

MINUTES of the Planning Committee Meeting held on Wednesday 20 August 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, J H Hartill, L G J Kennedy, P Kerridge and P L G Skea. Councillor J Gammon was also present but did not vote, not being a Member of this Committee.

IN ATTENDANCE: S M Facer (DCE) and P O'Callaghan (Town Clerk).

CHAIRMAN'S ANNOUNCEMENTS AND APOLOGIES:

There were no announcements made.

Apologies had been received from Councillor G G C Minors.

P/2014/160 **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/2014/161 **Declarations of Interest**

Councillor J Gammon declared a Non-Registerable interest in respect of item P/2014/162 – PA14/02832 as she is a friend of the applicant.

P/2014/162 - PA14/02832 Demolition of existing workshop and store and construction of 3 no. dwellings plus the conversion of an existing workshop into a dwelling at the rear of 56 Higher Bore Street - 56 Higher Bore Street, Bodmin PL31 1JW - Mr John Cornish.

Noted that although not a Member of this Committee, Councillor J Gammon declared a Non-Registerable interest in this item as she is a friend of the applicant and left the room during the consideration and voting thereon.

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

Bodmin Town Council supports development on this site in principle, but has significant concerns about the current proposals regarding:

- **the height of the building which is three storey and seems out of keeping with the buildings in the locality;**
- **overlooking and resultant loss of amenity of neighbouring properties;**
- **Provision of parking – there is no parking provision being provided as part of the scheme. The Town Council does not agree with the rationale behind the decision not to include parking stated in the application paperwork *'the town centre location with surrounding car park provisions and good***

transport links we considered that this will be acceptable'. The Council noted that there were significant concerns from local residents about parking when the recent road traffic 'improvements' were made in the area of Higher Bore Street; and

- **Subject to an appropriate Flood Management Plan that would meet with the requirements of the Environment Agency.**

P/2014/163 - PA14/06052 Demolition of existing factory buildings and construction of housing development of up to 57no. 1, 2, 3 & 4 bedroom dwellings (outline application with appearance, landscaping and scale reserved) - M P G Books Ltd, Victoria Square, Bodmin - Mr Robert Cooke Prospect Estates Limited.

Following discussion, the key points of which included:

- **Concern regarding the current vehicular access arrangement as this road is used as a cut through from the Beacon Road junction with Lostwithiel Road (Plas Newydd Avenue) to Castle Canyke Road. Members were concerned that this access to the development would continue to put traffic onto a difficult sharp bend and offered no improvement in terms of vehicular and public safety. Given the number of vehicle movements likely to be generated by this development, preference would be for the previous entrance onto Plas Newydd Avenue;**
- **Support for the Forestry Officer's comments regarding the loss of mature trees on the site and the need for appropriate re-planting of trees;**
- **Incorporation of a cycle route across the development that would assist with an improved cycle route between the Camel Trail and Lanhydrock which is a key priority for the town;**
- **The need for the development to be of good design and for houses to be appropriately finished given the proximity to The Keep;**
- **Concerns about the capacity of the sewerage network in the area to cope with the additional sewage generated by this development;**
- **The need for permeable surfaces to include SUDs to minimize the impact of surface water run-off;**
- **The need for a contribution towards off-site children's play facilities.**

It was AGREED to respond, supporting the development of the site for housing in principle and advising of the above points. As this is an outline planning application, the Council would reserve the right to comment in detail as and when any detailed application is made

to the LPA.

It was further AGREED that there would be merit in arranging a pre-application meeting with the developers if that was possible.

Given the concerns relating to sewerage issues in other areas of the town, it was AGREED to instruct Officers to write to the Planners to raise concerns about the ability of the sewerage network and the local water treatment facilities to be able to accommodate the increasing demand placed on the existing system as new housing growth is delivered across the town and as more developments look to discharge into the existing public sewer network.

P/2014/164

Replacement of existing defective/dilapidated timber windows, timber doors, conservatory windows/door and garage window with grey aluminium/oak composite windows and doors – 6 Donovan Way, Bodmin – Planning Application PA14/06417 refers (item P2014/152 previously refers) – DCE to report.

The DCE reported that the Committee had considered this item on 6 August 2014 and the representation was as follows:

Bodmin Town Council is supportive of the replacement of the existing windows in principle, however the Council expressed concern about the use of aluminium windows as the proposed grey aluminium finish would not seem compatible with the streetscene.

