

MINUTES of the Planning Committee Meeting held on Wednesday 5 December 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/2018/302

CHAIRMAN'S ANNOUNCEMENTS AND APOLOGIES:

The Chairman advised Members that was one extra item to consider which was not on the Agenda.

Apologies were received from Councillor S H Kinsman.

P/2018/303

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

Councillor P L G Skea declared a Non-Registerable Interest in Agenda Item 306 – PA18/10506, as his father previously owned the application site.

Councillor A J Coppin declared a Non-Registerable Interest in Agenda Item 307 – PA18/10808, as he had attended some social functions with the applicant.

P/2018/304

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 no members of the public in attendance.

P/2018/305 – PA18/09837

Proposed change of use and conversion of existing shop into 2 residential units – Stable Art, Mount Folly, Bodmin – Mr and Mrs Cowen;

The Town Clerk reported that the existing successful business had now outgrown the site behind the Public Rooms and has relocated to a converted chapel in Fletchersbridge.

Members considered that whilst the provision of new living accommodation right in the centre of town could be useful, an opportunity for another business (or businesses) to establish themselves in this prime location would offer more potential benefit to the retail and / or evening/night time economy of the town. It was noted that the Planning Case Officer had made comment to the applicant not having explored active marketing of the property to ascertain any other business use, in line with Policy 5 of the Cornwall Local Plan (2 (i) refers)

Following discussion it was AGREED to make the following representation:

Bodmin Town Council does not support this application as this town centre property has not been actively marketed for future business use for a period of not less than 9 months and in accordance with the Cornwall Local Plan - Policy 5 2 (i) refers:

***2. Proposals that would result in the loss of business space must:
i. demonstrate there is no market demand through active and continued marketing for at least a period of 9 months;***

Bodmin Town Council supports the position of the Case Officer and would seek evidence that there is no future business need for this commercial property as it is within close proximity to the town centre and retail core. The Town Council noted that this site might be very attractive to future business use given the forthcoming cinema attraction and the potential for this to underpin an evening economy and other business start-ups.

P/2018/306 – PA18/10506 Reserved Matters for the residential development of 71 units at land off Boundary Road in respect of outline application PA16/00768 (minute ref P/2016/041 refers) – Land South of Bodmin Community Hospital, St Lawrence Road, Bodmin – Mrs K Goldup, Coastline Housing;

Councillor P Skea reiterated his interest in this Item and left the meeting for the duration of the discussion and voting thereon.

The Town Clerk reminded Members that this matter had come before Committee as a pre-application presentation on 3 October 2018 (minute ref P/2018/246 refers).

Members considered that there were a number of issues with the application before them, with the majority being around the Traffic Management Plan and the lack of a robust Construction Management Plan.

Members recognised the fact that it was a valuable site of much needed affordable housing for the town but felt that the not inconsiderable issues with the application in its current form would need to be addressed by the applicant.

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

Bodmin Town Council does not support this application in its current form and for the following reasons (not in order of priority):

Kier Construction advise that construction deliveries will occur only between the hours of 08.00 to 18.00 Monday to Friday and 08.00 to 13.00 on Saturdays. There will be no working on Sundays or Bank Holidays.

However, the Traffic Management Plan for all traffic, including HGVs, from Exeter is to come off the A30 and to then take routes onto Launceston Road, via Turf Street and the A389 putting a lot of traffic through the town centre. Bodmin Town Council considers that this plan is not valid as it will direct an unacceptable level and

volume of traffic through the town centre and the low speed environment having a detrimental impact on both the Air Quality Management Area (AQMA) along the Dennison Road corridor and congestion into an area of high residential density and could have an impact in terms pollution in the AQMA and proliferation of construction traffic, dust and noise.

Bodmin Town Council also consider that there needs to be a robust construction management plan to mitigate the potential impact of traffic associated with the development parking on the local road network in close proximity to the site causing road safety concerns and unnecessary harm to local residents. The Town Council would further expect to see robust measures in place to ensure that construction traffic does not park within the Bodmin Hospital grounds / site as that would have an adverse impact on limited parking in that location which is of significant benefit to patients, hospital staff and visitors to the hospital.

The Traffic Management Plan should be amended to ensure that construction traffic and HGVs continue down the A30 and enter the town via Lanivet as that would go past the smallest number of residential properties and relieve congestion in Bodmin's town centre, through the designated AQMA and through the newly created low speed environment. This should be avoided in favour of an alternative route to the application site.

