

MINUTES of the Planning Committee Meeting held on Wednesday 18 April 2018 at 09.30 a.m. in the Shire House Suite, Shire House, Bodmin.

PRESENT: Councillor K J Phillips presiding; together with Councillors, P Brown and L F Sanders.

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

P/2018/091

CHAIRMAN'S ANNOUNCEMENTS AND APOLOGIES:

In the absence of the Chairman and the Vice-Chairman, it was **AGREED** that Councillor K J Phillips assumes the Chair.

Apologies were received from Councillors, J P Cooper, A J Coppin (Chairman), J Gammon, J R Gibbs, S H Kinsman and P L G Skea (Vice-Chairman).

There were no announcements.

P/2018/092

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

There were no Declarations of Interest.

P/2018/093

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/2018/094 – PA18/01898

Proposed erection of a detached garage – 2 Gilbert Road, Bodmin – Mr B Merchant;

The Town Clerk reported on the detail of the application which Members considered to be very straightforward.

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

Bodmin Town Council supports this application.

P/2018/095 – PA18/02742

Construction of a children's playhouse – 6 Boxwell Park, Bodmin – Mr B Whitmill;

The Town Clerk reported on the height and scale of the proposed construction and confirmed in response to a query from Councillor Phillips that this would be what had triggered the need for planning consent in this instance.

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

Bodmin Town Council supports this application.

P/2018/096 – PA18/02874 Extensions over single storey garage and introduction of enlarged parking area – 19 Sherwood Drive, Bodmin – Mr and Mrs Brown;

The Town Clerk reported on the detail of the application and Members discussed concerns about the subservient roof being constructed over the build line and the potential impact to the neighbour were they ever to consider an extension to their property.

Members considered that whilst this was exceptionally tight to the boundary there is precedent and it is a common occurrence in similar dwellings.

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

Bodmin Town Council supports this application.

P/2018/097

Draft letter to Planning Inspector – Bodmin Site Allocations DPD (copy enclosed);

A copy of the draft letter, which Members had requested (item P/2018/070 refers) had been circulated with the Agenda.

The Town Clerk asked that Members feed back any input by email in order that the letter could be finalised and sent out early the following week.

P/2018/098

Consultation on the draft revised text of the National Planning Policy Framework – To consider a corporate response by 10 May 2018 (item P/2018/077 refers);

Copies can be viewed at:

<https://www.gov.uk/government/consultations/draft-revised-national-planning-policy-framework>;

The Town Clerk advised that to date he had not received any responses from Members on this matter, over and above what was discussed during Item P/2018/077 on 21 March 2018, in order to draft a corporate response.

Councillor P Brown commented that he had concerns around the lack of employment areas being created to sustain the proposed level of population / housing growth. The Town Clerk responded to advise that Bodmin Town Council has made previous representations around a more sustainable approach as Bodmin is second to Truro for inward journeys for employment and the associated need for innovation to create new employment opportunities; the support required for start-up businesses; and the provision of skills training required to maximise employment opportunities. He reiterated previous representations that the Town Council had made in respect of the need for developments in Bodmin to include a much higher proportion of Band D housing in order to underpin the economic regeneration of the town.

Following discussion, it was **AGREED** that a draft would be developed around the elements discussed on employment provision and growth sustainability, along with the need for central government to be cognisant of the fact that a one-size-fits-all approach to development does not translate well to such rural and tourism-led areas as Cornwall.

P/2018/099

Consultation outcome for Countywide Mandatory School Keep Clear Markings Information (Item P/2017/255 refers; copy outcome letter enclosed)

The original consultation documents are available to access via:
www.cornwall.gov.uk/TrafficConsult

A copy of the outcome letter had been circulated with the Agenda and was noted.

P/2018/0100

Consultation outcome for Speed Limits and Waiting Restrictions at Dunmere Road, Bodmin – Cormac Solutions Ltd (Item P/2017/305 refers; copy outcome letter enclosed)

The original consultation documents are available to access via:
www.cornwall.gov.uk/TrafficConsult

A copy of the outcome letter had been circulated with the Agenda and was noted.

Extra Item - P/2018/101

Update on Planning Application PA18/02387 – Proposed first floor extension including balcony to existing dwelling – 45 Whitestone Road, Bodmin – Ms M Alonzo-Sanchez (item P/2018/084 refers);

The Town Clerk reported on a detailed email received from the Planning Case Officer with regard to this application in accordance with the ‘Protocol for Local Councils’.

“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 as it is incongruous and not in keeping with other properties in the area. The proposed extension also jars with the south-western elevation (build line) of the dwelling. Bodmin Town Council does support the principle of an extension with a preference for any extension to be attached to the gable end of the property with a subservient roof line to the main dwelling’

Your comments are appreciated and they will be included in my report.

I have visited the site and confirmed details of the proposal with the applicant. An existing ‘lean to’ section on the rear of the extension

will be extended by 0.7 metres to the east (side). The proposed extension will be located above this to provide a bedroom. There will be a small balcony on supports that will project by 1.4 metres from the rear

I have considered the Town council comment regarding an side extension ; however there is insufficient room within the curtilage to accommodate an addition to the east.

Having reviewed the application documentation, and visiting the site and following careful consideration of all the material planning considerations, in this instance I feel that it is appropriate to recommend approval of the application for the following reasons:

The extension adds very little to the footprint of the building. Due to the scale and design the extension is not considered to add bulk or massing or to affect the appearance of the dwelling and is not considered to appear at odds with the appearance of the surrounding development.

I have considered neighbour amenity and the inclusion of a screen on the western side of the balcony mitigates against overlooking

The National Planning Policy Framework (NPPF) stresses that where a proposal accords with an up-to-date development plan it should be approved without delay, as required by the presumption in favour of sustainable development. Where the development plan is absent, silent or the relevant policies are out of date, paragraph 14 of the NPPF requires the application to be determined in accordance with the presumption in favour of sustainable development unless there are significant and demonstrable adverse impacts.

In this case I do not feel therefore that there are any significant and demonstrable adverse impacts that could justify a refusal of permission. I think that we would have difficulty sustaining a refusal at an appeal

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

If I do not hear from you within 5 working days, a delegated decision will be issued in accordance with our recommendation.

Following a discussion it was AGREED to respond to the Case Officer to advise that Bodmin Town Council 'agrees to disagree' with the Local Planning Authority's decision.

Extra Item - P/2018/102

Update on Planning Application PA17/12147 – Erection of Two Contemporary Semi-Detached Dwellings – Land Sw of 55 and 57 St. Nicholas Street, Bodmin – Messrs Grigg and Skinner (items P/2018/012 & P/2018/057 refer);

The Town Clerk advised that, following the Town Council

maintaining their objection to the above application, this matter will be referred to Cornwall Council's Planning Committee for determination on 30 April 2018.

Members present briefly discussed the concerns they had with this application and as per previous committee meetings held on 17 January 2018 and 7 March 2018.

It was noted that Councillor P Brown had offered to attend the relevant meeting as a Bodmin Town Council representative (item P/2018/057 refers). Councillor Brown confirmed that he would attend and would report back at a subsequent Planning Committee Meeting.

The meeting closed at 10.11 a.m.