

MINUTES of the Planning Committee Meeting held on Wednesday 18 July 2018 at 9.30 a.m. in the Shire House Suite, Bodmin.

PRESENT: Councillor A J Coppin presiding; together with Councillors P Brown, J P Cooper, J R Gibbs, L F Sanders, P L G Skea, and K W Stubbs.

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

P/2018/174

CHAIRMAN'S ANNOUNCEMENTS AND APOLOGIES:

The Chairman welcomed the members of the public and thanked them for attending.

Apologies were received from Councillors, J A Bassett and S H Kinsman.

P/2018/175

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

There were no Declarations of Interest received.

P/2018/176

Presentation by Jonathan Chick of Walsingham Planning, on behalf of Bodmin LVA LLP, to provide an update on proposals and work which has taken place since attendance at Planning Committee Meeting of 16 May 2018 (item P/2018/120 refers) regarding land Southwest of Westheath Road, Bodmin.

Mr. Ian Jewson (Director, Walsingham Planning) gave apologies on behalf of Mr. Jonathan Chick and introduced his colleagues Mr. Mark Coplestone (land owners' agent); Mr. Louis Chicot (Louis Chicot Associates – land owners' planning consultant); and Mr. James Tizzard (Bodmin Land Value Alliances LLP).

Mr. Jewson spoke to give a brief background to the project and the site, which it was noted had not originally been included in the Site Allocations DPD. Mr. Jewson advised that Walsingham Planning had promoted the site through the site allocation process and they had attended the examination hearing process. Mr. Jewson informed that Walsingham Planning were liaising with Cornwall Council on this site for pre-application advice for around 45 dwellings, and that they viewed the scheme as an ongoing process of consultation, feedback and amendments in order to achieve a position to submit an outline planning application, which they nearing a position to submit. He commented on the importance of maintaining a dialogue and relationship with Bodmin Town Council and local residents.

Mr. Jewson advised that the bulk of the feedback received from the Town Council and local residents to date had been around the retention of Cornish hedges on the site boundary; highways issues over safe and suitable access from Westheath Avenue; the need for infrastructure to support the growing population, and he confirmed that work was underway to amend sketch layout to look to address those issues. He further commented that they were also looking at design layout given feedback about views into / out of the site and relationship between existing and proposed properties together with distances between

buildings.

Mr. Chicot spoke to advise that it had been agreed with some residents following the Town Council Planning Committee Meeting of 16 May 2018 that those present preferred 1-2-1 meetings in their homes rather than an exhibition at a public hall, in order that they could best illustrate the impact that any proposed development might have. He further reiterated the need for local residents to maintain a dialogue to bring forward specific issues in order that these can be taken into account and where possible included as amendments to the emerging plans. Mr. Chicot gave examples of the re-routing of the proposed cycleway in order to mitigate both potential ecological harm and to reduce the impact on individual residents most directly affected; solar powered cats-eyes to light the cycle way at low level (as an option for negotiation with the planning department rather than provision of standard street lighting) to significantly reduce the impact of light pollution in the area; and changes to planned landscaping to mitigate the impact of current residents' views over new dwellings.

Mr. Chicot advised that the land owner had offered to gift the ownership of the existing Cornish hedge in its entirety to the existing householders, with a strip for maintenance access and a fence to demarcate the new boundary between the hedge and the proposed development. However, this could not be delivered on a piece meal approach and would need the consensus of all householders for this to be achieved.

Mr. Coplestone spoke to advise that as this land parcel was a small and discreet site, it could come online quite quickly and would attract different developers to those that might be looking at the large site allocations. He considered that this site would not appeal to national developers and would lead to a more bespoke than a traditional development. This development opportunity could attract SMEs (an example of a Bodmin-based start-up Bunny Homes was given).

Councillor Andy Coppin thanked the group for attending and commented on the level of engagement / consultation which he commended as from his experience on the Town Council's Planning Committee, they as a developer had gone much further with pre-application discussions than some other developers.

