

MINUTES of the Planning Committee Meeting held on Wednesday 5 September 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 P Cooper, J R Gibbs, L F Sanders and K W Stubbs. Councillor K J Phillips joined the meeting at 10.58 a.m. and from item P/2018/225.

IN ATTENDANCE: Mr S Facer (Town Clerk) and Miss L Hancock (Executive Assistant)

P/2018/213

CHAIRMAN'S ANNOUNCEMENTS AND APOLOGIES:

The Chairman paid tribute to Mr Martin Cummings, a local businessman and friend of Bodmin Town Council who had recently passed away following a period of ill health. He advised that the funeral would be taking place later that day at 12.30 p.m. at St Petroc's Parish Church.

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

P/2018/214

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

Councillor J A Bassett declared a Non Registerable interest in respect of Item P/2018/222 as she is a Director of the intoBodmin CIC.

P/2018/215

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 five members of the public in attendance, three of whom wished to make representation with reference to Bd-UE2 Site Allocation (Halgavor Urban Extension).

Mr Eric Bidmead, resident and business owner on Lostwithiel Road, wished to update the Committee to advise that he had been in contact with Matthew Brown from Cornwall Council regarding a meeting onsite at his property to discuss his concerns about the proposed highways alterations. A provisional date of 11 September 2018 had been proposed but had not yet been confirmed by Matthew Brown. He added that Rebecca Riley from Cornwall Council was also happy to attend this meeting.

Mr Bidmead reported that he had recently met with Scott Mann MP regarding the Bd-UE2 Site Allocation, who had strongly supported the creation of a Neighbourhood Plan and had stated that he would be pleased to attend a Special Meeting regarding this matter provided it could be scheduled for a Friday evening at 7.00 p.m. Mr Mann also emphasised the importance of inviting the three Cornwall Councillors for Bodmin to this meeting.

Councillor J A Bassett expressed her concern at the duration of the consultation period for the Site Allocations Development Plan Examination which had previously been confirmed as a minimum of four to six weeks. However, on the published documentation it referred to the

consultation running from 10th to 22nd September, therefore a significantly shorter period. The Town Clerk suggested it would be advisable to contact Jo McCabe, Programme Officer, to enquire why the deadline had been reduced. Councillor Bassett considered that this might be an error as a 6 week consultation would run from 10 September to 22 October.

Local resident, Mrs Christine Howard requested a copy of the notes of the Special Planning Meeting which had taken place on Monday 14 May 2018 and the Town Clerk confirmed that the notes were available on the Council's website and would be forwarded to her in due course.

Mrs Howard then proceeded to read a draft letter which she had prepared and provided a copy to the Town Clerk. This letter was for submission to the Planning Inspectorate and included her concerns regarding Cornwall Council's actions in purchasing Little Halgavor Farm in order to acquire the land prior to the commencement of the DPD Consultation. She considered this action was unfair as the owners of the property were not aware of the development and therefore there may have been better opportunities available to them. In her view she considered there was 'inside trading' taking place at Cornwall Council which should be thoroughly investigated.

Councillor J P Cooper advised that he had contacted Jo McCabe to ask for clarification regarding the consultation and was advised that comments were being sought only on the modifications proposed, not the document in its entirety. He added that there was a strict timeline of advertisement in the local press which would commence during the first week of the consultation period and would include a range of different local publications and all comments submitted would be forwarded to the Planning Inspectorate for consideration.

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

P/2018/216 – PA18/06761 Erection of warehouse and ancillary sales cabin for Class B8 use and the display, sale and outside display of storage, car parking, servicing and associated works – Site Off Dunmere Road, Bodmin – Travis Perkins (Properties) Ltd

The Town Clerk advised that this application relates to the former Ranco Controls site and the use class is for storage or distribution with opening time / operating hours specified as Monday to Friday 7.00 a.m. to 6.00 p.m., Saturday 8.00 a.m. to 12 noon and Sundays and Bank Holidays would be non operational days.

