

MINUTES of the Planning Committee Meeting held on Wednesday 02 May 2018 at 09.30 a.m. in the Shire House Suite, Shire House, Bodmin.

PRESENT: Councillor A J Coppin presiding; together with Councillors, P Brown, J P Cooper, J R Gibbs, K J Phillips, L F Sanders and P L G Skea.

Councillors, P T Cooper and K W Stubbs were also in attendance but did not vote not being Members of this Committee.

IN ATTENDANCE: Mr. S Facer (Town Clerk) and Mrs. T Stiles (Senior Administration Assistant/Mayor's Secretary)

P/2018/103

CHAIRMAN'S ANNOUNCEMENTS AND APOLOGIES:

Apologies were received from Councillors J Gammon and S H Kinsman.

There were no announcements.

P/2018/104

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

There were no Declarations of Interest.

P/2018/105

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/2018/106 – PA18/01811

Proposed erection of a new dwelling adjoining the existing dwelling (resubmission of withdrawn planning application PA17/03693) – Land East of 1 Higher Bore Street, Bodmin – Mr C Fitzgerald;

The Town Clerk reported that this was the third time this Committee had considered this application. Further to previously raised concerns from Highways, reiterated by Bodmin Town Council, with reference to access and egress of vehicles onto a busy section of Higher Bore Street in the immediate vicinity of a sharp bend, the Planning Case Officer had met with the applicant and it had been agreed that the integral garage would be omitted from the design.

The Town Clerk further reported that information received from the Planning Case Officer advised that the application was intended to meet the needs of the applicant in his retirement years and mobility issues for the applicant within his current home environment. The existing property at 1 Higher Bore Street has numerous changes in levels on the ground and first floors due to its construction and additions over the years. The omission of the integral garage has allowed an overall reduction in the footprint of the proposed dwelling and allowed a redesigned ground floor layout, enlarging the proposed cloakroom so that it becomes a shower room meaning that if the applicant's health and mobility deteriorates in the future he can continue to occupy this dwelling at ground floor level if

required, thereby meeting his and the lifetime requirements for any future occupants of the proposed dwelling. It was considered by the applicant's agent that the proposed dwelling would provide an additional unit of accommodation without compromising the overall appearance of the building and character of the existing residential development.

The Members present discussed the application at length and debated concerns over the proposed dwelling being out of character; road safety and lack of visibility splay for vehicles and pedestrians; and construction management.

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

Bodmin Town Council does not support this application as the development fails to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings and would refer to para / section 17 of the National Planning Policy Framework to support this stance.

Councillors K Phillips and L Sanders voted against this consultation response.

P/2018/107 – PA18/03062 Alterations to office entrance doors to include improved wheelchair access; Replacement Chapel doors; Render and painting of existing external walls; Alterations to existing doors and windows; Resurfacing of existing over flow car park – Glynn Valley Crematorium, Turfdown Road, Bodmin – Mr C Nolan, Dignity Funerals;

The Town Clerk reported on the detail of the application for the renovation and refurbishment of the office and client facing areas at the crematorium, along with proposed improvements to the car park.

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

Bodmin Town Council supports this application.

P/2018/108 – PA18/03549 Extensions to garage – 8 Boxwell Park, Bodmin – Mr R McClellan;

The Town Clerk reported the this was a large plot which could well accommodate the proposed extension to the garage, and noted that the roof line for the extension is appropriately subservient to the main garage roof.

It was AGREED to make the following representation:

Bodmin Town Council supports this application.

P/2018/109 Minerals Safeguarding Development Plan Document: Consultation on the Schedule of Modifications – to consider a corporate response by Friday 1 June 2018

Copies can be viewed at:

www.cornwall.gov.uk/mineralsdpd

The Town Clerk reported that the Council had the opportunity to prepare a corporate response to the consultation of the schedule of modifications.

The Members present discussed the importance of continued use of local materials in developments, in order to maintain the local vernacular and requested that a draft response be prepared to be brought back to the next Planning Committee meeting for consideration.

P/2018/110

Response from letter to Planning Inspector – Bodmin Site Allocations DPD (copy email enclosed);

A copy of the response to the letter had been circulated with the Agenda.

Councillor J P Cooper stated that he felt the letter prepared by the Town Clerk was excellent and that it was unfortunate that it had not received the consideration it deserved. He also commented that the community feels that they have been railroaded on this Site Allocations process, and that valid and relevant consultations had not been adequately provided by Cornwall Council.

Extra Item – P/2018/111

Consultation on the draft revised text of the National Planning Policy Framework – To consider a corporate response by 10 May 2018 (Items P/2018/77 & P/2018/98 refer)

Copies can be viewed at:

<https://www.gov.uk/government/consultations/draft-revised-national-planning-policy-framework>;

Further to discussion at Planning Committee Meeting on 18 April 2018 (item P/2018/098 refers) the Town Clerk requested that any feedback from Members be submitted via email or phone prior to the 10 May deadline, in order that the draft response is amended accordingly before submission.

Councillor J P Cooper commented that he would like to see reference to self-build included in the response.

The meeting closed at 10.01 a.m.