

MINUTES of the Planning Committee Meeting held on Wednesday 7 February 2018 at 09.30 a.m. in the Shire House Suite, Shire House, Bodmin.

PRESENT: Chairman, Councillor A J Coppin presiding; together with Councillors, P Brown, J P Cooper, J Gammon, J R Gibbs, K J Phillips, L F Sanders and P L G Skea. Councillors A M Kerridge 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/2018/020

CHAIRMAN'S ANNOUNCEMENTS AND APOLOGIES:

There were no Chairman's announcements and apologies were received from Councillor S H Kinsman.

P/2018/021

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

There were no Declarations of Interest.

P/2018/022

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).

Members of the public were in attendance to make representations in reference to Item P/2018/023 – Wainhomes draft Site Allocations DPD BDUE2 ahead of the planned Examination Hearings scheduled for 1 March 2018.

The Town Clerk gave some background information on the allocations and how developers are able to show an intention of interest in either a whole or part of a site. In response to a query from a member of the public he also advised that if developments were done in smaller batches there should still be a commitment from the developer in question to follow through on required infrastructure investment.

Mrs. Christine Howard spoke to reiterate her position on concerns over the potential ecological damage that could occur were development permitted on the land in question, and concerns over hydrological issues.

Mrs. Howard provided a written statement entitled 'NOTES Re BTC Objections Halgavor Moor Bd-UE2' which is included as an addendum to these Minutes.

The Town Clerk reiterated that there is no form of Planning Application currently in place on the land identified within the BDUE2 allocation.

The Chairman thanked the participants for their attendance, which was always welcomed by Committee.

P/2018/023

Wainhomes draft Site Allocations DPD BDUE2 – Matthew Brown, Cornwall Council to attend for discussion and consideration of any joint position

The Town Clerk advised that due to the inclement weather Matthew Brown, Strategic Planning Group Leader at Cornwall Council, was unfortunately unable to attend the meeting as planned. By way of background for the members of the public present, the Town Clerk explained that Wainhomes had contacted Bodmin Town Council requesting a meeting with a view to achieving joint working on the draft allocation BDUE2 (Halgavor Urban Extension) early in the planning process (item P/2017/308 refers). He went on to confirm that Members had felt it was more appropriate to arrange a meeting with Planning Officers at Cornwall Council, in order to agree a joint (BTC / CC) position prior to meeting with Wainhomes, and that Matthew Brown had been due to attend this Planning Committee meeting in that capacity.

The Town Clerk read out an email received from Mr. Brown that morning by way of an update in his absence, and highlighted the fact that references to the 'Council' held within were referring to Cornwall Council and not Bodmin Town Council:

- *Wainhomes met with myself and a colleague a couple of weeks ago, to outline their plans to start the masterplanning process for the Halgavor site*
- *Their intention is to use the red line boundary of the site within the Allocations DPD as the basis of the masterplan area, despite them having control over additional land*
- *They want to liaise with the local members at an early stage in the masterplanning process, which is a positive sign*
- *They are targeting the end of the year to submit an outline planning application, which seems like an appropriate length of time to develop a good scheme for the site and do meaningful engagement*
- *The Council has indicated to them that we would be more than happy to work with them closely during the development of their masterplan / application*
- *As you know a small element of the land on the eastern side of Lostwithiel Rd is in Council ownership, so we are talking to colleagues to see how we engage in the wider masterplanning process (as the Allocations DPD policy indicates that a comprehensive concept plan is required for the entire allocation)*
- *We are also talking to colleagues in transportation with regard to how we can help facilitate the main access to the site, which we have stressed has to be from an improved access from Carminnow Rd / Respryn Rd, as per the discussions with local members previously. This road link would have wider strategic benefits for the town with regard to linking up to Lostwithiel Road, giving people in that direction an alternative / better access to the strategic road network, taking some traffic away from the town centre, which might provide further help to the air quality issues*
- *Finally, we are talking to colleagues in Open Space, to set out what we would like from the site in relation to open space. There are two fields outside of the red line of the site, that we have earmarked as new sports pitches that can help facilitate the growth of Bodmin College (which are in Council*

ownership); so the current thinking is that this site could facilitate a hub for the town with regard to sports provision. However, we would be keen to get feedback from members on what Green Infrastructure they would like.

