

MINUTES of the Special Meeting of **Bodmin Town Council** held on Tuesday 4 February 2014 at 6.30 p.m. in the Shire House Suite, Bodmin

PRESENT: The Mayor, Councillor K W Stubbs, presiding together with Councillors, A J Coppin, M E Dominey, J Gammon, J R Gibbs, , S J Horne, L G J Kennedy, A M Kerridge, P Kerridge, P L G Skea, R Solomons, S R Stephens

IN ATTENDANCE: Mr P O'Callaghan (Town Clerk), Mr Stephen Facer (Deputy Chief Executive) and Ms H Stevens (Committee Clerk).

CHAIRMAN'S ANNOUNCEMENTS AND APOLOGIES:

The Mayor announced the resignation of Councillor H G Vanderwolfe.

The Mayor read a statement on behalf of H G Vanderwolfe which explained his reasons for resignation which were related to ill health, and which reflected his sadness in leaving the Town Council after standing for 30 years, and which thanked all Council Members for their support, wishing them every success for the future.

Following discussion it was **AGREED** that the Mayor would write a letter to H G Vanderwolfe expressing Bodmin Town Council's appreciation for his considerable service to Bodmin Town Council, recognising his individual efforts and acknowledging the great respect which he holds from the community of Bodmin.

Apologies had been received from Councillors; J H Hartill and J M Lyne.

C/2014/24 **Public Representation Session** – There were no members of the public present.

A member of the local press was in attendance.

C/2014/25 **Declarations of Interest** – There were no declarations of interest made.

C/2014/26 **To receive the summary of Bodmin Town Framework Consultation Document & Related Map (copies circulated with the agenda) and consider making a representation from Bodmin Town Council to the Cornwall Council Environment Housing and Planning Portfolio Advisory Committee.**

Following discussion it was **AGREED** that the Town Clerk would draft a summary of discussion which would form the basis of the response to be put forward to the Cornwall Council Environment Housing and Planning Portfolio Advisory Committee. It was **AGREED** that the Town Clerk would circulate the draft to all Members for consideration and approval, so that the final response may be submitted and copied to appropriate Cornwall Councillors.

A copy of the final response which was submitted to the Cornwall Council Environment Housing and Planning Portfolio Advisory Committee has been enclosed with these minutes.

C/2014/27 **Any other urgent and relevant item, for information, that the Mayor / Chairman considers appropriate.**

There were no other items raised.

The meeting closed at 7.52 p.m.

Bodmin Town Council



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Cornwall Council PAC Member
By e-mail

Date: 11 February 2014

Our Ref:
PO/TownFramework/2014

Your Ref:

Dear Cornwall Councillor,

Bodmin Town Council response to Town Framework Proposals

The items addressed are in the order that they are listed on the Town Framework Consultation Summary and not necessarily in their order of importance.

Economic / Town Centre – Bodmin Town Council welcomes the support for Economic Development for the town. The Council would trust that the proposals previously outlined by Dr Sandra Rothwell (Head of Economic Development) particularly in respect of developing the Agri-Food Sector, food hubs and a possible Innovation Centre will be actively pursued.

Without such economic development the growth option for 3,000 new houses in Bodmin needs to be questioned.

The Town Council considers that there is a need to develop the cycle and walking routes linking the Town Centre with the Camel Trail and the new cycle hub at Lanhydrock and Cardinham Woods as an absolute priority for the town's economic development. To that end Bodmin Town Council would prefer a solution that is 90% right soon rather than a long wait for 100% later.

Green Infrastructure – there was general acceptance of the proposals.

The need for teen provision was highlighted as a priority, however there was no mention as to siting or where the funding was coming from.

If it is anticipated that these additional amenities are to be funded via section 106 contributions or Community Infrastructure Levy then it is important that this is borne in mind when the s.106 / CIL negotiations take place and not squeezed to pay for education or highways (important as those may be).

