

MINUTES of the Planning Committee Meeting held on Wednesday 6 February 2013 at 9.30 a.m. in the Shire House Suite, Shire House, Bodmin.

PRESENT: Chairman, A J Coppin, presiding; together with Councillors, E T Denholm OBE DL, P Kerridge, R Solomons and K W Stubbs. Councillors J M Lyne and R Taylor were also in attendance but did not vote not being Members of this Committee.

IN ATTENDANCE: Mr P O'Callaghan, (Town Clerk), Mr S Facer (Deputy Chief Executive) and Mr D Kinnair (Senior Projects Officer).

CHAIRMAN'S ANNOUNCEMENTS AND APOLOGIES: The Chairman had no announcements and apologies were received from Councillors C R Bell, J H Hartill and H G Vanderwolfe.

P/2013/017

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).

Ms Tammy Searle was in attendance but wished to make no representation.

P/2013/018 – PA12/12115
(Delegation Possible)

Mixed use development comprising up to 572 dwellings to the south of Priory Road and up to 178 dwellings to the north of Priory Road (including 30% affordable housing of the total), a 50 bed hotel (approx. 1500 sq.m), public house (approx. 500sq.m), A1 retail (approx. 500 sq.m), live/work accommodation (up to 1000 sq.m), community building(s) (up to 400 sq.m), public open space (including allotments and community park), formation of new vehicular access from Priory Road and associated works - Land at Priory Road, Bodmin, Cornwall - Mr Mark Allsop - Hawkstone (2002) Ltd

The Town Clerk confirmed that Mr Allsop had made pre-application presentations to the Planning Committee regarding this development and it was felt that the Committee were generally supportive of this application.

Councillor R Solomons commented that South West Water were concerned about the sewerage arrangements and detailed a number of conditions that the Planners would need to take into consideration during the application process. Councillor Solomons further commented on the pressure that a development of this size would have on the leat and felt that this would also need consideration by the requisite parties.

With regard to the proposed affordable housing provision, discussion was made as to whether this was too much and that perhaps more community benefit could be levied rather than a strict adherence to a number of affordable units.

Councillor P Kerridge commented that the application stipulated that the flood risk in the surrounding area would not be exacerbated and believed that the intent should be, in applications of this size to improve the flood defences in the town.

Councillor R Taylor agreed with Councillor Kerridge and was greatly concerned about the impact that the numbers of units would have on the infrastructure in the town, such as schools, GP surgeries, public transport along with the flood defences and sewerage already commented upon.

The Town Clerk responded to advise that the developers had engaged in a number of discussions with Cornwall Council in regard to the increased infrastructure requirements caused by this development and was still actively engaging with the requisite departments at Cornwall Council to mitigate their affect.

The Town Clerk was of the view that BTC could not reasonably expect one developer to solve the problem of flood defences caused by a number of changes to the town over the years and that this needed to be a collective, suggesting solutions from a number of parties.

The DCE reported that filter ponds and filtration systems formed part of the development, which combined with conditions stipulated by South West Water would hopefully improve the conditions of the leat, not just keep them the same.

The Committee was particularly supportive of the measures included by the developer to keep hedge lines and green open space amenity within the development, including the proposed avenue of trees along the Priory Road entrance into Bodmin town centre.

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

Bodmin Town Council strongly supports this application subject to any conditions, concerns or stipulations requested by the Environment Agency, South West Water, Highways or any other agency that will support the increased requirements placed on the infrastructure of Bodmin and the near surrounds.

P/2013/019– PA13/00136
(Delegation Possible)

Construction of car port to provide parking for eight cars (extension of time for approval ref:2009/01630) – Land adjacent to Williams House, Park Drive, Bodmin, Cornwall – Porthia Ltd

Bodmin Town Council supports this application.

The Town Clerk confirmed that a letter would be sent to Planning Enforcement at Cornwall Council to request that they periodically investigate the site to ensure planning compliance, with a copy of this letter being sent to the third party, objecting to this application.

P/2013/020 – PA13/00228
(Delegation Possible)

Retention of conservatory and replacement windows and doors – 5 Donovan Way, Park Drive, Bodmin, Cornwall – Mr Jason Foreman

Bodmin Town Council supports this application.

P/2013/021 – PA13/00312 Retention of 2 temporary buildings installed without planning permission – Bodmin Hospital, Boundary Road, Bodmin, Cornwall – Mr Phil Confue, Cornwall Partnership NHS Foundation Trusts
(Delegation Possible)

Bodmin Town Council supports this application subject to the buildings remaining on a temporary basis until such time as the site is developed.

P/2013/022 – PA13/00346 Change of use of first floor (part of former County Court) into 2 residential units – The Old Court, Market Street, Bodmin, Cornwall – Snuggles Nursery Ltd
(Delegation Possible)

Bodmin Town Council supports this application providing there are no problems with overlooking or loss of amenities for neighbouring properties and would request that if a concern exists with overlooking, the applicant may wish to consider the use of opaque windows in the development specification.

P/2013/023 Road Traffic Regulation Act 1984 S.14: Temporary Prohibition of Traffic – St Mary’s Road – 4 March to 1 April 2013 (24 hours. Weekends included) for gas mains replacement works – Wales and West Utilities

This Temporary Prohibition of Traffic Order had been circulated with the Agenda and was noted.

The Town Clerk confirmed that a letter would be sent to Highways at Cornwall Council relating to the reinstatement of the areas following the gas mains replacement works to ensure that the appropriate consultation is arranged with the requisite parties and co-ordination of use with other utility companies.

