

MINUTES of the Planning Committee Meeting held on Wednesday 7 March 2018 at 09.30 a.m. in the Berryfields & District Community Centre, Harmer Close, 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. Councillor K W Stubbs was also in attendance but did not vote not being a Member of this Committee.

IN ATTENDANCE: Mrs. T Stiles (Senior Administration Assistant/Mayor's Secretary)

P/2018/046

CHAIRMAN'S ANNOUNCEMENTS AND APOLOGIES:

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

P/2018/047

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

There were no Declarations of Interest.

P/2018/048

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/2018/049 – PA18/01067

Drop raised kerb outside gateway to allow vehicular access across footpath to garden – 16 Westheath Avenue, Bodmin – Mr P Longhurst;

Having viewed the photographs that had been provided with the application Members discussed concerns over the safety of egress with the possibility of cars reversing out onto the highway. It was noted however that neighbouring properties had such access arrangements and that, from the photographs, it looked as though vehicular access and egress was already being gained to the property over the grassed area.

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

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

P/2018/050 – PA18/01212

Application for modification/discharge of planning obligation order Re. E1/2006/01621 dated 7 August 2008 – 4 Pennington Close, Bodmin – Mr A Keir and Miss S Lancaster;

Members discussed the reasons for the s106 Agreement having been put in place originally and were concerned that any modification/discharge would have detrimental implications on the protection of such properties for affordable housing into the future.

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

Bodmin Town Council does not support the modification or discharge of this planning (s106 Agreement) obligation - Reference No.E1/2006/01621.

Bodmin Town Council considered that these conditions had been applied for sound reasons and that there did not appear to be sufficient grounds to revisit them at the current time.

P/2018/051

Update on Planning Application PA17/07332 (item P/2017/237 refers) – Change from an English style café to an Indian Takeaway – 25 Honey Street, Bodmin – Mr M Hossain (copy enclosed);

A copy of the Town Clerk's report had been circulated with the Agenda detailing the issues highlighted by Cornwall Council's Environmental Protection Officer with regard to extraction, ventilation and potential for resultant odour nuisance to neighbouring properties.

The Members were disappointed that a new business could not be supported but were in full agreement with the important concerns raised by the EPO, and would therefore look forward to considering a future application from this applicant in a more suitable location.

It was AGREED to make the following representation:

Bodmin Town Council supports the refusal of the application due to the odour nuisance concerns highlighted by the Environmental Protection Officer.

P/2018/052

Road Traffic Regulation Act 1984 S.14: Temporary Prohibition of Traffic – Pool Street, Bodmin – 19th March to 4th April 2018, 24 hours (weekends included)

Please click on the following link to view a map and associated documents: <https://roadworks.org?tm=104788962>;

A copy of the Road Closure Notice had been circulated with the Agenda and was noted.

P/2018/053

Highways England forthcoming roadworks – A38 Glynn Valley routine maintenance – overnight closures, 12-17 March; and White Lodge junction drainage scheme – overnight traffic lights, 19-29 March (copy enclosed);

A copy of the Road Closure Notice had been circulated with the Agenda and was noted.

P/2018/054

Gilbert Road development – road name suggestions (deferred from meeting held on 21 February 2018, item P/2018/044 refers) – email from Councillor J P Cooper (copy enclosed);

A copy of an email received from Councillor J Cooper detailing nine suggested road names for the Cavanna Homes development had

been circulated with the Agenda.

Members were pleased with the suggestions and it was **AGREED** that Officers would submit these to Cavanna Homes.

In response to a query from Councillor J Cooper, the Senior Administration Assistant (SAA) advised that the Council had not yet received any suggestions from Bodmin College's School Council. However, it was also noted that the School Council were not due to meet again until later in the year and that any suggestions received could be added to a bank of street names for future developments as previously discussed.

Councillor J Cooper raised a query regarding the boundary line of the development in question, which originally maintained a safe distance from the fort at Castle Canyke. It was **AGREED** to add an item to a future Agenda of the Planning Committee so that this issue could be explored.

P/2018/055

Proposals for the Creation of a Major Road Network – to consider a draft corporate response to the Department for Transport Consultation which runs until 19 March 2018 (copy of draft response enclosed).

A copy of the draft response had been circulated with the Agenda. Members felt that it was an excellent response from the Town Clerk which accurately and eloquently covered all points of concern.

It was AGREED to send the response in its current form.

