th October 2014 (24 hours) Reason: patching works – (copy enclosed)

**Following discussion, it was AGREED to note this information.**

P/2014/191

S278 Adoption Notification for Lidl, Priory Road, Bodmin, Cornwall – (copy enclosed)

**Following discussion, it was AGREED to note this information.**

P/2014/192

E-mail received from Campaign to Protect Rural England (CPRE) dated 01.09.14 regarding Housing Growth in Cornwall – (copy enclosed)

**Following discussion, it was AGREED to note this information.**

The meeting closed at 10.20 a.m.