

MINUTES of the Planning Committee Meeting held on Wednesday 15 August 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, P L G Skea and K W Stubbs.

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

P/2018/201

CHAIRMAN'S ANNOUNCEMENTS AND APOLOGIES:

The Chairman announced the sad news that former Councillor, Mayor and Chair of the Planning Committee, Ralph Solomons, had passed away on Monday 6 August 2018 after a period of ill health.

Apologies were received from Councillors, S H Kinsman and L F Sanders.

P/2018/202

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

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Councillor P Brown declared a Non-Registerable Interest in Item P/2018/208 as the applicant is his son.

P/2018/203

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

Mr. Eric Bidmead, resident and business owner on Lostwithiel Road, reiterated raised concerns raised at previous meetings over the proposed location of a new roundabout on Lostwithiel Road. He confirmed that Cornwall Councillor Frost had attended his property to discuss his concerns, but that there had been some lack of clarity about the exact location of the proposed roundabout. Councillor Frost had now confirmed that there was a conceptual plan for a roundabout to be built in very close proximity to the resident's boundary. Mr. Bidmead further expressed concerns for the fate of the 35 - 40 mature oak trees lining the section of road in question, and advised that surveying of the trees had been undertaken by Cornwall Council. He stated that he was very concerned by a perceived lack of transparency by Cornwall Council.

Christine Howard spoke to seek clarity on the remit of those Councillors who represent both Bodmin Town Council and Cornwall Council and reiterated Mr. Bidmead's call for greater transparency. Councillor J Cooper responded to advise that he had written to Cornwall Council, with copies to the Town Councillors, asking for clarification on some points

and received a response which he felt failed to provide clarity. Councillor Cooper advised the members of the Public to keep up the pressure on Cornwall Council to hold them to account, and stated that there was a feeling of frustration generally on how this matter had been handled by Cornwall Council.

Christine Howard advised that the Programme Officer had indicated that another hearing may be held and asked whether Bodmin Town Council could insist upon it. She also commented that she felt the Environmental Report provided by English Nature was vague and weak. The possibility of the residents commissioning their own report was discussed, with a caveat over queried access rights to some of the land in question. Christine Howard also highlighted a new habitat law that had come into force on 31 July 2018.

Councillor J Bassett highlighted a concern with language being used by Cornwall Councillors in their interactions with residents, and felt that they should be talking about 'representing' the Council not 'working for' it.

There followed a lengthy discussion about the appetite for a Special Planning Meeting to be held with representation from Cornwall Council, to include relevant planning officers and Councillors; Scott Mann, MP; members of the Public and Bodmin Town Council. Councillor J Cooper commented that the Town Clerk had to date written some excellent representations on behalf of the Town Council so there should be no doubt about the concerns the Town Council holds over the appropriateness of the site for development given known hydrological and environmental issues.

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

P/2018/204 – PA18/06206 Application for Prior Approval under Part 3, Class C for Change of use of one room in existing shop to be used as a café for customers of the picture framing shop – The Chapel, Fletchersbridge Hill, Cardinham, Bodmin – Mrs S Cowen, Stable Art Ltd;

The Town Clerk reported that this Item had been withdrawn, following a query raised with the Case Officer. He advised that the Case Officer indicated that this application was likely to be withdrawn and re-submitted as an alternative application type and furthermore that it fell within Cardinham Parish and thereby outside of the Planning boundary of Bodmin Town Council.

No representation was made on this item.

P/2018/205 – PA18/06282 Change of use from A1 retail to A3 (coffee shop) – 23A Fore Street, Bodmin – Miss L Roberts, Tom Six Ltd;

The Town Clerk reported that this application falls within the town's Conservation Area and was for change of use on a unit which had previously traded as a mobile phone shop, and had been temporarily used as a drop in centre by intoBodmin for post Bodmin Growth Deal feedback. It was noted that with the proposed removal of white plastic cladding to the front of the property, the applicant

would uncover and restore the natural stone on the front elevation.

The Chair commented that it was good to see a vacant building being brought back into use and generating positive aspirations for the town's cafe culture. Following discussion it was AGREED to make the following representation:

Bodmin Town Council supports this application.

