

MINUTES of the Planning Committee Meeting held on Wednesday 19 September at 9.30 a.m. in the Shire House Suite, Bodmin.

PRESENT: Councillor J P Cooper presiding; together with Councillors, P Brown, L F Sanders and K W Stubbs. Councillor J R Gibbs joined the meeting at 9.35 a.m. during item P/2018/231.

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

P/2018/229

CHAIRMAN'S ANNOUNCEMENTS AND APOLOGIES:

There were no announcements and apologies were received from Councillors, J A Bassett, S H Kinsman and P L G Skea.

P/2018/230

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

There were no Declarations of Interest.

P/2018/231

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

A resident of Westheath Road commented that she had a number of issues to raise with regard to the Cornwall Site Allocations DPD, which she planned to cover during the Public Representation Session at Full Council Meeting on Thursday 20 September.

Local resident, Christine Howard commented that she felt the Main Modifications (MMs) document was a huge amount of information for people to wade through, and that those members of the public who may not have in depth knowledge of the content of the initial Site Allocations document would find it very difficult to understand and be able to comment accordingly. She asked whether Bodmin Town Council would be able to write to the Inspector to ask for more flexibility in order that members of the public could submit comments on the whole document and not only the proposed modifications.

Councillor J Cooper advised that the Inspectors were following a process and as such were under constraints in terms of what they could accept. He further advised that the opening section of the representation form contained two questions referencing the legal and procedural requirements and soundness of the Schedule of Proposed Modifications document, and considered that these sections could be best utilised by members of the Public to highlight concerns with Cornwall Council's compliance and soundness of the Site Allocations process as a whole.

Christine Howard reiterated previously stated concerns about the flux in planned housing numbers, not just in Bodmin, but throughout Cornwall.

She considered that projections for infrastructure requirements, particularly health and education provision must be adjusted by Cornwall Council in line with the increased numbers (for example circa 4,500 homes for Bodmin rather than the initially allocated 3,100).

Councillor J Cooper commented that the Town Councillors are sympathetic and supportive of the public and that the Council would do as much it could within its constraints noting that whilst it was unlikely that such development could be stopped, he hoped that with appropriate pressure from all interested parties it may be tempered in some way.

There followed a discussion regarding the future provision of primary schooling in the town, and whilst residents were mindful of the fact that building a new school required a great deal of investment they held grave concerns about adequate future provision within a system that was already operating above capacity and oversubscribed. Councillor J Cooper spoke about the Bodmin Community Network Panel (CNP) and advised that it acted as a link between town, parishes and Cornwall Council. He recommended that residents look back at notes from previous CNP meetings and attend any future meetings – dates of which are publicised on Cornwall Council's website.

In response to a query from Councillor P Brown, Councillor J Cooper advised that a spreadsheet detailing allocations of contributions to education is available on Cornwall Council's website.

There followed a discussion about the previously proposed public meeting with Cornwall Council representatives; Bodmin Town Council; Scott Mann, MP and other interested parties. The Town Clerk advised that Cornwall Council officers had offered to allocate a half day (e.g. noon to 6.00 p.m.) 'surgery style' meeting for pre-booked small groups (4-5 people) in half hour slots and if this was of interest it would need to be set-up and managed by Bodmin Town Council. The members of the public present responded that this approach was not one which they felt was conducive to fully addressing their concerns.

Councillor J Cooper commented that the Town Clerk had made great effort on this front and it had not been for want of trying that he had not been able to convene a meeting. Councillor Cooper further suggested to the members of the public present that they approach Scott Mann, MP, who may have a greater ability to influence Cornwall Council by requesting that he calls a public meeting.

Mr. Jack Stevenson commented that he felt the only way forward was for the residents to produce a leaflet setting out all the MMs and distribute it to as many households as possible.

Following discussion, it was **AGREED** that the Town Clerk would write to Cornwall Council requesting that they ensure hard copies of the representation form are available for residents to collect from the Chy Trevail offices; and request that the community should be assisted with access to information.

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

P/2018/232 – PA18/07949 Retrospective to convert the existing single dwelling into two residential flats – 6 Beacon Hill, Bodmin – Mr Thornton-Smith;

The Town Clerk reported on the detail of the application and reminded Members that the property in question was located in the town's Conservation Area.

Following discussion it was AGREED to make the following representation:

Bodmin Town Council is extremely disappointed that planning permission was not sought prior to works taking place at this property. The Town Council would therefore request that the planning enforcement team carries out due diligence to ensure that any planning consent, if granted, are fully adhered to.

In light of the retrospective nature of this planning application, Bodmin Town Council noted this application.

P/2018/233 – PA18/08063 Works to tree covered by a Tree Preservation Order: T1 large mature Ash growing in the hedgerow on the Eastern boundary of the land behind The Meede overhanging garden and garages – The land behind The Meede, Flaxmoor Terrace, Bodmin – Mr P Gowsell;

Following discussion it was AGREED to make the following representation:

Bodmin Town Council is supportive of good tree management and would support works that align with that aim, subject to any adverse comments of the Forestry Officer. Further, the Town Council would request that the applicant makes contact with the owner of the tree to discuss the nature and scope of works in order to seek agreement prior to any work taking place.