Councillor P Brown reiterated his previously voiced concern about the suitability of the site for building and queried why the land ever made available for allocation. In response to a query from Councillor K Phillips, Councillor A Kerridge was able to give some background to Cornwall Council's earmarking of the land for possible future development, and advised that with poor transport links on that side of town and the cost of building over the railway line it was suggested that a possible countermeasure to high volume of traffic routing through Church Square would be a direct link from Carminow Road to Lostwithiel Road. Previous administrations at Cornwall Council had fostered a development-focused approach, and it was felt that a stock of council-owned properties should be built on the south eastern side of Bodmin. However, the obvious construction related issues that affected the area meant that it was deemed easier to build on and around the old St Lawrence's site. Councillor Phillips stated that she felt the logic of building 770 homes in order to achieve an improved road network was flawed as the additional volumes of traffic generated by such levels of housing development would likely render any highways improvements less effective.

Councillor J Cooper voiced concerns of previous Cornwall Council administrations' piecemeal approach to housing development and associated road schemes and suggested that by utilising the new Pre-application Community Engagement (PACE) process, whereby interested parties, Councillors and developers are brought together in order to engage the community at the earliest possible stage, it would be possible to achieve a hard and fast commitment from developers to Bodmin as a community.

Councillor J Gibbs stated that he felt that any building at the Halgavor site was tantamount to environmental vandalism and that Bodmin Town Council ought to propose that it is totally against the development.

Following discussion it was AGREED that the Town Clerk would contact Matthew Brown to reschedule a meeting as soon as possible, preferably in the evening in order that as many people as possible could attend.

P/2018/024 – PA18/00493 Proposed first floor extension and alterations to existing bungalow, including garage and landscaping works – 40 Rhind Street, Bodmin – Mr M James

The Town Clerk reported that two objections had been received by Cornwall Council in relation to this application, from neighbouring properties. He further advised that given Rhind Street enjoys a mix of housing styles, with the presence of newer build properties at Kew Klavji and Tower Hill Gardens interspersed with more traditional cottages, the Westberry Hotel and the blocks of flats, it

would be difficult to say with a degree of certainty what the character of the area currently is.

However, it was noted that the proposed development is very modern and Members discussed concerns over the design, style and finishes proposed and the property's prominence on the hill. It was felt that the proposals were not in keeping with the surroundings – particularly with what appears to be the balustrade effect to the external elevation, the contemporary design of the metal standing seam roof and the minimalist cube dwelling, all of which seem to be a significant departure from the existing bungalow.

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 and incongruous and does little to reinforce local distinctiveness in line with Section 7 of the National Planning Policy Framework (NPPF). Bodmin Town Council has concerns regarding the prominence of this development and the visual impact which might be created when looking towards Rhind Street from the other side of town.

P/2018/025 – PA18/00520 Formation of a parking area within the curtilage of the application site to provide two car parking spaces – 50 Flamank Park, Bodmin – Ms S Lowe

The Members present discussed concerns over safety aspects of the application particularly in regard to visibility splay and the access and egress onto Barn Lane, which is known to be a very busy road. Following discussion it was **AGREED to make the following representation:**

Bodmin Town Council does not support this application given significant concerns regarding road safety that this parking bay would create given the access and egress onto a busy road and the visibility splay towards the Statham Road junction. The Council has concerns about vehicles crossing traffic to park in any parking bay so close to the junction with Statham Road and would not support the creation of a parking bay at this location given these road safety concerns.

It was NOTED that Councillors J Cooper and K Phillips voted in support of the application.

P/2018/026 – PA18/00749 Rear domestic extension and bedroom over – 19 Westheath Avenue, Bodmin, PL31 1QH – Mrs A Champion

The Town Clerk reported that the plots on Westheath Avenue are of a good size and therefore able to accommodate such extensions, and that that similar extensions had previously been supported. However, in the absence of a site plan it was not possible to determine the relationship with neighbouring properties.

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

representation:

Bodmin Town Council supports this application.

P/2018/027 – PA18/00766 First floor rear extension – 3 Harleigh Terrace, Crabtree Lane, Bodmin – Ms J Dromfield

The Town Clerk reported that the application was for a single storey extension to provide an additional bedroom, and that the agent advised a property to the west has undertaken a similar extension. A pitched roof is proposed with a subservient roof line to the main dwelling.

The Members discussed the lack of detail in the application and associated documents and it was AGREED to make the following representation:

Bodmin Town Council was not able to make a consultation response to this application given the poor quality of the drawings. The drawings provided did not give a fair and / or accurate representation of the relationship between the main dwelling and the extension.

On this basis the Town Council would request an extension of time to this application so that better quality drawings can be made available in order that the Town Council is then able to make an informed decision.

