

**MINUTES** of the Planning Committee Meeting held on Wednesday 20 June 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, 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/2018/145

**CHAIRMAN'S ANNOUNCEMENTS AND APOLOGIES:**

Apologies were received from Councillor S H Kinsman and there were no announcements.

P/2018/146

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

Councillor J P Cooper declared an interest in Agenda Item P/2018/150 – PA18/04671.

P/2018/147

**Election of Vice-Chairman**

Following two proposals and a vote by those Members present, Councillor J P Cooper was duly elected as Vice-Chairman of this Committee.

P/2018/148

**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 and 1 member of the Press in attendance.

Mr. Eric Bidmead, resident and business owner on Lostwithiel Road, commented that developers had been approaching landowners in the Bd-UE2 site area. Mr. Bidmead further commented that as a resident who had previously made representations to Cornwall Council regarding the site allocation he would have expected to be contacted in advance of the Public Examination Hearings, but actually had not been aware that they were going on.

In response, Councillor J P Cooper commented that he felt that historically Cornwall Council's consultation process had adhered to the legally required minimum. He advised that Bodmin Town Council had petitioned for Cornwall Council to consult again and suggested that residents ensure they are registered on Cornwall Council's website in order that any updates will be sent to them.

Mr. Bidmead commented that he felt the consultation held in 2013 was only one in name, and showed no level of community engagement. He thanked Bodmin Town Council for their help to date in supporting the concerns raised by residents but felt that Cornwall Council were not listening to those concerns.

Councillor Coppin commented that it was worth residents contacting their elected Cornwall Council Member (Councillor L L Frost) in order to keep in touch with updates and next steps.

The Town Clerk advised that the next round of consultation was likely to occur in around a month's time.

A resident spoke to voice her concerns over hydrology in the allocated area and reiterated the numerous comments already received regarding current issues with surface water run-off and associated flooding. She felt it important to ensure that any potential applicant is held to providing a robust hydrological report.

Councillor Coppin responded to reiterate that Bodmin Town Council supports residents' hydrological concerns. Councillor J P Cooper advised that residents should continue to make representations to their Cornwall Council Member and in particular highlight sections 118 and 121 of the National Planning Policy Framework (NPPF) to support their case.

Mrs. Christine Howard, resident of Halgavor Lane, reiterated her previously minuted concerns and the fact that she had attended and spoken at the Examination Hearings. She further queried the numbers quoted in the Site Allocations DPD and felt that there was discrepancy in what had been discussed over the last few years. She stated that Scott Mann, MP, had been of great help to the residents' cause and that Bodmin Town Council and the CPRE continued to support them.

Mr. Bidmead commented that there were surely better places in Bodmin to build new housing and he felt the development should be stopped.

Councillor Cooper sought to summarise the discussion by reiterating that the Town Council was sympathetic to the cause and that all Councillors had a vested interest in the overall welfare of Bodmin. Councillor Cooper further commented that he felt that a Neighbourhood Plan was key to the future of development in the town, and advised that if members of the public felt strongly about it they should lobby their Bodmin Town Council Members.

Councillor Coppin commented that a Neighbourhood Plan would not stop development, as it still needs to follow the pro-development agenda of central government, and that the development of such a Plan would be a significant cost to the Council and thereby the taxpayers. Councillor P Brown felt that some Members were getting too bogged down by talk of a Neighbourhood Plan, when awareness is needed that there is too much building happening countrywide without the infrastructure improvements to support it.

The Members of the Public present felt strongly that a Neighbourhood Plan would be an important asset for the town, and Councillor Coppin advised that they should attend Full Council meetings where such matters get debated. The Town Clerk reiterated that a full calendar of all Council meetings for the year is available on the Town Council's website.

P/2018/149

To consider a letter to the Planning Inspector regarding Bd-UE2 site

allocation on Halgavor Moor;

**A copy of an email and associated attachments that had been received from a member of the public had been circulated with the Agenda. The Town Clerk asked the Members present whether they wanted the letter previously submitted by Bodmin Town Council in April 2018 (item P/2018/097 refers) to be re-sent to the Planning Inspector.**

**Councillor J P Cooper thanked the Town Clerk once again for composing an excellent letter, and commented that if it were to be re-sent he would suggest adding in some additional text specifically referring to sections 118 and 121 of the NPPF.**

**Mrs. Howard commented that the CPRE had advised her that they had re-written the letter they had originally sent to set out in even stronger terms their opposition to the allocation of the Bd-UE2 site.**

**Following a brief discussion it was AGREED to add to the letter accordingly and re-send.**

P/2018/150 – PA18/04671 Proposed extension to bungalow to provide additional accommodation to include balconies on the east and west elevations – 6 Maple Close, Bodmin – Mr and Mrs M Cheeseman;

**Councillor J P Cooper reiterated his interest in this item and left the room for the duration of the discussion and voting thereon.**