Council would instead recommend and support the use of wood effect UPVC window replacement which is sympathetic to the original material and consistent with the style of replacement windows seen with other neighbouring properties.

The Case Officer has advised that they will be recommending approval of the application, despite taking on board BTC's comments regarding the use of aluminium and timber rather than UPVC.

The two main reasons were that the Historic Environment Officer had been consulted and supported the use of the materials as they match the existing gutters and fascias. Also Sarah had visited the site herself and seen samples of the material which she considered to be excellent quality. She also commented that there is a large variation in the brown window frames in the surrounding properties and therefore it would be low impact and require minimal control.

The DCE sought instruction from Committee as to how it would wish to proceed.

Following discussion, it was AGREED to note the comments of the Planning Case Officer, but continue with the Council's previous representation.

P/2014/165

Notification letters from Cornwall Council – Planning Applications referred to the East Sub-Area Planning Committee – (Item P/2014/140 previously refers) – (copy enclosed).

The response from Nigel Doyle, Assistant Head of Planning and Regeneration, Cornwall Council, had been circulated with the Agenda and was noted.

P/2014/166

Bodmin Growth Deal bid – Camel Trail extension and cycle link – time / date of next meeting and to agree Council representatives – DCE to report.

The DCE advised that the next meeting of this group is on Wednesday 17 September 2014 at 2.00 p.m. in the Shire House Suite.

It was AGREED in the interest of consistency that the following Members would attend:

- **Councillor A J Coppin;**
- **Councillor M E Dominey;**
- **Councillor P Kerridge; and**
- **Councillor K W Stubbs**

Noted that Councillor L G J Kennedy would attend in his role as a Better Bodmin group representative.

The DCE further advised that there was an intention to have a discussion about a trial pedestrianisation of Fore Street and that Jeremy Edwards (Highway Network Manager, Cornwall Council) will be in attendance to discuss this issue and to advise further about how to progress this and which organisation would need to take a lead.

P/2014/167

Planning conferences for local councils – Invitation to send representatives to the all-new planning conferences for Local Councils – 08 October 2014, 18 November 2014 and 30 September 2014 – **(copy enclosed).**

It was AGREED that the Chairman, Councillor K W Stubbs, and Councillors J R Gibbs, L G J Kennedy and P L G Skea would attend the training event at St Austell on 18 November 2014.

P/2014/168

Proposed development at Bodiniel View –pre-application site meeting held at Lower Midway Road play area with Michelle Richards, Housing Development Manager (Assets), Cornwall Housing held on Friday 15 August 2014 – DCE to update.

The DCE reported that he had attended a site meeting with Michelle Richards and George Gillow (Cornwall Housing) on Friday 15 August with representation from Derek Hoskin (Lower Midway Road Neighbourhood Watch) and Councillors Coppin and Ann Kerridge in attendance.

The site meeting was primarily to look at the concerns raised through the pre-application phase with regards the proposals around providing additional routes for pedestrian access onto the

play area site and these concerns were reiterated by both Derek Hoskin and by the Town Council. Michelle Richards advised that the site will be overlooked by new houses on the development to afford some level of protection and safeguarding and she was very receptive to the views expressed on site about resisting new access and exit points and recognises the increasing importance of that site as the new housing schemes in that part of the town come forward.

The representatives of Cornwall Housing advised that they will be undertaking site surveys and that they will be conducting tests in connection with the points raised about the sewerage works.

P/2014/169

DCLG Consultation on making Neighbourhood Planning easier – Technical Consultation on Planning – 98 page consultation document available via www.gov.uk/government/consultations/technical-consultation-on-planning - to consider whether the Town Council wishes to make a corporate response to this consultation (deadline 26 September 2014).

Following discussion, it was **AGREED** that the Council would not make a corporate response to this technical consultation.

Additional items

P/2014/170

St Petroc's School expansion – The DCE advised that a planning application for expansion of St Petroc's School had been received and would be considered at the next Planning Committee Meeting. Information included with this application is the revised Travel Plan which was received this morning and which would be circulated to Members so that they could inspect the document prior to that next Committee meeting.

P/2014/171

Solar Farm – land adj to A30 at Margate – the DCE advised of pre-application information relating to a 3 Mw Solar Scheme at Margate by The Lanhydrock Estate Company on land east of Newtons Margate. It was **AGREED** that this information would be circulated to Members for information and that a pre-application meeting should be arranged with Mr Williams of the Lanhydrock Estate Company and the Cornwall Council Ward Member to discuss the application further.

The meeting closed at 10.10 a.m.