P/2018/234 – PA18/08166 Application for Advertisement Consent: namely the siting of one internally illuminated static fascia sign and one internally illuminated static hanging sign – Public Rooms, Mount Folly, Bodmin – Mr G Greaves;

The Town Clerk advised that Councillor A Coppin had submitted comments to be read out in his absence, which read as follows:

Whilst I have been wholly supportive of the new cinema for Bodmin and have been impressed with Merlin's sympathetic approach to converting older buildings I do have a concern with some of the proposed signage. The South Elevation faces mainly the car park and the signage suggested here would seem reasonable. However the east elevation faces the Mount Folly and the Shire Hall and I do not think that an internally illuminated sign of this size and scale is in keeping with this area. I would be more supportive of a non-illuminated sign or something like the uplighters that illuminate the Shire Hall? The signage on the nearby Bosvenna building was not internally illuminated. The Committee may disagree but I think that the historic features of the Mount Folly buildings should be retained as far as possible.

Councillor P Brown considered that as the cinema was likely to attract visitors to the town who may not be au fait with the building's access points it was imperative that clear signage was used to highlight the use of the building and its main entrance. He further commented that any signage chosen should be fixed in such a way that does the least amount of damage to the fabric of the building.

Councillor J Cooper referred to Cornwall Council's draft document 'Cornwall Shopfront Design Guide' which he considered may be pertinent in its approach to the use of internally-illuminated hanging signs when considering the proposals for the building's eastern elevation.

The possibility of using a post-mounted sign on Mount Folly itself was discussed, but as the Town Clerk reminded Members that land would fall outside of the boundary of Merlin's ownership.

The Town Clerk queried whether a more traditional hanging sign, like some public houses have on the exterior elevation, might be more sympathetic and in keeping with the conservation area and listed nature of the building. A design could follow the spirit of the Design Guide.

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

Bodmin Town Council is supportive of the signage proposed to the south elevation.

However, Bodmin Town Council would seek an alternative solution to signage on the eastern elevation as it would not support an internally illuminated sign i.e. currently proposed as a static hanging sign.

Bodmin Town Council would request that the applicant gives further thought to this elevation given its prominence and relationship with the Mount Folly (Conservation Area) and given the close proximity of the Grade II* Shire Hall. The applicant might want to refer to Cornwall Council's 'Cornwall Shopfront Design Guide' section 11 refers, which might afford an opportunity to consider a more personalised approach to creative signage which is more sympathetic to the area.

It might be more appropriate for small focused LED fittings to illuminate any signage, rather than an internally illuminated option.

Bodmin Town Council would support an option which is sympathetic to the Grade II Public Rooms to include methods of fixing.

P/2018/235

Application for Premises Licence – Portuguese Taste, 16 Market House Arcade, Fore Street, Bodmin (applicant currently holds a licence and is reapplying due to extension of premises);

The Town Clerk reported on the detail of the application which appears to have been submitted for the purposes of clarity following an extension of the premises.

The Town Clerk reported on the detail of the steps that the applicant intended to take in order to promote the four Licensing objectives (Prevention of Crime and Disorder; Public Safety; Prevention of Public Nuisance; and Protection of Children from Harm).

Councillor J Cooper considered that in terms of ameliorating nuisance, the applicant should be directed to accommodate deliveries and collection of waste arising from the business from the Bell Lane loading area, rather than attempting to use Market Street which is not conducive to the movement of large vehicles and a mixture of residential properties.

Bodmin Town Council supports the application.

P/2018/236

To update on Licensing Act Sub Committee Hearing on 12 September 2018 – Variation of Premises Licence for Bodmin Service Station, Dennison Road, Bodmin;

The Town Clerk reported that Councillors, A Coppin and K Stubbs had attended the rescheduled hearing, and that Councillor Coppin's report had been uploaded to Dropbox prior to this meeting.

Councillor K Stubbs reported that he felt the biggest issue taken into consideration by the Members on the Licensing Panel was the lack of reported anti-social behaviour or alcohol-related issues, and the fact that there were no representations from the Police in respect of this application.

Members present discussed the perceived issues with reporting this type of low level crime. As it was felt that the site provided an easy access point and an opportunistic option for late night drinkers to continue their consumption of alcohol on any onward route / route home from the town centre, Members considered whether an appeal on this matter would be appropriate.

Following discussion, it was AGREED that the Town Clerk should contact the Police with a Freedom of Information request in respect of police reports / logs in connection with issues culminating from or taking place in the area of this licensed premises, in order that they may be able to provide any data which would support the Town Council with its deliberations as to whether there is any empirical data to challenge the variation to this licence.

P/2018/237

To note Cornwall Council's response to consultation regarding Harleigh Road, Bodmin (EDG1485) (East) – Waiting Restrictions (item P/2018/171 refers);

The Town Clerk read out the response and the information was noted by the Committee.

Councillor J Cooper commented that he felt hopeful it would now

lead to the swift completion of the proposed one-way system in this area.

