

**MINUTES** of the Planning Committee Meeting held on Wednesday 21 February 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, J P Cooper, J Gammon, J R Gibbs, L F Sanders and P L G Skea. Councillor L L Frost 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/2018/033

**CHAIRMAN'S ANNOUNCEMENTS AND APOLOGIES:**

The Chairman welcomed a delegation from Bodmin College's School Council and all Members were introduced. The Town Clerk gave the students an explanation of the Town Council's role as a consultee in the Planning process.

Members were advised that two Temporary Prohibition of Traffic orders for Lostwithiel had been erroneously included on the Agenda.

Apologies were received from Councillors, S H Kinsman and K J Phillips.

P/2018/034

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

Councillors J P Cooper and P L G Skea declared a Non-registerable Interest in item P/2018/041.

P/2018/035

**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).**

Aside from the Bodmin College representatives there were no Members of the Public present.

P/2018/036 – PA18/00766

First floor rear extension - 3 Harleigh Terrace, Crabtree Lane, Bodmin - Ms J Dromfield (deferred from meeting held on 7 February 2018, item P/2018/026 refers);

**The Town Clerk reminded Members that this application had been considered by Committee on 7 February 2018, but that clearer plans had been requested. The Case Officer had provided paper copies which Members reviewed.**

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

**Bodmin Town Council supports this application.**

P/2018/037 – PA18/00984

Works to trees in a Conservation Area – 5 Harleigh Road, Bodmin – Mrs A Denny;

**The Town Clerk reported on the works applied for, but advised that**

there was no supporting information within the application or rationale to underpin the need to fell the trees. As it is standard practice for a tree surgeon to indicate whether specimens were dead, dying, or diseased it was expected that there would have been more detail provided to support felling.

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

**Bodmin Town Council does not support this application as the applicant and their agent provided no rationale or supporting evidence for the need to fell trees T1 and T2. Pollarding of T3 would be supported subject to no adverse comments from the Forestry Officer.**

**If Cornwall Council is minded to support the felling of trees T1 and T2, Bodmin Town Council would request that there is an appropriate condition attached to see that replanting takes place with suitable native species to maintain the green environment in this historic part of the town.**

P/2018/038 – PA18/00985 Works to trees in a Conservation Area – 6 Harleigh Road, Bodmin – Mr K Searle;

**The Town Clerk reported on the works applied for and advised that the species of tree in question are considered to offer limited amenity.**

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

**Bodmin Town Council supports this application subject to suitable replanting to maintain the green environment in this historic part of the town.**

P/2018/039 – PA18/01034 Proposed dwelling (one bedroom detached apartment), resubmission of PA17/04382 – 27 Castle Street, Bodmin – Mr P Mackie;

**The Town Clerk reported that a planning application (PA17/04382 refers) was refused in July 2017 because the Local Planning Authority deemed that insufficient amenity space would be available for the existing dwelling at No. 27 (currently being converted to flats) and the proposed dwelling. Bodmin Town Council had supported the application subject to consideration being given to the lack of amenity space.**

**Members discussed at length the revisions made by the architects in order to mitigate concerns regarding amenity space which included moving the proposed footprint towards the existing house to increase the area of external private amenity space to the rear; extending the existing yard behind No. 27 to allocate more external space to the occupants of the apartments; and transposing the floor layout of the proposed dwelling to improve the link between the internal and external spaces.**

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

**Bodmin Town Council does not support this application as it does not consider that the revisions satisfactorily address concerns around amenity space for this proposed development and its relationship with No. 27 Castle Street.**

P/2018/040 – PA18/01061 Works to trees covered by a Tree Preservation Order – Orchard House, Love Lane, Bodmin – Mr M Trevethan;

**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.**

P/2018/041 – PA18/01092 Reduce crown of European Ash tree – 72 St Mary's Crescent, Bodmin – Mr D Powell;

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

**Bodmin Town Council supports this application and the recommendation in the tree officer report which is as follows:**

**As a long-term management recommendation to reduce the height and radial spread of the crown to reduce the wind sale area, thus reducing the forces being created further down the stem. It is recommended that a reduction of 2.5 m in height and 3.5 m in radial spread would be appropriate to relief torsional stresses and/or risk of windthrow.**

P/2018/042 – PA18/01142 Proposed single story extension to rear of existing dwelling – 12 Cross Lane, Bodmin – Mr and Mrs S Stanford

**Councillors, J P Cooper and P L G Skea reiterated their Non-registerable interests in this item and left the Meeting during the discussion and voting thereon.**

**The Town Clerk reported that this extension is proposed to provide more living space with a new dining area being provided in the extension. Furthermore he advised that any concerns around potential overlooking from the raised decking area should be mitigated by the size of the rear garden and the relationship with neighbouring properties. Given the size of the garden area there should not be any concerns around massing. There are no proposed amendments to the existing parking arrangements.**

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

**Bodmin Town Council supports this application subject to the Local Planning Authority being satisfied that the decking area to the rear of the property would not give rise to any overlooking issue or loss**

**of amenity to neighbouring properties.**

P/2018/043

Gilbert Road development – road name suggestions – Town Clerk to report;

**The Town Clerk reported that Cavanna Homes had contacted the Council to request a list of proposed street names for the development. He advised that Members may wish to go away and consider a substantial list in order to start developing a bank of agreeable street names for any future developments. He also confirmed that all new signs would have the Cornish translation underneath the English street name.**

**Councillor J Cooper reminded Members of the contents of Section 5.2 of Cornwall Council's Street Naming and Numbering Guidance document. Councillor Cooper also suggested that the Bodmin College representatives present may like to provide any thoughts on street names they would like to see in Bodmin. Councillor L Frost advised that the students could bring any suggestions back to their next School Council meeting.**

**Following discussion Members AGREED to bring their suggestions to the next Planning Committee Meeting on 7 March 2018.**

P/2018/044

Proposed Roadworks – Fore Street, Bodmin – Town Clerk to report

**The Town Clerk reported that notification of roadworks necessitating overnight closures (6.00 p.m. – 12.30 a.m.) on Fore Street from the Chapel an Gansblydhen Wetherspoon's public house to the junction with Robartes Road had been received. He has been in email contact with Jason Drew, Environmental Protection Officer at Cornwall Council, who advised that Cornwall Council are liaising with Wales & West Utilities to try to ensure that works planned for two separate time periods (8 nights and 4 nights respectively) could be brought together with two crews working at the same time. Jason Drew had also advised that he is requesting that work continues past 12.30 a.m. each night in order that the number of nights required could be reduced and advised that roads would be fully re-opened by 6.00 a.m. each morning.**

**Members felt happy that as much as possible was being done to mitigate any disruption the works might cause.**

P/2018/045

Proposals for the Creation of a Major Road Network – to consider a corporate response to the Department for Transport Consultation which runs until 19 March 2018 (copy of DfT proposals enclosed).

**A copy of the Department for Transport proposals had been circulated with the Agenda. The Town Clerk requested guidance from Members as to whether they wanted a corporate response to be prepared.**

**The Members discussed their view that the development of a Northern Link Road and upgrades to the A38 were both imperative for Bodmin. Councillors L Frost and J Gammon were able to advise**

**in their capacity as Cornwall Councillors that upgrades to the A38 were already highlighted within Highways forthcoming major works plans.**

**On the basis of those discussions it was AGREED that the Town Clerk should formulate a draft response to be considered at the next Planning Committee Meeting on 7 March 2018.**

The meeting closed at 10.09 a.m.