P/2013/024 Road Traffic Regulation Act 1984 S.14: Temporary Prohibition of Traffic – Rosevallon Lane – 4 March to 1 April 2013 (24 hours. Weekends included) for gas mains replacement works – Wales and West Utilities

This Temporary Prohibition of Traffic Order had been circulated with the Agenda and was noted.

The Town Clerk confirmed that a letter would be sent to Highways at Cornwall Council relating to the reinstatement of the areas following the gas mains replacement works to ensure that the appropriate consultation is arranged with the requisite parties and co-ordination of use with other utility companies.

P/2013/025 Item PA12/09057 – Development of a 15.6ha solar photovoltaic farm with attendant equipment and infrastructure – Land at Middle Bodiniel Farm, Bodiniel Road, Bodmin - Solar Securities.

An update with revised Plans was circulated with the Agenda.

The DCE reported that the revisions centred on removing panels from two of the fields most visible from the centre of

Bodmin, which, the developers believed would considerably improve the overall visual appearance of the site.

The developers agreed that, although this would reduce the overall energy generation at this site, in the interests of making the scheme more acceptable to the local community, this would be a worthwhile concession.

The DCE further reported that subsequently, the developer has proposed an extension to the lifetime of the site.

Solar Securities have decided to seek consent for this to be extended to 35 years rather than the originally proposed 25 years. There are a number of reasons behind this decision including increasing pressure on the development costs which make the 25 year project borderline unviable. The solar panels themselves are not expected to significantly deteriorate in output capacity over the 25 year period and therefore the developers believe that it makes sense for them to continue producing carbon-free energy over the longer period.

The DCE confirmed that there was still no decision on community benefit, if any, from the developers and still no template from Cornwall Council relating to deciding on a “standard” levy to be attached for renewable developments such as this.

Following discussion, it was AGREED to note this information and for the DCE to continue to pursue Cornwall Council for a template for community benefit contributions into the future.

P/2013/026

Item PA12/11803 - Variation of Condition 1 of application PA12/04430 to allow for the sale of pets supplies, pets, pet food and all pet related products - Unit 3, Bodmin Retail Park, Launceston Road, Bodmin, Cornwall – Orchard Street Investment Management LLP – Update from Gemma Halstead, Principal Development Officer – Cornwall Council

A copy of the email from the Principal Development Officer explaining the reasons for her recommendation to approve the application was circulated with the Agenda and was noted.

P/2013/027

Bodmin Conservation Area Character Appraisal and Management Plan – Cornwall Council Consultation – draft response to consultation document for comment prior to 1 February 2013 deadline.

The draft response to the Character Appraisal and Management Plan supplied at the 19 December 2012 Planning Committee Meeting was circulated with the Agenda and was agreed as set out.

The Members thanked Councillor P Kerridge for his valued and detailed contribution to this representation.

P/2013/028

Taxi and Private Hire Vehicle Conditions and Specification – Cornwall Council Consultation - draft response to consultation

document for comment prior to 28 February 2013 deadline.

The draft response to the Taxi and Private Hire Vehicle Conditions and Specification Consultation supplied at the 19 December 2012 Planning Committee Meeting was circulated with the Agenda and was agreed as set out.

P/2013/029

Draft Sustainable Energy Action Plan (SEAP) – to consider a response to consultation document prior to the consultation deadline of 10 March 2013

A copy of the draft SEAP with BTC response to previous Consultation was circulated with Agenda.

Following discussion, it was AGREED to prepare a draft response to this consultation and circulate it for comment at the next Planning Committee Meeting scheduled for 20 February 2013.

P/2013/030

Eco-Comm – Barn Lane, Bodmin – Update on Consultation from Mr Glyn Stanley, Technician, Engineering Design Group – Cornwall Council

An update relating to the consultation, detailing the fact that funding is currently not available to proceed with these works was circulated with the Agenda and was noted.

P/2013/031

A389, Higher Bore Street, Bodmin – Route Improvement Scheme – Scheme Notification from Cormac Solutions following comments received (item P/2012/281 refers)

A copy of the Scheme Notification from Cormac Solutions was circulated with the Agenda and was noted.

Councillor P Kerridge reported that a site visit had taken place where representatives of Cormac Solutions had been informed of the amendments required and objections raised to this scheme, which Councillor Kerridge believed had been mostly taken into consideration in the amended notification.

The Members thanked Councillor Kerridge for his attendance at this site visit and his contribution to the representation.

P/2013/032

New Countywide Householder Team Contact Details from the Planning and Regeneration Service, Cornwall Council

A copy of the New Countywide Householder Team Contact Details from the Planning and Regeneration Service, Cornwall Council had been circulated with the Agenda and was noted for information.

P/2013/033

Invite to Cornwall Area of Outstanding Natural Beauty Annual Forum (Central) to be held on 16 March 2013 at Truro College between 10.00 a.m. and 3.00 p.m.

A copy of the above invitation had been circulated with the Agenda and was noted.

The Town Clerk requested with the Committee whether they wished him to write to Mr Richard Williams, Monitoring Officer – Cornwall Council asking for an amendment to the recent recommendation from the Planning Policy Advisory Panel for the lower level of housing required in Cornwall, as this would undermine the current plans for growth within Bodmin.

Following discussion, it was AGREED for the Town Clerk to write and despatch this request for an amendment prior to the Cornwall Council Full Council Meeting scheduled for 12 February 2013, where this decision would be ratified.

The Meeting closed at 10:51 a.m.