

MINUTES of the Planning Committee Meeting held on Wednesday 04 July 2018 at 11.30 a.m. in the Shire House Suite, Bodmin.

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

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

P/2018/162

CHAIRMAN'S ANNOUNCEMENTS AND APOLOGIES:

Apologies were received from Councillors, P Brown and S H Kinsman.

The Chairman thanked Councillors and members of the public for attending at the later than usual time.

P/2018/163

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

Councillor J P Cooper declared an Interest in Agenda Item P/2018/165.

P/2018/164

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 a number of members of the public in attendance who wished to make representations about Item P/2018/169 – Bodmin Site Allocations DPD with specific reference to Bd-UE2.

Mr. Eric Bidmead, resident and business owner on Lostwithiel Road, raised concerns over the proposed location of a new roundabout on Lostwithiel Road which he felt would be dangerously close not only to his boundary but also to the existing roundabout at the entrance to the Leisure Centre.

Councillor J P Cooper responded to advise that the Town Council's position was clear in that they had grave reservations over the proposed development of the Halgavor site. He felt that Councillors have done and will continue to do what they can to support local residents in pursuing Cornwall Council to ensure that they fully adhere to their responsibilities, but urged residents to intensify the pressure of their lobbying of Cornwall Council Members and Scott Mann MP, as he felt that the bulk of the burden of protecting their interests would fall to the residents themselves.

A local resident raised concerns about flooding and loss of habitat for the woodlands and wetlands areas around Halgavor Plantation. Councillor A J Coppin responded to advise that Bodmin Town Council very much shares the concerns of the residents with regard to the complex hydrological issues of the site.

In response to a query raised by Mrs. Christine Howard, the Town Clerk responded to advise that in attempting to address the Inspectors concerns about deliverability of 770 homes within the planned period,

Cornwall Council were considering dividing Bd-UE2 into two site allocations with the ability for each site to deliver around 35 homes per year rather than a single site delivering the same number annually. Cornwall Council would therefore be hoping that the Inspector would view and accept this as demonstrating greater confidence in delivery of the minimum housing target number during the plan period.

Councillor J P Cooper stated that having attended the Special Planning Meeting with Cornwall Council Planning Officer Matthew Brown on the evening of 14 May 2018, he felt disappointed that the concerns raised by local residents appear not to have been reflected by the Planning Authority.

Mrs. Howard reiterated that letters from the Campaign for Rural England (CPRE), Bodmin Town Council and Scott Mann MP have all been resubmitted to Cornwall Council. Whilst she had received a detailed response from the Programme Officer, she considered that it did not clarify the situation. As a result Mrs. Howard advised that she would be writing to the Programme Officer again to try to get more information on the next stage of the consultation. The Town Clerk advised that the Inspector would be awaiting Cornwall Council's submission in response to the Inspector's note before any next steps would become clearer, which may include public consultation on any modifications.

Mrs. Howard thanked the Town Council and the Town Clerk for the support received to date.

P/2018/169

Cornwall Council response to Planning Inspector relating to the strategy for Bodmin within the Site Allocations DPD;

Given that the members of the public in attendance all had an interest in this item, the Chairman, with agreement from Committee, moved this item up the Agenda.

Councillor J P Cooper reiterated his comments that he felt that the issues, concerns and strength of feeling raised at the Special Planning Meeting on 14 May 2018 had been disregarded or not given sufficient consideration and not carried forward. He felt that Cornwall Council's response to the Planning Inspector did not appear to give credence or consideration to those concerns and asked that the Town Clerk respond on the Council's behalf.

In response to a query from Councillor Cooper as to whether a letter to the Secretary of State would be appropriate, the Town Clerk advised that central government was following a pro-growth agenda and was looking for towns to absorb growth in order to mitigate the impact on more rural areas. The Town Clerk advised that he was happy to write to the Secretary of State on this matter but the reality was that it would probably generate a fairly standard planning / national housing shortfall issues.

