

MINUTES of the Planning Committee Meeting held on Wednesday 1 August 2018 at 9.30 a.m. in the Shire House Suite, Bodmin.

PRESENT: Councillor A J Coppin presiding; together with Councillors, J A Bassett, P Brown, J R Gibbs, and K W Stubbs. Councillor L F Sanders joined the meeting at 9.34 a.m.

IN ATTENDANCE: Mrs. T Stiles (Senior Administration Assistant/Mayor's Secretary)

P/2018/192

CHAIRMAN'S ANNOUNCEMENTS AND APOLOGIES:

The Chairman had no announcements.

Apologies were received from Councillors, J P Cooper, S H Kinsman and P L G Skea.

P/2018/193

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

There were no Declarations of Interest received.

P/2018/194

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 7 members of the public in attendance, a number of whom wanted to make representation with reference to Bd-UE2 Site Allocation (Halgavor Urban Extension) and the proposed development of land south west of Westheath Road.

Christine Howard spoke to bring into question the validity of the numbers of dwellings as laid out within the Site Allocations DPD. She stated that she felt clarification was needed from Cornwall Council on what the trigger number would be for infrastructure requirements to be implemented and what timescale would surround those works.

Mr. Eric Bidmead, resident and business owner on Lostwithiel Road, reiterated previously raised concerns over the proposed location of a new roundabout on Lostwithiel Road, and felt aggrieved that Cornwall Council had, to date, not contacted him directly or visited his property to discuss his concerns or to give him any information about the proposed highways alterations. The Chair recommended that constituents should write to their Cornwall Council member (Councillor Leigh Frost in this instance) along with the Cornwall Council Highways Department. Mr. Bidmead advised that he had contacted Scott Mann, MP but felt that had not had the desired impact.

A member of the public spoke at length about the lack of facilities and infrastructure in Bodmin compared to other areas of the country where there are high levels of housing development underway. She considered that in some areas of the country each new housing development would have associated with it facilities such as schools and GP provision. Councillors Brown and Coppin both reiterated the difficulties that Cornwall as a whole faces given the rural nature of large swathes of the

county, the challenging topography and outdated road network all of which were felt to create issues when considering new developments.

The Chair thanked all members of the public for their attendance.

P/2018/195 – PA18/06252 Variation of condition 2 (approved plans) in respect of decision notice PA17/08401 dated 26/10/2017 (item P/2017/213 refers): Construction of single dwelling, garage and ancillary site works – Land East Of Ellesmere Bodiniel Road, Bodmin – Mr and Mrs Hume;

The Members present discussed the detail of the variation (namely altering the materials and finishes proposed, and for a design change in reducing the glazed areas on the northwest elevation) and felt that the change from natural stone to painted render would result in a finish more in keeping with existing properties at Flaxmoor Terrace.

It was AGREED to make the following representation:

Bodmin Town Council supports this application.

P/2018/196 – PA18/06611 Non-material amendment (No. 1) for new (separate) main entrance door to flat no. 5 as required by Building Control and associated additions/alterations to existing external metal fire escape stairs in respect of Planning Application PA14/09106 (item P/2014/207 refers): Conversion of third floor attic to 2 bedroom flat above existing flats – Unit 5, 2 Pound Lane, Bodmin – Mr P Crawford;

Following discussion during which consideration was given to whether the proposed amendment would create such change that would be detrimental to the outward appearance of the building, it was AGREED to make the following representation:

Bodmin Town Council supports this application.

P/2018/197 – PA18/06810 Works to trees within a Conservation Area – namely reduction to a sycamore hedge – Priory Car Park, Bodmin – Mr Richard Davies, Bodmin Town Council;

This application was noted.

P/2018/198 Examination of Cornwall Site Allocations Development Plan Document – Notes from the Inspectors to Cornwall Council requesting further clarification;

The notes received from the Programme Officer had been circulated with the Agenda.

Councillor Brown noted that the Inspector had picked up similar points to those raised by Members with regard to the use of the term ‘windfall’ in relation to the site at Westheath Road / Westheath Avenue, a term which Councillor Brown considered to be the architectural equivalent of poetic licence in this instance.

Councillor Sanders raised a query over how effective the proposed separation of the Bd-UE2 site at Halgavor would be in terms of speeding up the rate of development delivery.

The Senior Admin Assistant/Mayor's Secretary reported that the Programme Officer had advised that Cornwall Council's response to the Inspector's Notes was expected by w/c 6 August 2018. The Members present discussed what steps would best be taken to reiterate the concerns that the Town Council and members of the public had over the Site Allocations, and it was AGREED to give consideration to the response at the next Planning Committee meeting and then decide on whether a Special Planning Meeting with representative from Bodmin's Cornwall Councillors and the relevant Planning Officer should be arranged.

Councillor Stubbs left the meeting at 10.12 a.m.

P/2018/199

Road Traffic Regulation Act 1984 S.14: Temporary Prohibition of Traffic to allow resurfacing works to carriageway – Barn Lane and Beacon Road, Bodmin – 13th to 24th August 2018 from 09:30 to 16:30;

A copy of this road closure was circulated with the Agenda and was noted.

P/2018/200

Update on Road Traffic Regulation Act 1984 S.14: Temporary Prohibition of Traffic – Road Closure for Cormac Surfacing to carry out works to their apparatus – Crinnicks Hill, Bodmin – 3 to 7 September 2018 from 07:30 to 18:00 (item P/2018/189 refers);

A copy of the email received from Cormac in response to the Town Clerk had been circulated with the Agenda.

Councillor Brown commented that he would prefer to see the resurfacing works delayed until 2019, and the Members present felt that the road surface was not currently in a very poor state of repair, as stated in the email.

Following discussion it was AGREED that further correspondence should be sent to Cormac reiterating the Committee's views on the timing of the proposed work and the state of the road surface.

The meeting closed at 10.18 a.m.