P/2018/238

To consider whether Bodmin Town Council wish to make a corporate response to the Government's consultation: A New Deal for Social Housing by 6 November 2018 (deferred from Planning Committee meeting held on 5 September 2018; item P/2018/226 refers)

Consultation can be viewed online at:

<https://www.gov.uk/government/consultations/a-new-deal-for-social-housing>

The Town Clerk gave a top line report on the content of the consultation document, which sees five principles being put forward to underpin what is hoped to be a new, fairer deal for social housing residents.

Councillor J Cooper had prepared some comments on the document which he shared with the Members present, and summarised as the need for social housing which is mixed in with other housing stock showing a more broad reaching design and which is not crammed in to high density, low quality housing, in order that residents feel fully integrated as a strong part of the local community.

There followed a detailed and lengthy discussion about what Members felt were the key points within the document which focused on the removal of any historically held stigma around social housing; build quality; perceptions of social engineering; and the level of commercialisation that is an unwelcome presence within the sector.

Councillor L Sanders had prepared a number of answers to key questions within the document, which she would supply to the Town Clerk in order that her comments can be included in a consultation response. Councillor P Brown stated that she felt the government were building in unnecessary layers of bureaucracy and that there was a moral obligation to provide a good standard of social housing.

Following discussion, it was AGREED that Members would feed back comments to the Town Clerk by no later than 30 September 2018, in order that a draft response could be brought to the next Planning Committee Meeting on Wednesday 3 October 2018.

P/2018/239

Gambling Act 2005 – Consultation on draft revised Statement of Principles – To consider a corporate response by 12 October 2018 (deferred from Planning Committee meeting held on 5 September 2018; item P/2018/227 refers)

Copy of Revised Statement of Licensing Principles and feedback form can be viewed online at:

<https://www.cornwall.gov.uk/advice-and-benefits/licences-and-street->

[trading/gambling-premises-licence/gambling-act-2005-consultation-on-draft-revised-statement-of-principles/](#)

The Town Clerk reported on the inconsistencies in local summary information whereby this consultation put Cornwall's population at approximately 549,000 whilst the Licensing Act consultation puts the population figure at 553,000. He further highlighted the new section of narrative added to paragraph 3.1 around public health and gambling which he felt was laudable.

The Town Clerk brought Members attention particularly to paragraphs 4.62 to 6.6 which featured some excellent narrative around the protection of children from harm. Councillor J Cooper agreed with this statement and considered that it might be prudent for operators to ensure that staff at these premises adopt and apply a challenge policy to deter children from accessing these venues. The Town Clerk considered that it could operate similarly to the DPS function for licensed premises and that could be incorporated as part of any consultation response.

Following discussion, it was AGREED that Members would feed back all comments to the Town Clerk by no later than 30 September 2018, in order that a draft response could be brought to the next Planning Committee Meeting on Wednesday 3 October 2018.

P/2018/240

Licensing Act 2003 – Consultation on draft revised Policy – To consider a corporate response by 5 December 2018 (copy email and policy attached);

The Town Clerk advised that this was a revised draft including a number of minor amendments which do not materially affect the scope of the policy. It was noted that Section 3.9 to 3.11 was due for revision and that information would be fed into this section from the Community Safety Team, but copy was not available at this time to be commented on.

The Town Clerk brought Members attention particularly to Section 12.9 and advised that Bodmin Town Council may wish to see a much firmer statement on the approach for simultaneous Planning and Licensing applications, in order that greater departmental consistency and joined up working could be ensured to mitigate future issues.

Following discussion, it was AGREED that Members would feed back any comments to the Town Clerk by no later than 12 October 2018, in order that a draft response could be brought to the Planning Committee Meeting on 17 October 2018.

P/2018/241

Road Traffic Regulation Act 1984 S.14: Temporary Prohibition of Traffic to allow Wales & West Utilities to carryout works to their apparatus – St Mary's Road, Bodmin – 1st October to 5th November 2018 (24 hours)

Please click the following link to view map:
<https://roadworks.org?tm=107015853>

Councillors were disappointed to note that further 24 hour closures were required so soon after the major disruption caused by Wales & West Utilities works in the St Mary's Road area which ran between January and April 2018.

Councillors considered that as the area was such a major thoroughfare from multiple directions, Wales & West Utilities must undertake to complete the works as swiftly as possible and clear the apparatus to re-open the road as soon as practicable after completion of works. They further commented that, given previous issues, Wales & West Utilities must make every reasonable endeavour to correct any damage or unauthorised removal of apparatus during the period of closure.

Extra Item – P/2018/242

Persimmon Homes Development at Priory Meadow – Town Clerk to update on proposed street names

Following discussion at the previous Planning Committee Meeting on Wednesday 5 September 2018 (item P/2018/225 refers), the Town Clerk reported that he had received correspondence from Persimmon Homes to advise that a further four street name suggestions were required.

Members are to consider additional suggestions and feed back to the next Planning Committee Meeting on Wednesday 3 October 2018.

The meeting closed at 11.01 a.m.