The Town Clerk advised that the Inspector will want to see that Cornwall Council have looked at the points raised in his Note and particularly around having confidence in the delivery of a minimum 3,100 homes over the plan period. The Town Clerk considered that

the point raised by a member of the public regarding the inappropriateness of a second roundabout on Lostwithiel Road, based on information the local resident has from the highways authority, may still be valid and would merit inclusion as evidence in the next round of public consultation, if that is a route triggered by the Inspector. The member of public was encouraged to follow that route.

There followed a discussion around the development of a Neighbourhood Plan, and Mrs. Howard asked for a meeting to be arranged with the Town Council, Sarah Sims (Community Link Officer, Cornwall Council) and local residents to explore how a Neighbourhood Plan can be developed, what it is and what it means for the community going forward. Councillor A J Coppin responded to advise that discussions on a Neighbourhood Plan are on the list of Aims and Objectives that the Council is working towards and Councillor J P Cooper recommended that residents lobby their local ward Members.

The constraints of a Neighbourhood Plan were discussed, with the Town Clerk advising that any Neighbourhood Plan would ultimately still need to conform to the Local Plan which is pro-development. Councillor Cooper added that whilst it cannot be used to limit development a Neighbourhood Plan can aid communities in setting the tone and type of development with more focus on employment areas and 'green' developments.

Following discussion it was **AGREED** to write to the Planning Inspector in response to Cornwall Council's submission reiterating the comments already made in the Town Clerk's letter dated 2 July 2018, with the addition of a response to the inclusion of '*Policy Bd-H1 (50 dwellings), Westheath Road*' within the Bodmin Site Allocation DPD as this site had previously been considered to be a 'rounding off' windfall parcel for development.

It was further **AGREED** to include concerns regarding Cornwall Council's assertion that the one-way system re Harleigh Road had been completed and that this discrepancy should be highlighted to the Inspector in the letter.

It was noted that Councillor L F Sanders abstained from this vote as she had not yet had the opportunity to read the letter dated 2 July 2018.

The Town Clerk advised that he would draft a letter and circulate it to all Members of the Planning Committee by email for their comments prior to submission.

Councillor K W Stubbs left the meeting at 12.25 p.m.

P/2018/165 – PA18/03203 Regularisation of change of use of land for parking and storage of vehicles associated with adjacent vehicle repair garage (B2) – Bodmin Tyres, Dennison Road, Bodmin – Mr K Lang (item P/2018/123 refers);

Councillor J P Cooper reiterated his Interest in this item and left the

room for the duration of the discussion and voting thereon.

The Town Clerk reported on the detail provided in the application and reminded Members that a previous application had been considered by this Committee when it met on 16 May 2018, with multiple concerns raised. He further advised that there had been an objection raised by a near neighbour to the site, which he read out to committee.

Members felt that as they could ascertain no major changes in this application form from that considered under P/2018/123, their initial concerns had not been allayed. Councillor A J Coppin raised his concern over the potential loss of or damage to Cornish hedges which would immediately adjoin the site.

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

Bodmin Town Council would reiterate its previous comments submitted on 22 May, which are as follows:

'Bodmin Town Council would raise concerns regarding the ongoing road safety issues associated with this site given the vehicular movements onto the busy Dennison Road and the poor access and egress onto the site. This is compounded by the parking of vehicles on Dennison Road by the applicant as part of the day-to-day operations of this business.

Whilst the applicant has demarcated the application site, the Town Council could not determine where the parking bays were in relation to the site. Further, there was no detail around their orientation and whether these bays were permeable surfaced given the sloping nature of the site and the potential for surface water to runoff onto Dennison Road and flow towards the Berrycombe Road junction which has experienced some localised flood issues in the past.

Bodmin Town Council would request further clarity from the applicant regarding the parking bays and whether these are for clients parking or for parking associated with recovery of vehicles as there could be environmental concerns with any long term parking of vehicles recovered from breakdown or road traffic collisions i.e. leakage of oil, engine / brake fluid etc.

