

**MINUTES** of the Planning Committee Meeting held on Wednesday 4 April 2018 at 09.30 a.m. in the Shire House Suite, Shire House, Bodmin.

**PRESENT:** Councillor K J Phillips presiding; together with Councillors, P Brown, J P Cooper and L F Sanders. Councillor K W Stubbs was also in attendance but did not vote not being a Member of this Committee.

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

P/2018/081

**CHAIRMAN'S ANNOUNCEMENTS AND APOLOGIES:**

In the absence of the Chairman and the Vice-Chairman, it was **AGREED** that Councillor K J Phillips assumes the Chair.

Apologies were received from Councillors, A J Coppin (Chairman), J Gammon, J R Gibbs, S H Kinsman and P L G Skea (Vice-Chairman).

The Town Clerk announced to the Members present the sad news that Ken Pearce, Mace Bearer since 1996, had passed away suddenly on Thursday 29 March and that a card from the Council had been sent to the family.

P/2018/082

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

There were no Declarations of Interest.

P/2018/083

**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/2018/084 – PA18/02387

Proposed first floor extension including balcony to existing dwelling – 45 Whitestone Road, Bodmin – Ms M Alonzo-Sanchez;

**The Town Clerk reported on the detail of the proposal to extend above an existing porch to create an extended bedroom area with balcony, and to insert a new window into the gable elevation of the property from the first floor landing. He further confirmed that an 1800mm high screen was proposed to mitigate and protect privacy of the adjoining neighbour.**

**The Members present felt that the proposed design was an unusual form of extension and lead to incongruity with the gable end not being utilised as the start point for the extension. It was considered that the orientation of the property and the aspect overlooking Whitestone Road and opposite grassed area was in the applicant's favour in terms of mitigating any potential overlooking issues.**

**The Committee considered that the principle of proposing an extension to the property was understandable, but did not feel that**

the design was in keeping with the surroundings.

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

**Bodmin Town Council does not support this application as it is incongruous and not in keeping with other properties in the area. The proposed extension also jars with the south-western elevation (build line) of the dwelling.**

**Bodmin Town Council does support the principle of an extension with a preference for any extension to be attached to the gable end of the property with a subservient roof line to the main dwelling.**

P/2018/085 – PA18/02432 Notification of proposed works to a tree in a conservation area – Removal of one Cupressus spp. – Church of St Lawrence, Westheath Avenue, Bodmin – Mr R Davies (Bodmin Town Council);

**This application was noted. Councillor J P Cooper asked that the leaseholders be made aware of the works prior to them being carried out.**

P/2018/086 – PA18/02496 Extensions and modifications – 7 Springwell View, Bodmin – Mr and Mrs Hockaday;

**The Town Clerk reported on the detail of the proposed extensions and modifications, designed to create an additional bedroom with ensuite above an existing double garage, and a small lobby, utility and extended kitchen on the ground floor.**

**The Members considered that the site was large and would appear able to accommodate the proposed extensions and modifications. The Town Clerk further advised that neighbouring properties appear to be of a similar size so massing would not appear to be a material consideration in this instance. Members discussed concerns over the potential for future separation of the extension from the main dwelling given the proposed access arrangements to the planned first floor extension.**

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

**Bodmin Town Council supports this application and would ask the local planning authority to consider attaching suitable conditions to tie the extension into the main dwelling in perpetuity. The Town Council has concerns that the property could be split into a separate dwelling given the configuration of the additional bedroom with its own access arrangements via a small lobby and utility room.**

P/2018/087 Gilbert Road development road name suggestions update (if any; item P/2018/054 refers);

**The Town Clerk advised that the names had been submitted to the Cornish Language Team at Cornwall Council, who it was**

**understood had made some minor amendments for linguistic accuracy, but that he had no further update at this time.**

P/2018/088

Wales and West Utilities gas maintenance works – Town Clerk to update on roundtable meeting held on 15 March 2018 (item deferred from Full Council meeting held on 22 March 2018);