The proposal is to erect a Tempastore warehouse and an ancillary sales cabin. The proposed floor space for the warehouse is 450m² for the storage of materials and other products internally. The sales cabin will include a sales desk and other ancillary rooms such as toilets, office and canteen measuring 122.5m², with a total floor space of 572.5m². The warehouse will measure 30m x 15m and the cabin 12.5m x 9.8m and 3.2 m in height.

The Town Clerk informed that the warehouse will be sited along the western boundary and the sales cabin located in the south east corner of the site. The area between the two units will be for

external storage which requires a maximum height of 5.5m.

The applicant indicated that the number of proposed full time employees is seven.

In terms of onsite parking and other facilities it is proposed that:

- 1 disabled space will be provided;
- 12 car parking spaces (6 public and 6 staff parking spaces);
- 2 pick-up / drop-off spaces;
- 6 cycle spaces

In terms of access onto and out of the site, the applicant advises that the existing access points will be utilised with the site operating a one-way system with entry via the western end of the site and one exit at the eastern extent of the site.

Due to the positioning of the central reservation / pedestrian refuge on the eastern arm of the A389 roundabout, the applicant advises that entry will only operate for left turning vehicles coming off the roundabout, further, that both accesses are existing and planning consent has previously been granted for a mix use (retail and industrial) site which implies that the current vehicular access arrangements are acceptable.

The Town Clerk added that he had received an email from a member of the public requesting that Bodmin Town Council considers the effects of lighting on the site and the impact on the Dark Skies Designation, however he noted that this site does not fall within the buffer zone of the designated area and therefore is not significant.

The Chairman considered that the temporary nature of this development suggested the developer may not be committed to a long term business on this site, however he added it is still better to see the site occupied than remaining vacant.

A discussion then ensued regarding the importance of ensuring a pedestrian link through the site to access Berrycoombe School and it was AGREED to make the following representation:

Bodmin Town Council supports this application subject to a suitable planning condition being imposed to restrict the planning consent to a period of 3 to 5 years which reflects the temporary nature of the development as the Town Council notes the use of a 'Tempastore' for the warehouse.

Bodmin Town Council would seek a safe and suitable pedestrian and cycle link from the site through to Berrycoombe School is secured in light of the new developments at Dunmere Road (Borough View) and adjacent Chy Trevail. Bodmin Town Council notes that as Berrycoombe School is one of the closest primary schools, a pedestrian and cycle link will provide a safe route and assist with modal shift opportunities for local residents.

P/2018/217 – PA18/06826 Listed building consent for replacement ATM to the outside of the Lloyds branch, including the lowering of the floor around the new ATM internally by approx 302mm with new steps and balustrading to be installed around new pit – 44 Fore Street, Bodmin – Lloyds Bank.

The Town Clerk reiterated that Lloyds Bank building is Grade II listed and falls within the town's Conservation Area.

He explained that this application relates to the replacement of the ATM to the outside of the Bank, including the lowering of the floor around the ATM internally by approx 302mm to allow for the installation of the new machine with new steps and balustrading to be installed around the new pit.

It was noted that the ATM is comparable to the existing and therefore probably not that detrimental to the effect on the property and it was AGREED to make the following representation:

Bodmin Town Council supports this application.

P/2018/218 – PA18/07472 Non-material amendment (No. 1) for general updates to drawings informed by new survey information in respect of planning application PA17/00086: Conversion and restoration of existing ruinous buildings at Bodmin Jail to create a 63 bed hotel, and the expansion of the existing visitor attraction. Includes the demolition of the former hospital wing enclosure and the construction of a new 2-storey building for the expanded visitor attraction and other proposed works (item P/2017/028 refers) – Bodmin Jail, Bodiniel Road, Bodmin – Mallino Development Ltd.

