

MINUTES of the Planning Committee Meeting held on Wednesday 17 January 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 (arrived at item P/2018/010), J R Gibbs, K J Phillips, and L F Sanders. Councillor K W Stubbs was also in attendance but did not vote not being a Member of this Committee.

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

P/2018/007

CHAIRMAN'S ANNOUNCEMENTS AND APOLOGIES:

There were no Chairman's announcements and apologies were received from Councillors J P Cooper, J Gammon, S H Kinsman and P L G Skea.

P/2018/008

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

There were no Declarations of Interest.

P/2018/009

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 two Members of the Public in attendance. Mr. Peter Wonnacott of Drawfun Ltd (agent) and Mr. C George (applicant) who wished to make representation in support of Item P/2018/013 – PA18/00021 - Widen existing access to land to enable vehicular parking and turning within the site – Land Opposite Camel Valley Cottages, Dunmere Road, Bodmin.

Mr. Wonnacott spoke to advise the Committee of the background to the application and his client's land ownership. Cornwall Council (Highways) owned part of the access splay onto the highway with his client owning the access gate and land. In response to a query from the Chair, Mr. Wonnacott confirmed that pre-planning advice had been sought with regards to use of access and they were advised to submit an application through planning.

Mr. George spoke to advise the Committee that the piece of land had been in his family's ownership for a number of years and is currently rented out as a market garden. Vehicular movements made by the land owners and the tenant to access and exit the land were not felt to be safe as vehicles were having to reverse onto a fairly busy main road with poor visibility splay.

The Chairman thanked the participants for their attendance, which was always welcomed by Committee, and advised that the Item would be moved up the Agenda to enable them to hear the deliberations without having to sit through other applications.

P/2018/013 – PA18/00021

Widen existing access to land to enable vehicular parking and turning within the site – Land Opposite Camel Valley Cottages, Dunmere Road,

Bodmin – Mr C George

The Town Clerk reiterated the information given by the Members of the Public attending and Members viewed photographs of the site. The Chair commented that it was of concern that vehicles had to reverse into and out of this site onto this busy main road given road safety issues. Other Members of the Committee agreed and considered that this application would improve road safety at this location.

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

Bodmin Town Council supports this application.

P/2018/010 – PA17/11915 Variation of condition 3 of application PA13/05319 dated 23/07/17 to enable garage use for residential rent – Glentowan, 7A Beacon Road, Bodmin – Mr. and Mrs. Golding

The Town Clerk reported to give background to the conditions attached to the original application PA13/05319 (approved in 2013), and advised that the variation sought was to condition 3 which stated:

The annexe hereby approved shall only be occupied by members of the family, or non-paying guests, of the occupiers, of the dwelling known as 7A Beacon Road and shall not be used, sold or let at any time as a separate residential unit of accommodation.

Reason: The Local Planning Authority consider that the proposed annexe would be inappropriate for occupation independent of the main dwelling by virtue of the physical relationship between the annexe and the main house which would create inadequate levels of residential amenity for the occupiers of both in accordance with Cornwall Local Plan, Strategic Policies 2010-2030 Pre-Submission Document approved by Cornwall Council on 12th February 2013 Policies 1 and 13, DVS1 and DVS3 of the North Cornwall Local Plan, Section 7 and Paragraph 17 of the National Planning Policy Framework 2012

The Town Clerk further advised that Bodmin Town Council's representations made to Cornwall Council in respect of the original application were as follows:

Should Cornwall Council Planning Department be minded to approve this application, Bodmin Town Council would urge that the Planning Authority attach appropriate conditions to ensure that the new dwelling is tied to the main dwelling.

Following discussion it was felt that despite the change in personal circumstances outlined in the application, the material Planning concerns had not altered and the reasons for imposing condition 3 remained valid. It was AGREED to make the following representation:

Bodmin Town Council does not support this application as it is considered that the proposed annexe would be inappropriate for occupation independent of the main dwelling by virtue of the physical relationship between the annexed and the main house which would create inadequate levels of residential amenity for the occupiers of both.