**The Town Clerk reported on his attendance at the meeting with representatives from Wales & West Utilities and Cornwall Council, the primary purpose of which was to discuss forthcoming planned replacement gas mains infrastructure works in Fore Street. He advised that he had raised at that meeting Bodmin Town Council's serious concerns regarding St Mary's Road which appeared to be a site with little or no activity, and the ongoing issues with signage / temporary apparatus being blown across the site and the busy Fiveways junction, or being moved by unauthorised persons creating road safety concerns. Furthermore the Town Clerk reported that he had advised the attendees of that meeting that he had written, as instructed by the Planning Committee, to Cornwall Councillors Frost and Gammon and that they were taking up this matter.**

**With regards to Fore Street, the Town Clerk was able to report back to Committee that Wales & West Utilities will be seeking to carry out mandatory gas mains replacement in Fore Street from Wetherspoons up to the junction with Robartes Road and an early June start date was being suggested, subject to the necessary process for statutory consents. There will be a consultation with local traders regarding deliveries as the works will require a full closure of Fore Street with works expected to take 15 working days to complete as they also include repairs to individual properties along the 25 metre length of mains pipework. Doing this work in one phase would mitigate the need to return to site in two years' time and the resultant further disruption.**

**Members discussed the possibility of supporting any works by way of free parking given the impact to the town centre's traders. The Town Clerk advised that a proposal to implement a period of free parking would need to be itemised on the Agenda for the 24 May Adjourned Council meeting as it would have an impact on the Council's income which does ultimately mitigate the precept. Members considered that if free parking measures were implemented then Cornwall Council should also be lobbied to follow suit, and asked whether Wales & West Utilities would be minded to contribute towards loss of Town Council revenue.**

**Councillor J P Cooper advised that he had discussed the matter with Cornwall Councillor Pat Rogerson and she had been asked to be kept abreast of closures with reference to developing a possible trial pedestrianisation of Fore Street.**

**In response to a query from Councillor J P Cooper, the Town Clerk advised that once a Road Closure application had been made and the dates confirmed then the Town Council could write to Cornwall Council asking for assurances that the dates would be stringently**

**adhered to and what penalty fines may be in place for any overruns.**

P/2018/089

Road Traffic Regulation Act 1984 S.14: Temporary Restriction of Traffic – Temporary 10mph speed restriction on Dennison Road, Higher Bore Street and Lower Bore Street, Bodmin – 2100 hours on 9 May 2018 to 0600 hours on 10 May 2018

Please click the following link to view a map and associated documents:  
<http://roadworks.org?tm=105231941>

**A copy of the notice had been circulated with the Agenda and was noted. The Town Clerk confirmed that the overnight speed restriction would be in place due to decreased carriageway width.**

Extra Item - P/2018/090

One Public Transport System for Cornwall Project Details - Transport & Technology Service, Cornwall Council - Town Clerk to report

**A copy of the presentation had been circulated prior to the meeting.**

**Members discussed at length the current perceived failings of a public transport system which has received limited investment and fails to serve Bodmin adequately given the town's strategic, central location within the County. A lack of a direct bus route to Truro was cited as a particular issue, along with poor bus links to Wadebridge, Padstow and Newquay.**

**Councillor J P Cooper considered that a key factor for the future development of the town would be a robust link between the mainline train station at Bodmin Parkway and the town's central station at Bodmin General.**

**It was agreed that such rural and disparate populations required a strong and sustainable public transport system in receipt of significant investment, and that it was vital that provision was matched with need.**

**A number of Councillors expressed an interest in attending a presentation by Leyton Allen-Scholey (OPTP Project Development & Support Officer, Cornwall Council) and it was AGREED that the following Councillors would represent the Council at this meeting:**

- P Brown;
- J P Cooper;
- P T Cooper;
- K J Phillips

**Date of the presentation to be confirmed.**

**The meeting closed at 10.04 a.m.**