Amendments as follows:

- The installation of louvres (located behind retained existing glazing bars) to the Naval Wing in the position of a previously unsurveyed window;
- Amendments to a consented window to the former link between the Naval Wing and the former Hospital Wing so that it is formed from a single piece of glazing;
- The creation of a new opening under an existing internal window at level 2 of the Admin building, to improve visitor flow;
- Alterations to the external treatment to the Stable Block to replace the consented timber and glass facade with a new metal lattice facade;
- Alterations to the consented internal layout of the Stable Block; Alterations to the proposed location of risers associated with the proposed hotel rooms, so that the risers are located within the rooms and cut through the floor rather than the walls;
- The addition of showers to each proposed en suite;
- Layout alterations in level 2 of the hotel (Civil Wing) to accommodate a new location for proposed back of house space;
- Additional louvred windows to ventilate proposed plant rooms;
- The installation of grilles and enlargement of existing openings to provide ventilation to the hotel atrium (these openings are permitted, but need to be slightly further enlarged);
- The installation of fire doors and fire stopping associated with the proposed hotel;

- Repair and rebuilding of chimney stacks and a new external timber door is proposed to the rear elevation of the gatehouse

The Town Clerk pointed out that there are a significant number of drawings related to this non material amendment application.

He added that Members will recall the previous listed building application which was considered by this committee on 20 June (Item ref and planning application ref P/2018/156 – PA18/05222 refers) and as such this non-material amendment notification reflects those recently permitted under the new listed building application.

The previous representation made by the Town Council's Planning Committee on 20 June was as follows:

Bodmin Town Council is supportive of works that will lead to the conservation and preservation of this historic building for the town. However, the Town Council would seek assurances from the Historic Environment Team that the range of amendments as proposed will not lead to an overall degradation regarding the visual amenity of the historic fabric of the building. Bodmin Town Council recognises the need for some adjustments to be made to enable future use of the property but considers that any amendments should not lead to an overall material impact upon the visual amenity of the building in line with existing planning conditions consented under PA17/00087.

Bodmin Town Council considers this building to be a significant and important part of the town's history and heritage and would like reassurance that any amendments will not materially harm the visual aesthetics and detract from the historical value of the site i.e. that existing historic elevations and windows / existing openings are not enlarged to an extent which will lead to visual harm and loss of historic value.

Bodmin Town Council would seek assurances that these amendments will be considered in very fine detail and that Cornwall Council will carry out appropriate site visits to ensure that listed building works are in accordance and adhere with planning consent.

Councillor P Brown commented that there did not appear to be one main contractor appointed to oversee the works and in his view, the project was being poorly administered as a result of a lack of overall management.

Councillor J P Cooper expressed concerns that the contractors were not acting as 'good neighbours' and that there was an apparent lack of traffic management during the construction phase causing harm to local residents and issues with parking in the locality. He added that he also had concerns that a lack of enforcement action and all the subsequent amendments to the conditions following the Planning Consent could lead to considerable changes to the visual aspect of the building(s).

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

Bodmin Town Council would continue to seek assurances that amendments will be considered in very fine detail and that Cornwall Council will carry out appropriate site visits to ensure that listed building works are in accordance with and adhere with planning consent(s).

Bodmin Town Council would also request that the applicant ensures that it manages its obligations under any traffic management plan and that this is enforced by the local planning authority to mitigate any harm to local residents during and throughout the construction phase.

P/2018/219 – PA18/07745 Application for Approval of Reserved Matters (Access, Appearance, Landscaping, Layout and Scale) following Outline Application PA17/11192 (item P/2017/304 refers) – Ellesmere, Copshorn Road, Bodmin – S Waddell and C Hoplins

The Town Clerk advised that the Committee had previously made the following comments in respect of Item P/2017/304:

Bodmin Town Council supports this application but would wish to see consideration be given to the highways element of this application as the approach to this property is on a road which has previously been identified as unviable for improvement.

The Town Clerk then referred to the proposed elevation and layout drawing, which detailed a large percentage of timber cladding being proposed and suggested that the Committee may wish to comment on this material given previous comments made regarding the use of more local materials. He also noted that feature stone is referenced as a material for the entrance area, to include a natural slate roof.