Extra Item - P/2018/056

Road Traffic Regulation Act 1984 S.14: Temporary Prohibition of Traffic - St Marys Road, Bodmin - 1st to 21st March 2018 (24 hours, weekends included) although the utility expects the works to be complete by 16th March 2018 – Wales & West Utilities

It was noted that the above emergency closure for gas main replacement had been approved and was now in progress.

Members voiced concerns over the apparent level of inactivity on such sites once the apparatus was in place and the frequent delays in removal of apparatus once works were completed.

Extra Item - P/2018/057

Update on Planning Application PA17/12147 (item P/2018/012 refers) – Erection of Two Contemporary Semi-Detached Dwellings – Land Sw of 55 and 57 St. Nicholas Street, Bodmin – Messrs Grigg and Skinner

The Senior Admin Assistant read out an email received from Planning Officer Mark Evans as follows:

I am writing in respect to the above application and your Town Council's consultation response.

I went back to the applicant seeking further clarification of certain matters, and attempted to get some amendments to address the concerns that your council raised in their consultation response. The applicant came back with the attached drawings. They have

done a better job at showing the proposal in the context of the site boundaries and surrounding properties showing that the proposal is not of any greater height than the approved scheme. They have also changed the ground floor front-facing elevation from white render to stone, which I consider to be an improvement.

My officer opinion is that in design terms the current scheme is indeed less 'accomplished' than the extant permission which had greater articulation of its elevations and a sedum roof, less clunky parapet detailing, and a greater proportion and better application of stone. However the fact that the current proposal lacks the same level of finesse does not necessarily make it unacceptable in design terms. In this respect whilst the proposal is in a conservation area, it would be a long way from the nearest public vantage point, would be tucked behind substantial properties that screen it from wider public views, and it would be hunkered into the topography. Additionally given the stone now incorporated on the front-facing ground-floor, and natural wood-cladding above, together with the stepped profile and flat roof-form it is not considered to be particularly conspicuous. I do feel that the white-painted render retaining structures either side of the building that would support the steps should be revisited with a different (more visually recessive finish) and will take this back to the applicant.

Notwithstanding my views above, the applicant has also provided additional justification for the proposal. They have highlighted the challenging topography and costs of the construction versus the return on the properties as being an impediment to delivering the previous scheme. They also highlight that the sedum roof would further add to its commercial non viability as they are heavy and as such need additional structural support beyond the standard timber frame and masonry outer leaf of a commercially practical design.

For the above reasons and subject to the changes to the render on the front I am looking to recommend approval under delegated powers. Accordingly in line with the Parish Protocol I would appreciate it if you could confirm with five days one of the following:

- a) That BTC maintain their objection to the proposal and wish for it to go to a planning committee to be determined**
- b) That BTC maintain their objection but agree to disagree with the planning officer allowing the application to be approved under delegated powers**
- c) The BTC no longer object to the proposal and the proposal can be approved under delegated powers.**

Members discussed the content of the email and felt that the Planning Committee's concerns had not been allayed. As such it was AGREED to make the following response:

Bodmin Town Council maintains their objection to the proposal and wish for it to go to a Cornwall Council Planning Committee to be determined.

It was noted that Councillor P Brown offered to attend the relevant Planning Committee meeting as a Bodmin Town Council representative, and awaits advice on the date of such a meeting.

Extra Item - P/2018/058

Email received from Mark Evans (Cornwall Council) reference Planning Application PA17/09582 regarding the materials to be used in the building of the Persimmons Homes development on Priory Road (original planning application PA12/12115 refers)

The Chairman advised that he had received an email from Mark Evans (Planning Officer, Cornwall Council) reference Planning Application PA17/09582, with specific regard to the materials planned for use in the development.

Members discussed the content of the email but did not feel it was appropriate to discuss at this meeting as it had not come through Officers and was not an Agenda item.

It was AGREED that Officers would respond to the Planning Officer to advise that all communication ref live Planning Applications should be routed through the Town Clerk.

Extra Item - P/2018/059

Bodmin Site Allocations (draft) DPD - BdUE2 – Wainhomes

Councillor J Cooper voiced concerns about documents provided to him by Halgavor resident Christine Howard, within which Wainhomes referred to consultation with ‘the Council’. Councillor Cooper felt that in future Wainhomes should be more specific in the language used within public documents to clarify whether they are referring to Cornwall Council or Bodmin Town Council as confusion could arise amongst residents which would be especially unhelpful given the emotive nature of the BDUE2 Site Allocations issue.

The meeting closed at 10.11 a.m.