

MINUTES of the Planning Committee Meeting held on Wednesday 6 June 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 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/2018/133

CHAIRMAN'S ANNOUNCEMENTS AND APOLOGIES:

Apologies were received from Councillor S H Kinsman.

The Chairman announced that the election of a Vice Chair would be deferred to the next Planning Committee Meeting, on Wednesday 20 June 2018, as it had not been included as an Agenda item following an administrative oversight.

P/2018/134

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

There were no Declarations of Interest.

P/2018/135

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 in attendance.

P/2018/136 – 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;

The Town Clerk reported that whilst the building was not listed it was a building of some character in a significant location, and as such the Council may wish to discuss the materials used. However, he also advised that a precedent had been set as other properties in the immediate vicinity had already changed wooden framed windows to uPVC windows.

Following discussion it was AGREED to respond making the following representation:-

Bodmin Town Council supports this application.

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

P/2018/137 – PA18/03824

Outline application with all matters reserved for a single dwelling – Workshop in car park to Cherrywood House, Pound Lane, Bodmin – Ms K Rattapan;

The Town Clerk reported that this was an outline application and

therefore had very limited detail as it was primarily to deal with the principle of development.

Councillor J P Cooper queried the reference to Bodmin's housing need within the applicant's Design and Access Statement as it fell outside of Cornwall Council's Strategic Development Plan. He further commented that he had reservations over the suitability of such a development as he felt it did not show adherence to the National Planning Policy Framework (NPPF). The Town Clerk responded to advise that the outline consent was for a proposed 3-bed dwelling on a brownfield site and that the application would sit as a windfall development, which would not contradict with NPPF guidelines.

Councillor J P Cooper proposed that the application should not be supported as it detracted from the visual value of an historic property (the former Police Station).

The proposal fell as three Members voted in favour and four members voted against this proposal.

Councillor A J Coppin proposed from the Chair to support the application in principle subject to receiving a detailed application with provision of amenity space and the use of local stone in the design.

Following a majority vote it was AGREED to respond making the following representation:-

Bodmin Town Council supports this application in principle. Bodmin Town Council would wish to see further detail in the emerging design to include the use of local stone / materials and to address amenity space for future occupants of the dwelling.

It was noted that Councillors, J A Bassett and J P Cooper voted against supporting this application.

P/2018/138 – PA18/03975 Addition of an interior door from inside of coach house into garage and an exterior door from inside garage to garden – 5 Pennington Close, Bodmin – Miss K Williams;

The Members present discussed the current and proposed layouts.

Following discussion it was AGREED to respond making the following representation:-

Bodmin Town Council supports this application subject to no adverse comments from Building Control and that doors are appropriately fire protection rated for fire safety compliance.

P/2018/139 – PA18/04128 Change of use from A1 (shop) to A3 (restaurant and café) – 14 Fore Street, Bodmin – Hashim, White Lodge Holdings Ltd.;

The Town Clerk reported that there were a number of consultee comments already lodged, in addition to one objection from a

member of the public which were read out.

Members attention was drawn to the comments from Environmental Health with regards to the potential noise/odour impact/control, and the fact that no extraction system was indicated on the plans.

Councillor J P Cooper queried part of the application where it stated that no trade waste would be generated. He further commented that the stated opening hours were mindful of any noise impact to neighbouring properties, and that it was positive to see the potential of a new business providing employment opportunities.

Following discussion it was **AGREED** to respond making the following representation:-

Bodmin Town Council supports this application, and would also support the comments made by Environmental Health with regard to potential noise/odour impact/control.

P/2018/140 – PA18/04381 Works to a tree subject to a tree preservation order: reduce height of Ash (T1) by 2.5 metres and spread by 3 metres – 20 Wingfield Close, Bodmin – Mr Willcocks:

The Town Clerk reported on the works to be carried out and advised that it seemed to be good tree management.

It was AGREED to respond making the following representation:-

Bodmin Town Council supports this application subject to no adverse comments from the Forestry Officer.

P/2018/141 Road Traffic Regulation Act 1984 S.14: Temporary Restriction of Traffic – Road closure for Cormac to carry out works to their apparatus – Barn Lane and Beacon Road, Bodmin – 24 hours a day from 13 to 24 August 2018.

This Intention Notice was circulated with the Agenda.

Councillor J P Cooper commented that whilst he could understand the rationale behind the timing of the proposed closure in that schools in the immediate vicinity would be closed, he felt strongly that planning to undertake such works during the summer holidays was not conducive to the management of additional holiday traffic, given the desire to direct footfall into the town in order that local businesses could capitalise on any additional tourism expenditure.

Following discussion it was AGREED to respond to strongly object to the planned timing of the works, and request that works be delayed until a quieter period such as October half-term.

P/2018/142 Highways Act 1980, Section 38 – Adoption Notification for the Development at Canyke Fields (Ph 1) Gilbert Road, Bodmin;

A copy of the Adoption Notification had been circulated with the Agenda and was noted.

Councillor J A Bassett queried whether residents were notified of such adoptions, as she felt it could be important information for residents to be in possession of from a future conveyancing perspective.

P/2018/143

Highways Act 1980, Section 38 – Adoption Notification for the Development at Scarletts Well Park, Bodmin;

A copy of the Adoption Notification had been circulated with the Agenda and was noted.

P/2018/144

Highways Act 1980, Section 38 – Adoption Notification for the Development at Pinehurst, Lostwithiel Road, Bodmin.

A copy of the Adoption Notification had been circulated with the Agenda and was noted.

The meeting closed at 10.06 a.m.