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

Bodmin Town Council supports this application in principle subject to the use of more local materials and a reduction in the total amount of timber cladding being proposed.

P/2018/220 – PA18/07969 Loft conversion with front and rear dormers and porch – 24 Windsor Grove, Bodmin – Mr and Mrs Davey

The Town Clerk informed that this property is located in a Cul-de-sac which comprises a mixture of detached and semi detached bungalows, some of which include a conservatory and/or porch.

He further commented that the plots are quite large in the linear direction but considered whether a dormer would materially change overlooking or loss of amenity, as the other properties remain as

bungalows. The Town Clerk suggested that the orientation of windows may serve to mitigate this issue and the local planning authority may choose to support the application.

Following discussion it was AGREED to make the following representation:

Bodmin Town Council does not support this application as the proposed development is out of character due to massing and does not improve the character and quality of the area and the way it functions.

P/2018/221

Update on planning application PA18/06139 – Construction of a two-storey side wrap around extension with a hipped roof – 18 Church Park, Bodmin – Mr and Mrs Bright (item P/2018/181 refers)

The Town Clerk referred Members to the e-mail correspondence dated 21 August 2018 where the Planning Case Officer had triggered the 5 day protocol. In liaison with the Chairman and Vice Chairman of the Town Council’s Planning Committee, Bodmin Town Council confirmed that it would agree to disagree on this occasion.

This action was endorsed by the Committee.

P/2018/222

IntoBodmin CIC, The Old Library, 10 Lower Bore Street, Bodmin – Town Clerk to report on application for a licence to allow the supply of alcohol on the premises – 11.00 a.m. to 11.00 p.m. Monday-Thursday, 11.00 a.m. to midnight Friday and Saturday and 11.00 a.m. to 11.00 p.m. Sunday

Councillor J A Bassett reiterated her Non-Registerable Interest and left the room during this item.

The Town Clerk outlined that this is an application for a Premises Licence at the Old Library and includes the following details:

- **Provision of Films from Monday to Sunday between 11.00 and 23.00. (This may include outdoor film showing in the courtyard garden area until no later than 9.00 p.m.);**
- **Provision of recorded music from Friday and Saturday between 23.00 and 00.00 (indoors). There may be certain nights where a DJ or an event with recorded music taking place, or recorded music might act as the final slot;**
- **Alcohol on the premises for supply and sale from Monday to Sunday between 11.00 and 23.00**
- **The provision of Adult Entertainment - the applicant advises that this may include theatre, dance or film screenings which may be unsuitable for children i.e. burlesque, cabaret or older rated films during the following times:**

Monday to Friday – 09.00 to 00.00

Saturday – 09.00 to 00.30

Sunday – 10.00 to 23.00

The Town Clerk referred to Section 18 of the application which covered the various elements where the applicant details what steps will be taken to promote the four licensing objectives:

1. Prevention of crime and disorder
2. Public safety
3. Prevention of public nuisance
4. Protection of children from harm

He suggested that the Committee may wish to consider any additional conditions, one being that an intoBodmin representative should attend a Personal Licence Holder training course given the sale of and consumption of alcohol on the premises.

Councillor J P Cooper expressed some concerns relating to noise and anti social behavior in the area outside the Old Library building, as it is located in a residential area and suggested that a condition stating that no alcohol consumption may take place outside the building and that CCTV should be used over the front steps to monitor behaviour in this area. It was further commented that the courtyard area to the rear of the building should be used for any 'outdoor smoking space' to mitigate people congregating to the front of the building and any litter generated by smokers.

The Committee endorsed this suggestion and commented that they were very supportive of this project and considered it would provide a much needed boost to the night time economy of Bodmin.