Bodmin Town Council does not support this application given the limited detail provided by the applicant.'

Bodmin Town Council would further comment on the need for any significant trees to be retained given their importance in the locality and that traditional hedgerows should be retained given their habitat value.

P/2018/166 – PA18/05279 Replace existing garage and extend above to create two additional bedrooms – 13 Margaret Crescent, Bodmin – Miss K Johnson;

The Town Clerk reported that the Committee may be minded to

comment on the poor quality of the drawings and the fact there is not a copy of existing elevation plans for comparison purposes.

Following discussion about potential concerns over the roofline, terracing and massing it was AGREED to make the following representation:

Bodmin Town Council supports this application subject to the extension having a subservient roof line to the main dwelling (this may lead to the loss of the proposed velux window in the extension).

Whilst considering this application, the Town Council's Planning Committee commented on the poor quality drawings which were very basic. A further comment was also made regarding the outdated site plan provided which was not a current representation of the locality.

P/2018/167 – PA18/05452 Non material amendment (No. 1) for permission to allow the site to operate until 5pm on the 22nd December 2018 only to (PA17/04501) Application to vary condition 5 in respect of decision 2006/00971 to extend vehicle movement hours and operating hours at Bodmin Materials Recycling Facility – East Cornwall Recycling Visitor Centre, Bodmin Business Park, Bodmin – Mr N Kelly, Cornwall Energy Recovery Ltd. (items P/2017/166 and P/2018/119 refer);

The Town Clerk reported that this matter was outlined to Committee via a presentation on 16 May 2018 and primarily relates to a Christmas hours of operation problem and to mitigate waste collection / recycling issues for the community.

Councillor A J Coppin reiterated his comments from the 16 May 2018 Planning Committee meeting that it was good to see the applicant being proactive with a sensible approach to ensuring expedient waste collection in the run up to Christmas.

Councillor J P Cooper commented on the apparent shortcomings in the site's traffic management which was having a negative impact on surrounding businesses and road users, given parking along the road.

Following discussion it was AGREED to make the following representation:

Bodmin Town Council is supportive of this amendment on this one occasion as it is a proactive measure to address the Christmas collections in 2018.

However, Bodmin Town Council would request that a more robust traffic management plan is instigated to mitigate the impact that vehicular movements (access and egress) and parking / waiting in the locality (along the highway / road) is having to other businesses and road users. The applicant is requested to give consideration to this in the interests of road safety and to ease access and egress to other units on this business park.

P/2018/168 – PA18/05735 Notification of proposed works to trees in a conservation area: Coppicing of Sycamore hedge and removal of overhanging branch from open-grown Sycamore – Land Near Priory Park Car Park And The Shire House Suite, Bodmin – Mr R Davies, Bodmin Town Council;

Bodmin Town Council noted this application.

Councillor J P Cooper asked whether occupants of neighbouring properties had been kept informed. The Town Clerk advised that he believed the works planned had come out of discussions with residents, but would liaise with the Council's Parks and Open Spaces Manager to ensure that they were kept informed.

P/2018/170

Update on planning application PA18/03272 – Application for the replacement of two front bay windows with PVC windows (like for like) – The Garland Ox Inn, Higher Bore Street, Bodmin – Mrs N Parr (item P/2018/136 refers) – Town Clerk to report;

The Town Clerk read out the detailed response received from the Planning Case Officer following the Town Council's representation (item P/2018/136 refers) and confirmed that Cornwall Council were now dealing with the application under the 5-day Protocol Procedure.

The Town Clerk advised that the Committee would need to consider the wider implications for supporting an application to move to uPVC windows on an historic (although not listed) building in the town's Conservation Area, and any associated erosion of the visual amenity that these older properties present in the street scene.