Councillor Jeremy Cooper voiced his concerns around highways safety issues advising that he personally had grave reservations over how a scheme could significantly limit speeds around the Trengle Hill / Westheath Road / Westheath Avenue area. He commented that any junction scheme would also need to be visually appealing at this strategic entrance point to Bodmin. Councillor Cooper reiterated his previous views that any developer would need to engage fully with Bodmin Town Council to negotiate the overall look and feel of a development.

In response to a query from Councillor Louvain Sanders, Mr. Chicot advised that he had met with five separate households as part of the consultation process. Queries were raised from the members of the public present as to the delivery of newsletters, which, contrary to the expectations of Walsingham Planning, had appeared to have not been received by a number of properties on Westheath Avenue. Mr. Jewson

advised that they would be redistributed by hand, and individually crossed off a list. Councillor Ken Stubbs offered to assist with the distribution effort. It was also suggested that the newsletters be distributed to key local retail outlets (such as the Cornish Garage on Westheath Avenue), and an electronic copy would be uploaded by Bodmin Town Council to its website and Facebook page. Councillor Jeremy Cooper expressed his disappointment at the apparent gaps in the consultation.

Councillor Phil Brown voiced his concerns over windfall development of this scale being brought forward that had not been included in the Site Allocations DPD. The Town Clerk responded to advise that Walsingham Planning had originally attempted to have the land parcel included as a site in the Site Allocations DPD, but that Cornwall Council had considered at that time that it was 'rounding off' and was unnecessary as a site for inclusion in the DPD. Mr. Jewson gave some background to Bodmin LVA LLP's identification of the site as a potential development site through the Local Plan, and to the Examination Hearings.

Councillor Coppin asked when the outline application was expected to be ready for submission. Mr. Jewson responded to advise that they were in the final stages of technical preparations and had planned for submission around mid-August, but that in light of some of the issues raised at this meeting about newsletters not having been received by some local residents, that timescale may be extended.

Councillor Jeremy Cooper left the meeting at 10.05 a.m.

P/2018/177

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 19 members of the public in attendance, some of whom wished to make representations about Item P/2018/176 – proposals regarding land Southwest of Westheath Road.

A member of the public spoke to confirm her strong objection to the proposed development on the basis of it being a greenfield site. She voiced concerns that the development was trying to be 'tacked on' to Bd-UE3 (St Lawrence's site) from which it was separated by a busy main road and that it would in reality create a small, isolated community with a lack of integration. She also voiced concerns over highways safety and doubted whether a safe access to and from the A389 could be achieved. Referring to the Cornwall Local Plan, she commented that there was to be no apparent increase in provisions of emergency services, healthcare, education and other amenities to cope with the proposed increases in Bodmin's population. She reiterated comments made at the Planning Committee meeting on 16 May 2018 outlining the ribbon development nature of the existing dwellings immediately adjoining the proposed development site, and advised that she had not received a reply to two letters regarding the ownership and future maintenance issues of the boundary (Cornish) hedge between her property and the site.

Mr. Chicot and Mr. Jewson responded to reiterate their openness to a meeting on site to address these issues in detail, to advise that a brief response had been sent, and to reassure the resident that they were happy to continue to address the issues raised either in person or, as seemingly preferred, by way of written correspondence.

The Town Clerk spoke to advise that the Council would want to be satisfied that a safe and suitable access could be achieved for vehicular traffic given the Council's significant concerns regarding road safety given the vehicular speeds along Westheath Avenue and from Lanivet approaching the site. Further, that as the site was a gateway to the town, appropriate detailing was essential to give strong visual cues to drivers that they were entering a built up area would be a requirement as a measure to raise driver awareness that they were entering a residential area to promote reduction in vehicular speed. He also commented that the Council would want to see any proposed development secure a high design quality incorporating as much local material as possible with recognition that to achieve this high quality design there would be a concomitant impact on other contributions from the site such as affordable housing. However, he advised that the Council would prefer a higher quality, lower density design which might be more acceptable, if planning consent is granted.