P/2018/011 – PA17/12054 Listed Building Consent for rendering of a random rubble high level wall, replacement of decayed timber lintel and internal damp proofing works – The Edinburgh Woollen Mill, 24 Fore Street, Bodmin – Pelmont Properties

The Town Clerk reported that the property is Grade II listed and within a Conservation Area and as such the application detail advises that a new seasoned oak lintel will be used to match the existing in depth, height and width and that new lime rendering will be used. Internally, damp proofing works will be carried out using detailed specifications provided.

The Members discussed the common issues faced by all buildings in this area given their age and use of materials at the time. The Members were pleased to note that the works were proposed and that appropriate materials were being used.

Following discussion it was AGREED to make the following representation:

Bodmin Town Council supports this application.

P/2018/012 – PA17/12147 Erection of Two Contemporary Semi-Detached Dwellings – Land SW of 55 and 57 St Nicholas Street, Bodmin – Messrs Grigg and Skinner

The Town Clerk reported that planning consent for a single detached dwelling was granted by the Planning Authority, PA13/10558 refers, and that the applicant now seeks to build two semi-detached properties as they advise that the original proposal to develop a large contemporary detached dwelling in this location is no longer financially viable. The Town Clerk further detailed the representations made by Bodmin Town Council regarding the original application, namely the provision of a Flood Risk Assessment and adequate measures to mitigate any risk of flooding, and the retention and protection of the existing trees which were felt to provide a screen to the site, and by Cornwall Council Highways with regards to the need for a Construction-phase Traffic Management Plan.

In his absence Councillor J P Cooper provided the Town Clerk with his comments by e-mail which were read out to the Committee, as follows:

The following section in my mind would include an area of the town in close proximity to historically valued buildings such as the Steam Railway office, the Masonic Hall and the Regimental Museum, and any development in this area should enhance the overall architectural experience, as indicated in the NPPF section below

NPPF section 12:

Conserving and enhancing the historical environment:-

126: The desirability of new development, making a positive contribution to local character and distinctiveness.

In addition, Councillor Cooper felt that although the applicant made reference to Section 7 of the NPPF, the important omitted sentence would require any design to visually fit with the dominant architectural style of the established properties of the proposed adjoining area.

Requiring good design:-

60: It is however proper to seek to promote or reinforce local distinctiveness.

Councillor Cooper concluded that although in principle he had no objection to the location of the development and its attempt to maximise the use of the land he felt that it was not compliant with the spirit of the NPPF sections cited above and if present would not support the application.

The Town Clerk advised that the principle of this type of development already exists given the granted consent under PA13/10558. Further, that when considering this application, Members might want to consider the existing range of building types in the locality (Bosvenna View to the rear of the application site and newer builds at Pinehurst Close which incorporate the use of timber cladding).

The Town Clerk queried whether Members would want to make comments on the design and materials to mitigate visual impact, as part of the application site is within the town's Conservation Area, and suggested comments on materials to break up the minimalist approach with the rendered finish and the use of a 'green / living' roof to mitigate the 'flat roof' design..

There followed a detailed discussion over the proposed design of the property and its suitability within that location. Councillor K J Phillips felt the style proposed was wholly inappropriate for the location, with Councillor Sanders commenting that the screening through the presence of existing trees assists with a lack of immediate visibility of the development from St Nicholas Street which went some way to mitigating the impact of the modernistic design. Councillor P Brown commented that he felt a precedent had been set in the area which had already seen a mix of development styles, although he maintained his concerns over the size of the proposed dwellings relative to the size of the plot.

The Chairman's expressed concerns over the proposed use of a flat roof and Members considered that the Town Clerk's suggestion of a green roof might mitigate visual impact to adjacent properties and

any sight lines from Bosvenna View (if they existed).

Councillor Phillips further commented that she would be concerned over the burden of additional vehicular movements via the existing access, given the comments of Highways in response to the original, single dwelling, application.

The Chairman noted that comments made by Bodmin Town Council in 2013 with regards to flood risk have been adequately considered as a part of the new application.