Bodmin Town Council would request that Cornwall Council ensures that the improvement to Boundary Road is progressed with alacrity as this will have a significant bearing on road safety in the area. Further, that the improvement work to the roundabout with Boundary road and the A389 / Westheath Avenue is progressed as a matter of urgency as this will play a vital role in reducing road safety concerns in that area. Cornwall Council should also ensure that the appropriate TRO work is carried out to impose the correct speed limit along this section of highway and to reflect future deliverability of both the Bd-UE3 and Westheath Road sites, as it is noted that vehicles travel at significant speed between Lanivet and Bodmin approaching this site and roundabout. The developer should be required to fund the TRO work to include provision of double yellow lines in the area to mitigate onstreet parking which could create additional visibility and road safety concerns. Construction traffic (workers) may well park without due consideration to local residents and Cornwall Council should manage this during the construction phase to mitigate the impact.

The developer should be requested to contribute towards an additional town centre CCTV camera at this location via s106 as it is a key entrance to the town and a camera at the new roundabout would capture Westheath Avenue and assist with public safety concerns given the development of Bd-UE3. A camera at this location would offer strategic importance and increase the scope of the town centre system and ameliorate fear of crime in this part of the town (noting that the St. Mary's Ward is one the most deprived Wards in the County and will see fairly significant growth as part of the Local Plan and site allocations).

Bodmin Town Council would wish to see an improved connectivity plan for cyclists to the Camel Trail and with the A389 as a route into the Town Centre. It is considered achievable to put in place a cycle link given the application site and potential link with Dunmere Road either through the grounds of the hospital or the Wainhomes site. This would open up modal shift opportunities given the town's cycling ambition and to reflect the low speed environment. There are also clear linkages with St. Guron's Way via Bawden Road. The footpath shown on the plan should be improved as it shows pedestrians crossing from the site to the south of the roundabout. The preference should be the addition of a further footpath link towards the hospital site crossing boundary road as this would achieve a more joined-up approach with the nearest bus stop and the pedestrian refuge across Westheath Avenue towards the petrol station.

The Town Council considers that the applicant should demonstrate that there is a safe and suitable means of access to the site for all users, in line with para 108 of the NPPF (July 2018). It is therefore considered vital that more thought is given to pedestrian and cycle links to enhance access for all users.

Bodmin Town Council would also seek assurances that there are sufficient permeable surfaces included throughout the scheme to assist with attenuation of surface water as there is an ability to plan for the future and put in place measures to mitigate the amount of surface water and overland flood flow as other parts of the Bd-UE3 site are developed. Bodmin Town Council considers it is vitally important that flood risk to the lower lying areas of Bd-UE3 is considered at this stage as surface water could pose significant road safety concerns to the bottom of Treingle Hill and in the area of the Plant and Herb Nursery. Bodmin Town Council would welcome further documented evidence as to how this will be ameliorated given the potential surface water risks to lower lying areas given the known traffic and speeds generated by vehicles travelling to Bodmin from the Lanivet direction.

Bodmin Town Council would welcome a scheme which demonstrates adequate and sufficient permeable surfaces to meet EA requirements and to mitigate surface water and any overland flow routes as this might be future proofing against further phases of Bd-UE3 given topographical runoff to lower lying areas of the Bd-UE3 allocation site. It would seem prudent to build in surface water protection drainage schemes now given potential impact to the A389.

It was noted that the Kier Construction Environment Management Plan only included 8 of the 13 listed appendices (the missing / not included documents in the main relate to drainage details). This lack of information was not helpful and raises concerns about how this important element will be managed.

P/2018/307 – PA18/10808 Full planning for a three bedroom dwelling – Land adjacent to 1 Camel Valley Cottages, Dunmere Road, Bodmin – Mr J Murch;

Councillor A Coppin reiterated his interest in this Item and left the meeting for the duration of the discussion and voting thereon. Councillor J P Cooper assumed the Chair.

The Town Clerk reported on the detail of the application (which is for a three bedroom dwelling, although the Design and Access Statement refers to a four bedroom dwelling). He advised that there had been a number of detailed consultee comments requesting additional information, along with a number of public objections (which were read out).

Following discussion, Members were minded to agree with previous advice provided by the Planning Case Officer and it was AGREED to make the following representation:

Bodmin Town Council does not support this application for the following reasons:

Bodmin Town Council considers that this site does not lend itself to being a sustainable location as there is no clear link with the services of Bodmin and the town centre. The access and egress to the site is unsuitable and there remain significant concerns regarding the proposed parking site given poor visibility splay and an increased risk to road safety that this proposal would create.