With regards to the provision of public open space, the Town Clerk advised that on a site of this size and given the close proximity to the larger allocation to the north of Westheath Avenue at Bd-UE3 (which is envisaged to incorporate a more strategic deployment of public open space), that an off-site contribution may be more appropriate rather than requiring on-site delivery. The Town Clerk commented that it was hoped this would aid a lower density approach to the housing which might address some of the concerns of local residents in terms of views into / out of the site and distances between properties.

A resident of Westheath Avenue spoke of her concerns over the potential increased volume of traffic as currently patients and visitors associated with Bodmin Community Hospital and its mental health units frequently use Westheath Avenue to cross the A389 in order to access the shop in the Cornish Garage.

Another resident spoke to reiterate concerns over increase in traffic volumes as the congestion on Westheath Avenue and Westheath Road already increases greatly if any incidents occur on the A30 Bodmin Bypass, as it becomes part of any diversion route.

In response to a query from a member of the public, Mr. Jewson spoke to give some explanation over the terminology of 'windfall development' in Planning terms.

A resident queried when additional provision of education and healthcare services would be forthcoming in light of the significant planned increase in the town's population. The Town Clerk reiterated the 'chicken and egg' nature of such infrastructure, but advised that following years of strong representation from Bodmin Town Council, Cornwall Council were currently in talks with NHS Commissioning Groups regarding the co-location of GP surgeries and had been making strong representations for

the Bodmin Hospital MIU to be enhanced to an Urgent Treatment Centre which would benefit a number of communities and which could mitigate patient trips to Treliske and Derriford.

There being no further queries the Public Representation session was closed. The Chairman thanked the members of the public again for their attendance.

P/2018/178 – PA18/01460 Revised application (item P/2018/067 refers): Construction of a detached 2 bed dwelling – Land East of Harleigh Terrace, Crabtree Lane, Bodmin – Mr J Moyses;

The Town Clerk reported that the original application had been before this Committee on 21 March 2018 (item P/2018/067 refers) and reminded the Members present of the representation made to Cornwall Council. He also advised that there had been an objection received from a near neighbour relating to access and visibility splay concerns onto Beacon Road. He drew Members' attention to the detail provided by the applicant's agent in the Design & Access Statement relating to changes made to the plans which are in line with addressing concerns raised in Bodmin Town Council's previous representation.

Following discussion it was AGREED to make the following representation:

Bodmin Town Council does not support this application given the current layout which would seem to demonstrate insufficient space for vehicular turning on the site. Bodmin Town Council also has serious reservations regarding access and egress onto Beacon Road given the poor visibility splay and the fast moving traffic travelling along this road and over the bridge. Particular concerns were expressed about traffic travelling from the Lostwithiel Road direction given distances between the application site and the bridge i.e. reaction times for emerging traffic from the application site.

Bodmin Town Council was however pleased to note the amended design to provide a more modest dwelling incorporating traditional / local materials to better reflect the local character of the area (stone to the front porch and side elevation and a slate roof). It was also noted this redesign has achieved more amenity space which is commended.

P/2018/179 – PA18/05526 Non-material amendment (No. 1) in respect of planning application PA17/11240 – Construction of a Child and Adolescent Mental Health Service Unit (CAMHS) – Land East Of Bodmin Treatment Centre, Bodmin – Mr D Furze, Cornwall Partnership NHS Foundation Trust for:

1. Rooflights over the day spaces have been omitted; Roof overhang in the deliveries area have been omitted; Internal gutters and downpipes have been omitted and replaced with external gutters and downpipes with anti-climb boxing; The number of roof vents have been reduced and replaced with vertical louvres to the north elevation;
2. The site boundary (red line) has been modified to exclude the car

park to the west as this facility is not part of the project; the south boundary has also been modified to keep the same width of road all along this line, as this is the blue light access to the main hospital; the positions of the generator enclosure and the bin store have been modified to allow enough space within the site boundary to the west.