Members discussed the important distinction between newer developments and alterations to historic or traditional buildings where materials and detailing is more important to preserve the character and appearance of historic buildings in the Conservation Area. Councillor A J Coppin commented it was unfortunate that in some instances householders come under much less scrutiny than businesses when making changes to properties in the Conservation Area.

Following discussion it was AGREED to make the following representation to the Case Officer:

Bodmin Town Council's Planning Committee supported your views regarding refusal given the need to preserve the historic character of this building and given concerns regarding the precedent that it could set, if allowed, for other important buildings within the Conservation Area.

The Committee considered that it was important for buildings like this one to preserve its character through the use of appropriate materials and detailing.

In summary, Bodmin Town Council is in agreement with a refusal.

It was noted that Councillor J A Bassett abstained from voting on this item.

P/2018/171

Consultation: Harleigh Road, Bodmin – Waiting Restrictions (EDG1485) (East) – To consider a corporate response by 11 July 2018 (copy enclosed);

The Town Clerk read out a letter of objection to the proposal that had been submitted by a local resident.

The Members present discussed the one-way system that had been in place during the Bodmin Growth Deal works, and other traffic calming measures that would need to be implemented if such a system were reinstated. Councillors felt that they would rather see Cornwall Council commit to a consultation on an entire scheme rather than by way of piecemeal approach.

Following discussion it was AGREED to make the following representation:

Bodmin Town Council noted this waiting restrictions proposal for Harleigh Road and considered that this was not a long-term solution to the traffic management of this section of road.

Bodmin Town Council would strongly recommend that Cornwall Council / CORMAC commences consultation work which it promised as an outcome of the Bodmin Growth Deal to explore a one-way system for Harleigh Road as a more effective way of managing traffic.

Bodmin Town Council would strongly urge Cornwall Council / CORMAC to progress consultation on a proposed one-way system for Harleigh Road with immediate effect.

P/2018/172

Road Traffic Regulation Act 1984 S.14: Temporary Prohibition of Traffic – Road Closure for South West Water to carryout works to their apparatus – Berrycoombe Hill, Bodmin – 18:30 on 31 August 2018 to 06:00 on 1 September 2018

Please click the following link to view map:
<https://roadworks.org?tm=106066795>;

This information was noted by the Committee.

Extra Item - P/2018/173

Proposed two-storey and single-story rear extensions – 5 Leafield, Bodmin – Mr and Mrs Eddy – Town Clerk to report;

The Town Clerk reported that he had received a detailed email from the Planning Case Officer outlining the Planning Authority's considerations and advising that the application would be dealt with under the 5-day Protocol for Local Councils.

The Case Officer advised that following dialogue with the agent it was confirmed that there will be no change to the existing access/egress arrangements for vehicles. The agent clarified that a

parking space will be lost through the building of the extension; this is an amendment to Q8 of the application form. As in many properties the garage is not used for parking.

She further advised that having reviewed the application documentation, visited the site and discussed with her team leader and colleagues and following careful consideration of all the material planning considerations, in this instance, she felt it appropriate to recommend approval of the application for the following reasons:

'The extension is set back from the existing building line of the front of the existing dwelling and its ridgeline is set down below that of the existing dwelling giving a subservient appearance. Its scale is considered to be appropriate in relation to the host dwelling and its setting, and materials will match/complement those existing. The dwelling attached to it has been extended and there are examples of similar additions within the vicinity and elsewhere within similar developments in Bodmin and other towns/villages. The loss of a parking space is acknowledged. However the road from which the dwelling is accessed is unclassified and does not have parking restrictions and residents can park there (providing that it complies with the Road Traffic Act) and this could not be reason for refusal of the planning application.

I note loss of light and civil matters raised by neighbour and third party representations and will also address these in the summing up of the application.'

Councillor A J Coppin noted that he felt as a Committee they had done well in bringing the parking / highways issues to Cornwall Council's attention, and thanked them for taking it on board so fully.

Following discussion it was AGREED to agree with the Officer recommendation.

The meeting closed at 1.02 p.m.