Housing and Employment Sites – there was broad consensus with the total housing allocation and the various sites identified, although it was recognised that there are hydrological problems with developing BdUE2.

BdM2 - the Council would support the need for BdM2 being a mixed use site and not revert simply to housing, given its proximity to the Hospital and Beacon Technology Park.

Flood risk – the Council is concerned that major development to the east of the town and the Callywith area (BdUE1 and BdUE4) do not unduly impact on the Town Leat and the ongoing flood problems at Flaxmoor Stream. The Council considers that it is imperative that the hydraulic capacity of the Leat is assessed prior to any development and sufficient funding is made available to upgrade / refurbish the Leat as required. The Council considers that it is imperative that any development does not make the flood risk worse, but also improves the situation from a flood risk perspective. This work must be completed prior to commencement of major housing developments in the town which may have an impact on the amount of water flowing through the Leat. Where flood attenuation / catchment tanks are planned, there should be a clear indication of who will have responsibility to maintain and fund these assets into the future.

Affordable Housing – Bodmin Town Council considers that a target of 40% affordable housing for the town is too high. Any move to build 1,200 new affordable houses must be based on a current housing needs analysis for the Bodmin locality and not simply a broad brush Cornwall-wide approach. The Town Council considers that housing proposals should aim at a greater mix of houses and include higher spec houses to attract managers and executives to the town in the interests of sustainability as this demographic has traditionally commuted into Bodmin from the surrounding villages.

Education – Bodmin Town Council welcomes the move in terms of building a new school rather than expanding existing schools, which all have significant road / transport issues and the expansion of those schools would cause issues for local residents. The Town Council recognises that the expansion of St Petroc's School is clearly a stop gap and must not be considered to be a long term option.

The Council considers that the new school is needed sooner rather than later and the selection and choice of site relates to what is achievable and viable at the time and aligned with the growth of the town. It is important that Cornwall Council recognises that there is a strong need to progress this in the medium and not medium to long term and Bodmin Town Council would like to see a firm commitment to ground being broken for a new school within 5 years.

Transportation – the Town Council considers that both transportation options are short term and the benefits will be temporary and unlikely to last for the life of the plan. The dependence on a significant modal shift to walking, cycling and public transport, however desirable, seems unrealistic. There is a need to explore other solutions, which should include examination of:

- the requirement for a northern link road between BdUE4 and the A389 Dunmere Road;
- addressing the ongoing problems of traffic travelling to and from A30 Kennards House to Wadebridge and the North Cornwall Coast, particularly at times of peak summer traffic. This problem not only affects Bodmin, but Camelford, St Issey and other settlements. Temporary traffic management measures for the Royal Cornwall Show have been implemented for some time and there is a need for something similar to control peak holiday traffic;
- the need to ameliorate the Air Quality Management issues in Dennison Road; and
- the benefits of delisting building(s) in the Church Square area to allow for an improved solution at the junction of Priory Road / Dennison Road and Turf Street and allow an improved gateway for the Grade I listed St Petroc's Church is seen as essential by the Town Council and other partners.

Pedestrianisation of Fore Street – Bodmin Town Council is very strongly in favour of the concept of partial or full pedestrianisation of Fore Street and would look to Cornwall Council to progress this, even for a trial period, in the imminent future.

Progression of Town Framework Matters – Bodmin Town Council would emphasise that despite any concerns raised in this document, there is considerable agreement about a great many of the Town Framework Proposals and considers it important that there are tangible outcomes and the people of Bodmin see some progress and delivery on the ground. The Town Council considers that

Cornwall Council should identify / appoint a person(s) to progress these plans to delivery. This lead officer should be known and accountable to a working group including Cornwall Councillors and representatives of the Town Council and Better Bodmin.

I trust that this information is helpful, but please do not hesitate to contact my Office should you require further information or clarification of any of the points raised.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'P. O'Callaghan' with a stylized flourish at the end.

P O'Callaghan BEM FILCM
TOWN CLERK