

MINUTES of the Planning Committee Meeting held on Wednesday 16 January 2019 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. P Martin (Executive Support Officer) and Mrs. T Stiles (Senior Administration Assistant / Mayor's Secretary).

P/2019/001

CHAIRMAN'S ANNOUNCEMENTS AND APOLOGIES:

There were no announcements, and apologies had been received from Councillor S H Kinsman.

P/2019/002

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

There were no Declarations of Interest.

P/2019/003

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 was one member of the public in attendance who did not wish to make representation at that time.

P/2019/004 – PA18/11377

2 x 6 metre flagpoles to fly the flags of Devon and Cornwall police and the Cornish county flag – Devon and Cornwall Constabulary, Tollgate Road, Bodmin – Mr S Page;

The Chair read out comments which had been received from a member of the public in advance of the meeting asking that the Committee object to this application on the basis of cost and send a strongly worded letter to the Police and Crime Commissioner about fiscal frugality.

Members considered that whilst they may share the views about the need for fiscal frugality, it was not a material planning consideration and as such would have no bearing on the determining of a planning application. Councillor Sanders questioned the need for the proposed flagpoles as she considered that the Police Hub was highly visible in its current form. Councillors were all of the view that they would be supportive of the Cornish flag being flown in as many strategic locations as possible.

Following discussion it was AGREED to make the following representation:

Bodmin Town Council supports this application.

It was noted that Councillor Sanders voted against.

Furthermore it was AGREED that the request for the Council to write

a strongly worded letter to the Police and Crime Commissioner about fiscal frugality would be sent to the next available Full Council meeting.

P/2019/005 – PA19/11618 Construction of new dwelling, house replacing workshop – Land West of Hillfield, Copshorn Road, Bodmin – Mr and Mrs Howe;

Members considered that whilst it was a large dwelling, it would be appropriate both to the plot and other homes in the immediate vicinity in terms of scale. It was also felt that the red brick finish was in keeping with the area.

Councillor J Cooper commented that an objection lodged on the Cornwall Council planning portal made reference to a number of policies from the Cornwall Local Plan and the Cornwall Design Guide and that they were concerned about an already narrow cul-de-sac turning area for deliveries, visitors and emergency vehicles suffering a loss of space under the proposals, which could potentially lead to vehicles having to reverse out on to a road with poor visibility.

The member of the public in attendance identified herself as the applicant and asked for permission to speak at this juncture. The Chairman advised that this would not usually be possible as it was outside of the Public Representation Session, however that he felt on this occasion it could be helpful to hear from the applicant.

A vote was thereby taken to suspend Standing Orders so that the applicant could speak to clarify some points over access. All Members voted in favour.

The applicant spoke to advise that the access referred to was not for the proposed new dwelling, and that the turning area was on their private land. In response to a query from Councillor J Cooper the applicant confirmed that emergency vehicles would still be able to access and egress the site safely. She also confirmed that due to the fact the proposed new dwelling would be moved back 5 metres from the footprint of the existing workshop, an area of the driveway which had previously been difficult to negotiate would now be straightened out and provide easier access.

Members also discussed with the applicant the potential for overlooking of neighbouring properties.

Councillor J Cooper asked the applicant if there was the potential for her to improve the flow of information to her neighbours and create a dialogue to address any issues going forward.

The Members present then voted to restore Standing Orders.

Following discussion it was AGREED to make the following representation:

Bodmin Town Council supports this application, but would encourage the applicant to ensure open dialogue is pursued with

local residents in respect of land available for emergency vehicle access.

P/2019/006 – PA18/11772 Outline planning permission with all matters reserved, except access, for the construction of 10 dwellings – ADP Diamex, Dunmere Road, Bodmin – ADP Property Services Ltd.;

Councillors voiced their concerns about the loss of any employment / commercial land given its scarcity within the town. It was considered that the increase in housing numbers proposed for Bodmin within the Cornwall Site Allocations DPD was not supported by enough employment land as it stands, without the proposed loss of more areas. It was considered that there was an opportunity to improve employment land within that area of town, and Councillor Bassett commented that there was a distinct lack of local shops to support the fast growing number residents in that location.

Councillor J Cooper commented that this Committee had previously commented on an application (PA18/09837 – minute ref P/2018/305) with reference to Policy 5 of the Cornwall Local Plan (2 (i) refers) and that he felt a consistent approach should be adopted when considering this application. He considered that there was no evidence within the application that the site had been marketed in accordance with that Policy.

Following discussion it was AGREED to make the following representation:

Bodmin Town Council does not support this application on the grounds of the resulting loss of employment / commercial land. In accordance with policy 5 of the Local Plan Bodmin Town Council considers that the site should undergo continued and active marketing for at least a period of nine months to demonstrate that there is no market demand for this business space.

P/2019/007 – PA18/11905 Application for works to trees subject to a Tree Preservation Order – Trees T85, T87 and T88 – Wallace Road, Bodmin – Mr A Spencer, Cornwall Housing Ltd.;

The Chair advised members that there had been an error on the application picked up by Bodmin Town Council Officers and that the trees referred to were actually annotated as TW85; TW87 and TW88 on the applicant's Tree Works Schedule.

Following a brief discussion it was AGREED to make the following representation:

Bodmin Town Council supports this application subject to no adverse comments from the Cornwall Council Tree Officer.