**The Town Clerk reported that the property occupies a corner plot with scope for extension, and advised that the Committee may wish to consider whether it felt there were any concerns around overlooking or massing.**

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

**Bodmin Town Council supports this application.**

P/2018/151 – PA18/04732 Erection of 3 illuminated signs and 1 non-illuminated sign – ALDI Foodstore, Priory Road, Bodmin – ALDI Stores Ltd.;

P/2018/152 – PA18/04736 Erection of 2 non-illuminated signs – ALDI Foodstore, Priory Road, Bodmin – ALDI Stores Ltd.;

**Items P/2018/151 and P/2018/152 were considered together.**

**The Town Clerk reported that the two applications detailed the proposed signage for ALDI to include a wall hanging sign, an external poster frame sign, a new building entrance sign, and two banners.**

**Councillor A J Coppin commented that he felt it was straightforward supermarket advertising and should not cause any concerns.**

Members considered whether they felt it could cause any issues to road users by serving as a distraction, but were minded to agree that it would not.

Councillor J P Cooper requested that a time limit be placed on the two banners to be removed following completion of construction and store opening.

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

**Bodmin Town Council supports this application subject to a suitable condition or agreement from the applicant, that temporary banners will be removed from the site within an agreed (short) timeframe following building completion.**

P/2018/153 – PA18/04936 Recladding of fire-damaged unit and minor structural repairs – 16A-D Paardeburg Road, Bodmin – Mr Churchward, RKG Developments;

**The Members present were pleased to see that repairs to the fire damaged unit were being proposed given the need for usable industrial units in the town.**

**It was AGREED to make the following representation:**

**Bodmin Town Council supports this application.**

P/2018/154 – PA18/05103 Proposed two-storey and single-story rear extensions – 5 Leafield, Bodmin – Mr and Mrs Eddy;

**The Town Clerk reported that two objections had been received from local residents and detailed those objections. He advised that the proposed extension does show a subservient roof line to the main dwelling, and that materials proposed match the main dwelling.**

**Councillor J P Cooper was sympathetic to the concerns raised in the objections with regards to vehicular access and parking and commented that the scans of the plans received by the Town Council were of such poor quality it was hard to see any planned vehicular access clearly. He further commented that the information provided in the application form and the applicant's Planning Statement did not seem to tie up with the basis of the objections received from local residents.**

**Councillor P Brown raised a concern that the proposed extension would result in a loss of a 3-bedroom house, for which there is the greatest need in the town.**

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

**Bodmin Town Council does not support this application in its current form given concerns around massing.**

**Members noted that within the planning statement supporting the application it is stated that the existing parking arrangements and vehicular access will remain as existing. Further, the application form completed by the applicant's agent confirms that 'existing car parking arrangements will not be affected.' However, this is at odds with the proposed development which would seem to lead to a loss of parking on the application site and an arising impact to on-street parking in the vicinity. These concerns were also raised by two local residents in their objections.**

**Bodmin Town Council was unable to consider the parking and vehicular access / egress impact from this development as the drawings provided did not include any detail regarding the current level of parking provided onsite and comparison with the proposed extension / plans.**

**Bodmin Town Council would support an extension in principle subject to a more modest design and clarity around the impact to vehicular access and parking arrangements.**

P/2018/155 – PA18/05151 Non-material amendments to planning application PA16/00500 – Conversion of public conveniences to dwelling – Former public conveniences, Robartes Road, Bodmin – Mr S West

Amendments as follows:

1. Removal of the ground floor doorway and bin store
2. Remove the ground floor bedroom egress window from the plans
3. Increase the size of the ground floor bedroom windows
4. Remove the ground floor natural stone north face and replace with rendered block
5. Render the new and existing South and East brick walls
6. Reduce terrace French doors to single door

**In response to a query from Councillor J P Cooper with regards to the need to maintain access to a public convenience, the Town Clerk advised that there was no such covenant in place on this particular building.**

**Following discussion over the design and the termination of rights of way it was AGREED to make the following representation:**

**Bodmin Town Council supports this application.**

P/2018/156 – PA18/05222 Listed Building Consent for conversion and restoration of existing ruinous buildings at Bodmin Jail to create a 63 bed hotel, and the expansion of the existing visitor attraction. Includes the demolition of the former hospital wing enclosure and the construction of a new 2-storey building for the expanded visitor attraction; stabilising an earth bank to the north of the site; partial demolition of walls and structures; internal and external alterations; the creation of a hotel car park within the former prison yard; and a permanent car park, overflow car park, coach facilities and associated landscaping at Berrycoombe Vale, associated with the expanded visitor attraction (amendments to listed building consent PA17/00087) – Bodmin Jail, Bodiniel Road, Bodmin – Mallino

Development Ltd (item P/2017/029 refers);