P/2018/206 - PA18/06476 Non-material amendment (No. 2) in respect of PA16/11965 (item P/2017/042 refers): Re-plan application for 115 dwellings with associated open space and highways (re-plan of residential development with previous planning approval PA14/07891 dated 2 December 2014; item P/2014/187 refers) – Land North West Of Bodmin Hospital, Dunmere Road, Bodmin – Mr A Tilbrook, Wainhomes

Amendments at follows:

1. Changing units 237 and 234 from the 'Wren' housetype to the 'Fowey' (100 mm narrower and 200 mm longer);
2. Moving the accessible living wheelchair storage unit on plot 222;
3. Widen the parking for plots 303, 301, 305, 291, 290, 289, 288, 287, 261, 260, 259, 258, 257;
4. Alteration to the entrance path leading to plots 291 & 290; Removal of all ornamental chimneys;
5. A new 'knee rail fence' next to plot 208;
6. A slight change to the landscaping next to plots 240 & 239 and Alterations to the garden gates on plots 235, 232, 230, 238, 239, 243, 242, 240, 241 & 286;

The Town Clerk reported on the discussion he had had with the Case Officer immediately prior to the Meeting, and advised that the non-material amendments sought were aimed at enhancing accessibility for properties on the site, and some cosmetic changes.

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

Bodmin Town Council supports the non material amendments excluding the removal of the ornamental chimneys, which should be retained for continuity given the presence of chimney detailing in earlier phases of this scheme / development and to reflect local character.

Whilst considering this application, Members of the Town Council's Planning Committee expressed strong concerns regarding the long overdue delivery and implementation of the link road to alleviate road safety issues along Boundary Road. Bodmin Town Council would therefore urge that this link road is completed as soon as practicable and that the developer provides information regarding the implementation date for this link road. The local planning authority should be pressing for this to be delivered in a timely manner to alleviate road safety issues.

P/2018/207 - PA18/06498 Reserved matters application for all reserved matters namely, access, appearance, landscaping, layout and scale following outline approval

PA16/00610 for residential development (item P/2016/032 refers) – Land West Of Cooksland Road, Bodmin – Pearce Fine Homes:

The Town Clerk reported on the detail of the reserved matters application and it was noted that Bodmin Town Council had not supported the original outline application when it came before the Committee in 2016, as the land had been mooted for employment use rather than housing. Following discussion it was AGREED to make the following representation:

Bodmin Town Council supports this application in principle subject to the cedar weatherboarding being replaced with more natural materials, such as local stone, to reflect Bodmin's housing style and not a 'west Cornwall' palette of materials as detailed in the applicant's Design and Access statement.

Bodmin Town Council would also request that section 106 monies are allocated and prioritised for road safety / junction improvements at the Tollgate Road / Priory Road junction to mitigate road safety concerns given the increased use and capacity issues that will arise from this scheme once completed.

In terms of surface water management issues, it is recommended that the applicant is required to install an appropriate surface water management system / sustainable urban drainage scheme (SUD) to mitigate water runoff to lower lying areas and to meet with the requirements of the Environment Agency. Given topography, water will travel towards the valley and increase flood risk in Priory Road leading to Church Square. Water will also enter the town leat increasing volume of water that system carries and its ongoing ability to accept / accommodate additional capacity is not a long-term or sustainable option. Therefore, the appropriate attenuation should be included in the scheme to manage surface water to include SUDs and the use of permeable surfaces within relevant areas of the development.

P/2018/208 - PA18/07202 Proposed kitchen extension – 25 Higher Bore Street, Bodmin – Mr C Brown;

Councillor P Brown reiterated his Non-Registerable Interest in this Item and left the meeting during any discussion and voting thereon.

It was noted that the application fell within the town's Conservation Area and was considered that the proposed kitchen extension was sympathetic to the style of the house and would not cause any issues to neighbouring properties.

Following a brief discussion it was AGREED to make the following representation:

Bodmin Town Council supports this application.

P/2018/209 Examination of Cornwall Site Allocations Development Plan Document Update – Inspectors' Response to Cornwall Council Clarification (copy enclosed);

Please note: this item was discussed immediately following the Public Representation Session but has been minuted in its numerical order.

In light of the interested parties being present from the Public, the Chair moved to bring this Item up the Agenda for discussion.

The Chair stated that without sight of Cornwall Council's response, the response from the Inspector was in isolation. Councillor J Cooper raised concerns over inaccuracies in the project status of some items - for example Harleigh Road which is marked as complete, when in fact the project is still unfinished. The Members present felt that such inaccuracies were misleading and called into question the validity and integrity of any report that Cornwall Council were submitting to the Inspectors.