Bodmin Town Council supports this application.

P/2018/180 – PA18/05565 Non-material amendment (No. 2) for alterations to the cladding materials to the elevation in respect of planning application PA17/03930 – Re-submission of planning application PA16/10787 dated 9 February 2017 for proposed commercial development – Commercial Development at Callywith Gate Industrial Estate, Bodmin – Mr A Bailey, AB Special Projects;

Bodmin Town Council supports this application.

P/2018/181 – PA18/06139 Construction of a two-storey side wrap around extension with hipped roof – 18 Church Park, Bodmin – Mr and Mrs Bright;

Following discussion it was AGREED to make the following representation:

Bodmin Town Council does not support this application in its current form due to concerns around massing and the extension roof line not being subservient to the main dwelling which creates a terracing effect. Bodmin Town Council is supportive of the principle of an extension subject to a more modest extension and a subservient roof line.

P/2018/182 – PA18/05735 Construction of two storey Extension to the side of the Existing property – 14 Margaret Crescent, Bodmin – Mr K Harris;

Members noted the lack of quality of the drawings. Following discussion it was AGREED to make the following representation:

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.

P/2018/183 – PA18/06329 Works to trees within a Conservation Area - Fell an Acer pseudoplatanus with large area of rot nearly 26 inches into the main trunk of 37 inches – Priory Park Play Area, Priory Park, Bodmin – Mr R Davies, Bodmin Town Council;

Bodmin Town Council noted this application.

P/2018/184 – PA18/06330 Notification of proposed works to a tree in a Conservation Area namely Crown raise 4-5m and remove epicormic growth one Lime tree – St Petroc's Church, Priory Road, Bodmin – Mr R Davies, Bodmin Town Council;

Bodmin Town Council noted this application.

P/2018/185 – PA18/06402 Single storey extension to dwelling and additional parking – 94 Gilbert Road, Bodmin – Mrs V Harrison;

Following discussion it was AGREED to make the following representation:

Bodmin Town Council supports this application.

It was noted that Councillor Louvain Sanders abstained from this vote.

P/2018/186 – PA18/06446 Change of Use from A2 to A3 for the use as a tea room (Retrospective) – Mad Hatters Tea Rooms, 77 Fore Street, Bodmin – Mrs S Gosling;

Following discussion it was AGREED to make the following representation:

Bodmin Town Council is pleased to note a local business operating from this property and supports the change of use subject to further details being provided regarding any extraction / ventilation system being provided for any food preparation / cooking areas in order to ameliorate noise / odour nuisance to neighbouring properties.

Further, it is noted that the applicant is erecting a temporary low level fence (taken down at close of business each day) which demarcates their outdoor seating area. However, this is restricting less abled access to an adjoining property. As such, this fence demarcation should be discouraged to enable continued access and egress by less abled members of public to the adjoining property (shop).

P/2018/187

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

The Town Clerk reported on the background to a previous premises licence (March 2015) under previous owners; the issues that had been caused for residents around anti-social behaviour and noise nuisance; and the Town Council's representation at that time. The Town Clerk reminded Members that the application must be considered under the four Licensing objectives.

Following discussion the Committee felt that the previous concerns raised in 2015 were still valid and it was AGREED to make the following representation:

Bodmin Town Council strongly objects to this licence application on the grounds of prevention of public nuisance. An extension to the hours for the sale of alcohol will have a significant adverse impact to the residents of Burnard's Court sheltered housing accommodation which is immediately adjacent the Texaco Garage site.