P/2018/028 – PA18/00893 First floor extension over existing garage and demolition and replacement of single storey rear extension with mono pitch roof – 52 Foster Drive, Bodmin – Mr A Dawe

The Town Clerk reported that whilst these sorts of extensions have occurred in significant numbers to these types of property, Members may wish to consider the height of the raised patio in case of any potential overlooking issues for neighbouring gardens and whether the neighbours' boundary at No 54 is unduly compromised by this development.

Following discussion it was AGREED to make the following representation:

Bodmin Town Council supports this application.

P/2018/029 To consider a consultation response to Planning Application PA17/11915, Glentowan, 7A Beacon Road, Bodmin – Variation of condition 3 (annexe to be occupied by members of the family or non-paying guest, of the occupiers) of application no. PA13/05319 dated 23/07/13 to enable annexe to be used for residential rent purposes – Town Clerk to report

The Town Clerk reported that following the representation made by Bodmin Town Council (item P/2018/010 refers) he had received a response from the Planning Case Officer as follows:

I discussed my recommendation to vary the wording of the condition with managers today and they were minded to remove the condition entirely on the grounds that renting the annexe as a separate residential unit would amount to the same as the removal of the condition. Whilst it was noted that there is no separate garden area serving the annexe, there is a parking space for the unit and space for bin storage and it was considered that small residential units without gardens are suited to some occupiers. Managers therefore felt that it would be more appropriate to remove the condition than vary it in the way I suggested.

If we are looking at a new build dwelling we would definitely seek to ensure that the plot is sufficient and designed to incorporate dedicated amenity space although in certain situations such as town centres we do accept that houses and flats most often do not have private amenity space. In this case the annexe started off as a garage and in 2013 we accepted that it was suitable for adaption/extension to provide an annexe to the main dwelling. Now that circumstances have apparently changed and the main dwelling does not have a use for the accommodation for family/non-paying guests we need to make a judgement on whether the condition should be retained and the existing accommodation potentially be left unoccupied or whether the removal of the condition would result in any harms, either to the occupiers of the existing accommodation and dwelling or beyond the site boundary. On visiting the site I considered that the existing accommodation would be capable of providing a modest home for a person or persons who do not require a garden area, as many people occupying flats do not. It does have sufficient space to the front for bin storage and a single parking space so is not entirely without a basic level of provision for such practicalities. I also considered that as the building exists and can be occupied full-time by family of the occupiers of 7 Beacon Road there would be no material difference beyond the site boundary if it was occupied full-time by non-family members. I do see that the removal of the condition appears to conflict with the standards that we apply to new developments but we can only make a judgement on the circumstances of each case as it exists at the time of the application. As it is considered that the interests of third parties would not be materially affected by the removal of the condition it is not felt that there is a strong case for retaining the condition and certainly future occupiers of both 7 Beacon Road and the annexe would be aware of the relationship between the buildings and limited outdoor space. I would acknowledge that it is perhaps not ideal but there is nevertheless a planning gain of providing someone with a home which balanced against the absence of harm leads us to conclude in favour of the application. I'm sorry that is a somewhat long-winded explanation to your question but I hope that it helps to clarify the reasons that we are, in this case, prepared to accept the removal of a condition which was previously felt to be necessary when the annexe was approved.

Following discussion it was AGREED to support the removal of the condition. It was NOTED that Councillors J Cooper and L Sanders abstained.

P/2018/030

Road Traffic Regulation Act 1984, S.16A: Temporary Prohibition of Vehicular Traffic Order – St Piran's Day Parade – Lower Bore Street between the junctions of Fore Street and Finn VC Estate, and Mount Folly, Crockwell Street, Fore Street Bodmin for their entire length – 10:00

– 12:00 on the 5th March 2018

Please click the following link to view a map and associated documents:
<https://roadworks.org?tm=104728584>

A copy of this Notice was circulated with the Agenda and was noted.

P/2018/031

Highways England habitat connectivity scheme letter – Town Clerk to report

A copy of this letter had been circulated with the Agenda and was noted. The Town Clerk advised that some supporting information had been sourced by Officers and relevant links would be sent out to Committee Members.

P/2018/032

Planning Conference for Local Councils – 27 February, Penzance – Town Clerk to report

The Senior Administration Assistant reported that this Conference was to cover the west of the County, and that the majority of Members had attended the Conference held at Chy Trevail in November. She advised that if any other Members wished to attend a place would need to be booked accordingly and this information was noted.

The meeting closed at 10.24 a.m.