Bodmin Town Council has serious concerns regarding the proposed use of a septic tank given the close proximity to the SSSI Camel River and can see no clarity or detail around the proposed siting of this system and its relationship with the Camel River i.e. there is no detail around a safe and suitable distance away from the SSSI Camel River to mitigate contamination risk – is there sufficient space between the septic tank and river to achieve safe area for any discharge (as per the notes within the Foul Drainage Assessment). A safe and suitable means of access has not been demonstrated for any maintenance / service vehicles to the foul water system.

Bodmin Town Council considers that previous planning application responses by the local planning authority remain valid, including pre-application advice in respect of flood risk and the Town Council would reiterate a number of these (planning applications PA14/00725/PREAPP refers and PA16/02109 refers).

Bodmin Town Council would strongly comment that the proposed location is not sustainable, the location is within indicative flood zones 2 and 3 and the proposed access and parking arrangement continues to fail to demonstrate that a safe and suitable access can be achieved. The Town Council considers that there is insufficient detail regarding the drainage strategy, percolation test results, how the construction phase will be managed given site constraints and drainage provision during this phase and exceedance routes and overland flow routes are not shown on any plans.

Bodmin Town Council does not consider that this application site offers an ability to deliver a dwelling given these far reaching issues

and has significant concerns around the flood risk, road safety and demonstration that a safe and suitable access can be achieved, the sustainability of the location and the proposed septic tank and close proximity to the SSSI.

Councillor A Coppin rejoined the meeting and assumed the Chair.

P/2018/308 – PA18/10819 Proposed replacement garden room – 22 Wingfield, Bodmin – Mr J Tully;

Members considered that this was a well-screened site with ample room for the proposed works.

It was AGREED to make the following representation:

Bodmin Town Council supports this application.

P/2018/309 – PA18/10266 Resubmission of PA18/03272 to replace the existing timber bay windows to the South elevation of the Garland Ox Public House with white uPVC (minute refs P/2018/136 and P/2018/170 refer) – 65 Higher Bore Street, Bodmin – Mrs Parr;

The Town Clerk reminded Members of their previous comments with reference to the associated application.

Following discussion it was AGREED to make the following representation:

Bodmin Town Council does not support this application given the proposed use of uPVC.

This is a significant traditional building in the Conservation Area and part of the visual amenity in this area of the town. Bodmin Town Council would support the replacement of the windows in timber and not uPVC.

Whilst this building is not listed, it is within the Conservation Area and as such Bodmin Town Council considers that traditional materials preserve the historic character of the town's Conservation Area and as such it is important to retain as much character through these key buildings given the visual impact they have on the street scene.

It was NOTED that after careful consideration Councillor P Brown decided to abstain from the vote.

Extra Item - P/2018/310 Update from Planning case Officer on PA18/08787 – Proposed two-storey side and single-storey rear extensions – 5 Leafield, Bodmin – Mr and Mrs Eddy;

The Town Clerk reported that he had received an update from Planning Case Officer with regard to this application (minute refs P/2018/154 and P/2018/255 refer) and advised that it now fell under the 5 Day Protocol for Local Councils.

“It is acknowledged that a garage parking space is being lost (albeit

not used currently for parking). One space is retained and the road from which the dwelling is accessed is unclassified and does not have parking restrictions and residents can park there (providing that it complies with the Road Traffic Act) and this could not be a reason for refusal of the planning application.

Having spoken with the agent regarding this; it is likely that in the future a licence will be sought to lower the kerb to allow access to a further parking space in the place of the current lawn

The use of cladding as a finishing material has come about due to a change in the construction method due to a revision in the scale of the proposal. The previously approved proposal was to be constructed close to the north east boundary of the site. Whilst it was not considered that there was significant neighbour impact, the applicants have re-designed the extension so that it is pulled in from the boundary. This has meant that brick can no longer be used for construction as it will decrease the room sizes and a wooden frame will be used instead. Render and cladding are often used for the external finish of such construction. The properties in the area are relatively new and it is not considered that cladding of this type/colour would be at such odds with the age and vernacular of the surroundings to warrant the refusal of the application. There are other examples within the wider development.

The Cornwall Local Plan sets out the importance of the housing market is appropriate to meet the needs of the community. In this instance there is the need to provide sustainable, appropriately sized privately owned accommodation for a family

Having visited the site and reviewed the application documentation, and discussed with the team leader and colleagues, and following careful consideration of all the material planning considerations, in this instance, it is considered appropriate to recommend approval of the application.”

Following discussion it was AGREED to respond to the Case Officer to advise that Bodmin Town Council agrees to disagree with the Local Planning Authority on this occasion.

The meeting closed at 10.26 a.m.