**The Town Clerk reported that the proposed amendments to the consented scheme were general updates to drawings informed by new survey information. Pages 6 to 9 (sections 3.2 to 3.21) of the applicant's Heritage Statement were highlighted as providing the narrative to support the amendments proposed after resurveying following the removal of debris and plant growth within and adjacent to the historic buildings, where it has now been possible to survey parts of the site previously obscured. The Town Clerk advised that he had not been able to discuss the application with the Planning Case Officer as she was out of the office.**

**The Members present discussed the application at length and had concerns over the need for careful management of any changes which could affect the overall look of the building. The Town Clerk agreed that a difficult balancing act was required between conserving and protecting historic buildings and helping them to continue to be used into the future.**

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

**Bodmin Town Council is supportive of works that will lead to the conservation and preservation of this historic building for the town. However, the Town Council would seek assurances from the Historic Environment Team that the range of amendments as proposed will not lead to an overall degradation regarding the visual amenity of the historic fabric of the building. Bodmin Town Council recognises the need for some adjustments to be made to enable future use of the property but considers that any amendments should not lead to an overall material impact upon the visual amenity of the building in line with existing planning conditions consented under PA17/00087.**

**Bodmin Town Council considers this building to be a significant and important part of the town's history and heritage and would like reassurance that any amendments will not materially harm the visual aesthetics and detract from the historical value of the site i.e. that existing historic elevations and windows / existing openings are not enlarged to an extent which will lead to visual harm and loss of historic value.**

**Bodmin Town Council would seek assurances that these amendments will be considered in very fine detail and that Cornwall Council will carry out appropriate site visits to ensure that listed building works are in accordance and adhere with planning consent.**

P/2018/157 – PA18/05247 Works to trees subject to a tree preservation order: Sever ivy around the base of three Oak trees and trimming/coppicing of blackthorn vegetation around T4 – Tredanek Close, Berrycombe Vale, Bodmin – Mr A Stevenson, Cornwall Council;

**Following discussion it was AGREED to make the following**

**representation:**

**Bodmin Town Council supports this application subject to no adverse comments from the Forestry Officer with works being carried out outside of the bird nesting season. Bodmin Town Council would also request that works are cognisant of the close proximity to a local primary school and that footpath access is maintained during school start / finish times with works being carried out to avoid these peak journey times.**

P/2018/158 – PA18/05250 Works to trees covered by a Tree Preservation Order, namely Carriageway height clearance and work to street trees along Street, including crown raising and pollarding – Plas Newydd/Lostwithiel Road, Bodmin – Mr A Stevenson, Cornwall Council;

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

**Bodmin Town Council supports this application subject to no adverse comments from the Forestry Officer with works being carried out outside of the bird nesting season.**

P/2018/159 – PA18/05278 Siting of a community mural (public art) on end wall – 14 Honey Street, Bodmin – Mrs S Sims, Cornwall Council;

**The Town Clerk reported that the application was for a mural measuring 2400 x 5800mm to be mounted on a wooden frame and fixed to the wall with a 1” protrusion. The idea had been developed by Bodmin Place Shaping in conjunction with Bodmin College.**

**Councillors were supportive of the idea of a mural, but voiced concerns over the possibility of it attracting graffiti or other vandalism and queried who would maintain the site.**

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

**Bodmin Town Council supports this application subject to confirmation regarding ongoing maintenance and the use of a suitable anti-graffiti coating to assist with cleaning / preservation of the mural.**

P/2018/160 Update on Planning Application PA18/02936 (item P/2018/122 refers) – Change of use of land for siting of mobile home as annexe to main house to create extra bedrooms and a separate living area – Pendewey Farm, Stony Lane, Bodmin – Mr S Oakes (copy email attached);

**The Town Clerk reported that following receipt of an email from the Planning Case Officer (a copy of which had been circulated with the Agenda) the Chairman of the Town Council’s Planning Committee had been consulted on the 5-day Protocol. In light of the information provided it had been agreed to support the Case Officer’s recommendation for refusal.**

**The other Members present endorsed the action of the Chairman.**

P/2018/161

Athelstan House – Town Clerk to report;

**The Town Clerk reported that the owners of Athelstan House (Cornwall Care) have plans to demolish the building given issues around anti-social behaviours that it continues to create for the surrounding community. He confirmed that he had written to Cornwall Care to reiterate the Town Council's support for demolition.**

**The Members present discussed the background to the site as a care home, and the potential plans for the future use of the site to build sheltered accommodation.**

**Councillor J P Cooper asked whether Cornwall Care would be minded to screen off the area prior to and during demolition, to mitigate the visual impact from Priory Road.**

**The Town Clerk advised that further outline information could be brought to the next Properties Committee Meeting, scheduled for 28 June 2018.**

**The information was noted by the Committee.**

**The meeting closed at 10.50 a.m.**