

MINUTES of the Planning Committee Meeting held on Wednesday 17 October 2018 at 9.30 a.m. in the Shire House Suite, Bodmin.

PRESENT: Councillor A J Coppin presiding; together with Councillors, J A Bassett, J P Cooper, J R Gibbs, L F Sanders (arrived at 9.33 a.m.), 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).

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CHAIRMAN'S ANNOUNCEMENTS AND APOLOGIES:

There were no announcements and apologies were received from Councillors P Brown and S H Kinsman.

P/2018/262

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

There were no Declarations of Interest made.

P/2018/263

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 three members of the public in attendance.

Mrs. Christine Howard spoke briefly to thank the Councillors who had supported the Halgavor residents in their campaign about Bd-UE2 Site Allocation (Halgavor Urban Extension). She reminded those Members present that a public meeting was to be held at Bodmin College on Friday 19 October, chaired by Scott Mann, MP.

P/2018/264 – PA18/09005

Conversion of redundant barn to dwelling including amenity space and parking – Land East of St Anne's Chapel, Dunmere Road, Bodmin – Mr and Mrs Elston;

The Town Clerk reported on the detail of the application and advised Members of the flood risk issues, given that the application site is within flood zones 2 and 3, is close to the River Camel and also the town leat. Furthermore, given the close proximity to the Camel River (itself an SSSI) a consideration would be sewerage treatment, which would need to be carefully managed to avoid any discharge into the watercourse. It was assumed that a cess pit might be a preferred option in this instance, but noted that ongoing maintenance and emptying would be required which would come with the concomitant heavy vehicle access. Members also discussed their concerns over road safety given the site's location on a dangerous stretch of highway at the bottom of Dunmere Hill and adjacent the sharp bend in the road.

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

Bodmin Town Council does not support this application in its

current form given its concerns regarding a safe and suitable means of access and egress onto the site, given the location of this property and its close proximity to the highway which is on a bend at the bottom of Dunmere Hill.

If Cornwall Council is minded to support this application there would need to be measures to address visibility splay and additional space within the scheme to afford adequate turning space for vehicular movements on the site to eliminate the need for vehicles to reverse out of the site and onto the A389.

Bodmin Town Council has grave concerns regarding the management of foul and surface water given the close proximity of the SSSI Camel River. There would need to be significant assurances to mitigate flood risk to the property and a satisfactory sewage treatment system in place to limit any discharge of foul water into the SSSI. The road safety concerns would be exacerbated should a large vehicle be required to empty a Cess Pit if that is the preferred method of handling waste.

If permeable surfaces are proposed for the parking area, there would need to be some form of system in place to ameliorate any contamination issues from vehicle discharge (oil, engine / brake fluid etc)

Whilst commenting on this application, it was noted that the applicants' agent referred to the Carrick District Local Plan in section 3.1 of the Design and Access Statement which Bodmin Town Council Members queried as being inappropriate in the North Cornwall context. To that end, they questioned the validity of some of the statements and information provided.

P/2018/265

Update on Planning Application PA18/07745 (minute ref P/2018/219 refers) – Application for Approval of Reserved Matters (Access, Appearance, Landscaping, Layout and Scale) following Outline Application PA17/11192 (minute ref P/2017/304 refers) – Ellesmere, Copshorn Road, Bodmin – S Waddell and C Hoplins – To consider a response to Cornwall Council Development Officer

A copy of the email had been circulated with the Agenda.

Following discussion, it was AGREED to respond with the following:

Bodmin Town Council will support this application subject to slate cladding / hanging as a preferred material as this would be a better fit with the context of the application site given its prominence and visual impact. Slate is considered a material that would provide a more sympathetic approach and harmonise with the roof line of other properties in the locality. In particular, it was considered that this skyline can be viewed from the south of the town and that the use of slate would be more in keeping given the proximity and prominence of Bodmin Jail.

P/2018/266

Update on Planning Application PA18/07969 (minute ref P/2018/220 refers) – Loft conversion with front and rear dormers and porch – 24 Windsor Grove, Bodmin – Mr and Mrs Davey – To consider a response to Cornwall Council Development Officer

A copy of the email had been circulated with the Agenda.

Following discussion, it was AGREED to respond with the following:

Bodmin Town Council 'agrees to disagree' with the local planning authority in respect of this application ref PA18/07969 - 24 Windsor Grove, Bodmin.

P/2018/267

Cornwall Council Consultation – Proposed new no waiting at any time restrictions – Cornwall Police Headquarters, Tollgate Road, Bodmin – To consider a corporate response by 31 October 2018

A copy of the consultation had been circulated with the Agenda.

Members considered that Cornwall Council should have had the forethought to install double yellow lines at the time of the construction of the Bodmin Police Hub, and additionally that a construction management plan should have been requested by the Local Planning Authority when granting permission to Aldi. Members discussed the terms of the Section 106 Agreement put in place for Aldi, and noted in particular that a condition of planning had been for the applicant to maintain a green screen to mitigate the visual impact of the site from the highway. Councillor J Cooper advised that he had contacted the Town Clerk the day prior to alert him to the fact that the hedgerow in question had been significantly reduced almost to the point of removal.

The Town Clerk advised that he had contacted Enforcement to reiterate the condition over the protection of the hedgerow.

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

Bodmin Town Council supports this scheme.

However, Bodmin Town Council Members considered that Cornwall Council should have in place, as a matter of course, a requirement for all developers to submit a robust Construction Traffic Management Plan as part of any planning application.

Furthermore that the adherence to such Construction Traffic Management Plans should be adequately enforced during the construction phase of any development where parking or waiting of construction related vehicles may adversely impact on residents or businesses in proximity to the development site.

It was also considered that enforcement of parking or waiting restrictions following the completion of any development should be robustly carried out by the appropriate authority.

P/2018/268

Licensing Act 2003 – Consultation on draft revised Policy – Deadline for response submission 5 December 2018 (minute ref P/2018/240 refers) – Town Clerk to update

Consultation can be viewed online at:

<https://www.cornwall.gov.uk/advice-and-benefits/licences-and-street-trading/alcohol-and-entertainment-licence/have-your-say-on-the-licensing-authoritys-public-consultation/>

The Town Clerk reported that he had yet to receive any feedback from Members so had not been able to formulate a consultation response to date.

Members discussed the level of changes within the policy and were particularly interested to assess whether there were any elements discussing 24 hour licensing in residential areas. It was noted that cumulative impact felt by areas such as Falmouth and Newquay were thankfully not seen as a pressing issue within Bodmin.

It was AGREED that Members would email their responses to the Town Clerk no later than 19 October 2018 in order that a draft response could be prepared and circulated.

Extra Item – P/2018/269

Minor Variation to a premises certificate - To permit alterations to the premises to facilitate the removal of 3 x main bank checkouts and their replacement with a Scan & Go 4 unit checkout zone and new handset wall - Asda Stores Ltd

Following discussion, it was AGREED to respond with the following representation:

Bodmin Town Council notes the use of 'scan and go' devices and whilst it has no objection to these, it would request that the licensing authority seeks the appropriate assurances which confirm that this system will have adequate control measures to ensure that any alcohol sales are authorised and that the Challenge 25 Policy is strictly adhered to.

The Town Council has concerns that this system could be used to purchase alcohol by under 18s as it would not have the level of scrutiny that a traditional checkout would provide. It is imperative that there are sufficient members of staff in attendance at the point of grocery payment via these devices to monitor and to authorise sales of alcohol, having made the appropriate proof of age checks.

The meeting closed at 10.05 a.m.