Many people living in Burnard's Court (a site of multiple occupation) are some of the town's more senior citizens / local residents and an extension to this licence would be very disruptive to the quiet enjoyment of their home which is their safe place. It was noted that some residents may be receiving care at home and may well be considered to be some of the town's more vulnerable people. Alcohol sales from this establishment have created anti-social issues in the locality and affects local residents in Burnard's Court and in the vicinity (including some of the peripheral areas) who are disrupted by people under the influence of drink, as it is a convenient 'one for the way home' alcohol drinks outlet for people walking home from other drinking venues (bars, pubs etc). The anti-social issues which have arisen from people under the influence of alcohol in this area and generated from this alcohol outlet cannot be underestimated and a variation to extend the hours for sale of alcohol should be resisted and refused.

Bodmin Town Council would strongly object to an extension of any alcohol for sale by retail hours and considered that the existing 05.00 to 00.00 licence is more than sufficient for a Service Station.

It was further noted that the Bodmin ASDA is open for 24 hours with an alcohol licence which is considered sufficient for the town.

P/2018/188

Draft Validation Guide including the Local List – To consider a corporate response by 24 August 2018 (copy email enclosed)

Draft document can be viewed at:

<http://www.cornwall.gov.uk/media/33710999/draft-validation-guide-2018.pdf>

Representation form can be accessed at:

<https://www.cornwall.gov.uk/media/33711000/validation-guide-representation-form.docx>

The Town Clerk reported that Members needed to consider a corporate response, and highlighted certain areas of specific interest.

Following discussion it was AGREED that Councillors would feedback any comments to the Town Clerk so that a draft response could be formulated to be brought back to a future Planning Committee Meeting.

P/2018/189

Road Traffic Regulation Act 1984 S.14: Temporary Prohibition of Traffic – Road Closure for Cormac Surfacing to carry out works to their apparatus – Crinnicks Hill, Bodmin – 3 to 7 September 2018 from 07:30 to 18:00

Please click the following link to view map:

<https://roadworks.org?tm=106146673>

A copy of this Road Closure had been circulated with the Agenda.

Following discussion it was AGREED to make the following representation:

The Town Council is very concerned that this work has been programmed in for the first week that school's return for the autumn term following summer break. Members are of the view that as this is one of the primary routes into town and is used by a large number of parents taking and then collecting children from St. Petroc's School via the Priory Car Park, work will either need to be completed prior to 5 September (the date when St. Petroc's return following summer holidays - note they have an inset day on the 4th) or deferred to half term (October).

Given the lead-in-times with programming for this sort of work, CORMAC might feel confident that with sufficient resources being assigned to this task / job, that completion could occur and that any plant, machinery etc is off site prior to 5 September. The timings for this work (07.30 to 18.00) will be very disruptive to the school start and finish times and will lead to significant congestion in and around Harleigh Road (as Beacon Road traffic will divert this way if Crinnicks Hill is closed) and Church Square given the traffic coming into town from Harleigh Road.

Members of the public may well highlight the fact that this work could have been carried out during the 6 week summer break.

P/2018/190

Road Traffic Regulation Act 1984 S.14: Temporary Prohibition of Traffic – Road Closure for Wales & West Utilities to carry out works to their apparatus – Fore Street and Lower Bore Street, Bodmin – 9 to 28 September 2018 from 08:00 to 19:00

Please click the following link to view map:

<https://roadworks.org?tm=105269837>

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

The Town Clerk advised that the dates had been revised following representations from Bodmin Town Council and Cornwall Council with regards to avoiding the peak summer holiday trading period (item P/2018/088 refers).

Members commented on the helpful nature of the dialogue with Wales & West Utilities in achieving this compromise.

P/2018/191

Road Traffic Regulation Act 1984 S.16A: Temporary Prohibition of Traffic – Road Closure for Bodmin Carnival – Fore Street to Westheath Avenue, Bodmin – 18 August 2018 from 18:15 to 20:30 (copy event notice enclosed).

Please click the following link to view map:

<https://roadworks.org?tm=106310412>

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

The meeting closed at 11.20 a.m.