P/2018/223

To consider a corporate response to the Cornwall Council Community Infrastructure Levy (CIL) Survey by 23 September 2018 (copy documents and survey enclosed)

Further information and survey can be viewed online at:
<https://www.cornwall.gov.uk/environment-and-planning/planning/planning-policy/adopted-plans/community-infrastructure-levy-cil/cil-consultations/>

The Town Clerk read through the questions included within the CIL Survey and the Committee provided their collective responses. The Town Clerk collated the responses of the Planning Committee for submission to Cornwall Council. He also advised that Members were welcome to submit individual responses to the survey.

P/2018/224

Community Networks Highways Scheme:

- a) Proposed Expression of Interest regarding Berrycoombe Hill, Bodmin – a copy of Councillor J P Cooper's proposal had been circulated with the agenda and he commented that he

felt it was well worth submitting a proposal for this problematic area and explained that if successful, Cornwall Council would design a solution to the area in question.

The Committee endorsed the proposal and thanked Councillor J P Cooper for his work.

b) Any other proposed Expressions of Interest

There were no other proposed Expressions of Interest.

P/2018/225

Persimmon Homes Development at Priory Meadow – to consider proposed street names

A copy of the proposed street names from Persimmon Homes had been circulated with the agenda.

Following discussion it was AGREED that a response be submitted to Cornwall Council to propose the inclusion of Crowle's View, St Guron's Walk and Prince Parc under the 'preferred options' column.

➤ **Prince Parc - to replace Winters Walk and Meadow View;**

Prince is to reflect Prince Chula who provided funding for the town to construct the former Narisa Hall (which was built in 1956 when Prince Chula of Thailand donated £2,000 for the construction of a new building to commemorate the birth of his daughter Narisa).

➤ **Crowles View - to replace Kirby Way and Priory Walk;**

'Crowles' relates to an area of land which was once used for sports locally.

➤ **St. Guron Walk - to replace Brown Street and Robin Drive**

P/2018/226

To consider whether Bodmin Town Council wish to make a corporate response to the Government's consultation: A New Deal for Social Housing by 6 November 2018

Consultation can be viewed online at:

<https://www.gov.uk/government/consultations/a-new-deal-for-social-housing>

Following discussion it was AGREED that Members would review the document and feed back any comments at the next Planning Committee Meeting on Wednesday 19 September 2018.

P/2018/227

Gambling Act 2005 – Consultation on draft revised Statement of Principles – To consider a corporate response by 12 October 2018

Copy of Revised Statement of Licensing Principles and feedback form can be viewed online at:

<https://www.cornwall.gov.uk/advice-and-benefits/licences-and-street-trading/gambling-premises-licence/gambling-act-2005-consultation-on-draft-revised-statement-of-principles/>

Following discussion it was AGREED that Members would review the document and feed back any comments at the next Planning Committee Meeting on Wednesday 19 September 2018.

P/2018/228

Proposed Special Planning Meeting on 11 September 2018

The Town Clerk advised that the proposed Special Planning Meeting previously scheduled for 11 September 2018 would not be taking place as a number of the invitees were unable to attend. He added that Matthew Brown had advised that he would be more than happy to meet with the Town Council to positively plan a way forward.

Following the discussions during the Public Representation Session, and in light of the consultation period of the Modifications taking place from 10 to 22 September, Councillor J P Cooper proposed that a Special Planning Meeting be scheduled to take place at 7.00 p.m. on Friday 14 September 2018 and that Scott Mann MP, Councillor P Rogerson, Councillor L L Frost, Councillor J Gammon, Phil Mason, Matthew Brown, representatives from the CPRE, BTC Members and the public are all invited to attend.

Due to a prior booking in the Shire House Suite, it was confirmed that this meeting will take place in Narisa Hall.

Councillor J A Bassett supported this proposal and suggested that the notes of this Special Planning Meeting form a submission to the Planning Inspectorate to demonstrate the strength of feeling regarding this issue.

Councillor L F Sanders requested that the agenda include the specific details of the Housing Allocations for Bodmin to ensure there is no ambiguity for members of the public.

The Town Clerk confirmed that the agenda would detail all the issues to be discussed and would be publicised on the Council's website, Facebook page and noticeboards.

The meeting closed at 11.33 a.m.