Following discussion, the Town Clerk confirmed for clarity that the Inspectors were seeking to push forward with a consultation on the Main Modifications. Councillor J Cooper agreed that the Main Modifications (MMs) were key, as the Inspectors would likely want Cornwall Council to make changes and to consult on those specifically. He further commented that if the MMs were enforced by the Inspector then Cornwall Council would have to re-examine the viability of the allocation. Councillor P Brown considered that the potential damage to or loss of moorland was a key issue that should be focused on by the Public if they wish to have impact on any proposed development on the site. He further commented that it would be helpful to fully understand what the Environment Agency's assessments of the hydrological issues were. In response to a query from Mr. Bidmead referencing the oak trees on Lostwithiel Road, Councillor J Cooper advised that Tree Protection Orders could be viewed or applied for by residents on Cornwall Council's website.

After a further lengthy discussion, it was **AGREED** to propose a Special Planning Meeting with representatives from Cornwall Council; CPRE; Scott Mann, MP; and Bodmin Town Council. It was considered that an evening meeting (6.30 p.m. start) would be most conducive to enable as many interested parties to attend as possible, and the 11 September 2018 was proposed.

P/2018/210

To note a letter from Wales and West Utilities to local residents regarding Bodmin gas pipe upgrade (copy letter and leaflet enclosed);

This information had been circulated with the Agenda and was noted.

Extra Item – P/2018/211

Bodmin Service Station, Dennison Road, Bodmin – Town Clerk to report on status of application to vary premises licence to allow the supply of alcohol off the premises – 24 hours from Monday to Sunday;

A copy of this information and the Town Council's consultation response in respect of this item (Item P/2018/187 refers) had been circulated ahead of the meeting. The Town Clerk reported that a

date for a Licensing Hearing on the application in for extensions to Bodmin Service Station's alcohol license had been set for 22 August 2018. It was AGREED that Councillors, A Coppin and K Stubbs would attend as representatives of Bodmin Town Council.

Extra Item – P/2018/212

Update on planning application PA18/06259 – Construction of two storey Extension to the side of the Existing property – 14 Margaret Crescent, Bodmin – Mr K Harris (Item P/2018/182 refers);

The Town Clerk reported that an email had been received from the Case Officer immediately prior to the Meeting, which read as follows:

“The Cornwall Council protocol requests that planning officers contact Town/Parish Councils when their recommendation differs from that of the local council.

Thank you for the Town Council's comments with regard to the above application which were as follows:

Bodmin Town Council does not support this application in its current form due to concerns that the extension roof line is not subservient to the main dwelling which creates a terracing effect. Bodmin Town Council is supportive of the principle of more modest extension subject to a subservient roof line and windows being of an appropriate (smaller or similar) size to the main dwelling i.e. to be proportionate as this is an extension and not a new dwelling.

Your comments are appreciated and they will be included, and referred to in my summing up of the application (and we agree with your comments regarding the subservient roof line)

Having reviewed the application documentation (and discussed with the team leader and colleagues within the Householder Team), visited the site, and following careful consideration of all material planning considerations, in this instance I feel that, on balance it is appropriate to recommend approval of the application.

The applicant has amended the plans for the extension, the ridge line of the extension has been set down by 0.5m in order to be a subservient roof line, please find attached a copy of the amended proposed plans.

It is considered that the window size is appropriate for the dwelling and the style of the windows reflect the surrounding development. The Cornwall Council Domestic alterations and extension guide states ‘Windows should line up with and follow the detail and proportions of those on the original house, particularly on elevations to be viewed by the public’. Therefore it is considered that the proportions of the extension do not conflict with the character of the existing building.

It is considered that the site is large enough to accommodate the proposed extension without it appearing a dominant or overbearing addition to the site and this does not compromise the amenity

space of the property.

In this case I do not feel therefore that there are any significant and demonstrable adverse impacts that could justify a refusal of permission.

In accordance with the 'Protocol for Local Councils', please may I ask if we may agree to disagree on this occasion, or if you would be in agreement with our reasons."

Councillor A Coppin commented that he felt the original issue with the size of windows remained valid, but the Town Clerk advised that the material point was the reduction in the roofline which had been achieved.

Following discussion it was AGREED to agree with the Case Officer on their reasons for approval.

The meeting closed at 10.55 a.m.