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

Whilst Bodmin Town Council supports the principle of developing a semi-detached dwelling on the site, it feels that the proposed design is out of character with the surrounding area, some of which falls within the town's Conservation Area. Bodmin Town Council would ask that the applicants install a green (or living) roof to mitigate the visual impact of the flat roof as proposed, and that further consideration is given with regards use of materials for elevation treatment to mitigate the minimalist design.

P/2018/014

Town and Country Planning (Appeals) (Written Representations Procedure) (England) Regulations 2009 – Appeal has been made to the Department for Communities & Local Government PA17/02101 refers – Removal of condition 6 (footway details) attached to decision PA12/10197 dated 16.04.14 (Outline application for residential development of 42 dwellings (including 10 affordable units)) – Land South West of Bodmin Retail Park – Launceston Road, Bodmin – Mr M Cummings

- Appeal start date – 3 January 2018
- DCLG ref: APP/D0840/W/17/3179290
- Cornwall Council decision – Declined to Determine

Documents can be accessed online at <http://planning.cornwall.gov.uk/online-applications>

Following discussion, it was **AGREED** to submit a further representation:-

Bodmin Town Council strongly supports this application.

P/2018/015

Town and Country Planning (Appeals) (Written Representations Procedure) (England) Regulations 2009 – Appeal has been made to the Department for Communities & Local Government – PA17/01371 refers – Reserved Matters application following Outline approval PA12/10197 dated 16th April 2014 for residential development of 42 dwellings (including 10 affordable units) namely Access, Layout, Scale, Appearance & Landscaping – Land South West of Bodmin Retail Park, Launceston Road, Bodmin – Mr Martin Cummings

- Appeal start date – 3 January 2018
- DCLG ref: APP/D0840/W/17/3189816

■ Cornwall Council decision – REFUSED

Documents can be accessed online at <http://planning.cornwall.gov.uk/online-applications>

Following discussion, it was AGREED to submit a further representation:-

Bodmin Town Council strongly supports this application.

P/2018/016

Road Traffic Regulation Act S.14: Temporary Prohibition of Traffic – Works to apparatus – St. Mary’s Road, Bodmin – 22 January to 9 February 2018 (24 hours weekend included) – Wales and West Utilities (copy enclosed)

Please click the following link to view a map and associated documents: <https://roadworks.org?tm=158364>

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

P/2018/017

Cornwall Site Allocations Development Plan Document – Notice of Examination Hearings (copy enclosed)

The Town Clerk reminded Members that this had been considered at a previous Committee Meeting, Item P/2017/307 refers, and that Councillor P L G Skea was due to attend the Examination Hearings to make representations on behalf of Bodmin Town Council. The Town Clerk further advised that Councillor J P Cooper had provided Councillor Skea with comments for inclusion in the Council’s Position Statement, and reiterated the submission deadline of 2 February 2018.

P/2018/018

Street Names in new Bodmin Developments – Town Clerk to report

A copy of the email reply received from Steve May of Cornwall Council’s Address Management Team had been circulated with the Agenda and was noted with the view that this was not a matter that should be pursued any further.

Extra Item - P/2018/019 – PA/18/00421

Proposed two storey side extension and single storey front extension to the existing house plus demolition of existing detached garage – 31 Elizabeth Close, Bodmin – Mr D Howard

The Town Clerk advised that this application had been received on 16 January 2018 and the deadline for consultee comments fell the day prior to the next Committee Meeting. The application was therefore tabled at the Meeting. The Town Clerk queried if Members were happy to consider this application now, or if Officers should seek an extension of time to allow more detailed considerations at the 7 February Planning Committee meeting. On reviewing the documents and the nature of the application, Members advised that they were happy to consider the planning application at this meeting.

Following discussions over the proposed roofline of the extension, it was AGREED to respond making the following representation:-

Bodmin Town Council supports the principle of the extension but has concerns regarding the hipped roof. The Council would like to see the roof design amended in order that it remains in keeping with properties in the surrounding area whilst being subservient to the main dwelling.

The meeting closed at 10.20 a.m.