P/2019/008 – PA18/12051 Advertisement consent for a x free-standing illuminated billboard – Lidl Foodstore, Priory Road, Bodmin – Mrs K Sproson, Lidl UK;

The Chair read out comments which had been received from a member of the public in advance of the meeting asking that the

Committee object to this application on the basis that the large and obtrusive advertising sign is sitting on the very boundary of the conservation area.

Members considered that the proposed sign was exceptionally large (3.3m x 6.3m) for the situation and would create far too much impact.

Following discussion it was AGREED to make the following representation:

Bodmin Town Council does not support this application due to the size and scale of the proposed signage which is considered to have an adverse impact on the local area.

P/2019/009 – PA19/00117 Works to trees within a Conservation Area - namely T25 Lime - fell due to extensive decay in trunk and stems. T16 Willow - Cut ivy and remove low pollards growing into neighbouring property roof – St Nicholas House, 70 St Nicholas Street, Bodmin – Mr Babcock Home Group;

The Chair advised that the application reference had appeared in correctly on the Agenda and should read PA19/00117 and not PA18/00117.

Following discussion it was AGREED to make the following representation:

Bodmin Town Council supports this application subject to no adverse comments from Cornwall Council's Tree Officer.

P/2019/010 Update on Planning Application PA18/06761 (minute ref. P/2018/282 refers) – Erection of warehouse and ancillary sales cabin for Class B8 use and the display, sale and outside display of storage, car parking, servicing and associated works – Site off Dunmere Road, Bodmin – Travis Perkins (Properties) Ltd (copy email and related drawings enclosed);

A copy of the documents had been circulated with the Agenda for information, the contents of which were noted.

Members discussed at length the fact that some of them had concerns over the perceived temporary nature of the proposed buildings, whilst others felt that the potential for additional employment and a strategically significant heavyside materials hub for Bodmin could not be ignored.

Councillor J Cooper proposed that the Council should maintain its lack of support for the application as the tempastore type of buildings proposed did not give an indication of the business's long-term intention to remain.

The proposal was seconded and put to a vote, with three Members for and four Members against. Consequently the motion fell.

Councillor Bassett proposed that the Council should support the

application given the employment opportunity it would provide. Members voted and the motion was carried by four votes to three.

It was AGREED that the Executive Support Officer (ESO) would write to the Planning Case Officer to advise that Bodmin Town Council was in agreement with his negotiations with the applicant.

P/2019/011

Update on Planning Application PA18/10879 – Resubmission of PA18/03272 (minute refs P/2018/136 and P/2018/170 refer) to replace the existing timber bay windows to the South elevation of the Garland Ox Public House with white uPVC – 65 Higher Bore Street, Bodmin – Mrs Parr (minute ref. P/2018/309 refers);

The ESO gave a brief update on the application and advised that the applicant was maintaining their desire for the use of uPVC given the precedent set within the immediate vicinity.

Members discussed the issue at length, giving consideration to the fact that the building is an iconic feature of the streetscene within the town’s Conservation Area. Members also considered the need for replacement rather than repair and the cost implications to the business in order to achieve the Town Council’s aims of retaining the windows in wood.

Following discussions it was AGREED that the Town Council’s request for the windows to be replaced in wood rather than uPVC should be maintained.

P/2019/012

Update on Minor variation to Premises Licence – Freddie’s, 19 Honey Street, Bodmin – Amend Plans of premises, add and amend conditions (ref E1_104041; minute ref P/2018/328 refers);

The ESO reported that the Police had requested that a number of conditions be put in place to ensure that the Licensing Objectives were being comprehensively adhered to and enforced. The Chair also advised that there was a minor amendment to the plans to ensure they correctly represented the premises’ footprint.

The information was noted by the Committee and they were supportive of the Police’s proactive stance in respect of these premises.

P/2019/013

Cornwall Council 2019 Off-Street Parking Order – to consider a corporate response by 1 February 2019

Details of the Draft Parking Order had been circulated with the Agenda. The ESO reported on the proposed increases in charges throughout Cornwall Council car parks in Bodmin.

Councillor J Cooper commented that any increase in parking charges would be unwelcome at this time, given that the town’s traders were considered to still be recovering from the adverse impact of road closures during the Growth Deal works in 2016-17. Councillor Brown commented that increases in parking charges may also lead to an increase in illegal parking which was already

creating issues in the town given the lack of enforcement carried out by Cornwall Council.

It was **AGREED** that the ESO would respond to the consultation along these lines.

Councillor Coppin requested that the consultation response was also shared on the Council's Facebook page, along with a reiteration of the Town Council's own parking fees and hours of charging.

P/2019/014

Community Networks Highways Scheme (minute ref. P/2018/224 refers), to include:

- a) Proposed application regarding taxi licenses;
- b) Any other proposed applications;

On reflection of the item's content Councillor Brown declared a Non-Registerable Interest on this item as a family member runs Parnell's Taxis. He left the room (10.33 a.m.) for the duration of the discussion.

Councillor J Cooper reported that following his Proposed Expression of Interest regarding Berrycoombe Hill under the Community Networks Highway Scheme, further discussions had taken place at the latest Community Network Panel meeting (10 October 2018) which had identified the possibility for an allocation of funds to investigate a solution to parking provision for taxis within the town. Members agreed that a forum which could lead to more open dialogue with the taxi companies was something to be welcomed.

P/2019/015

Integrated Transport Infrastructure Programme 2018 (ITIP) Bus Infrastructure Westheath Avenue, Bodmin (EDG1574-001) – Consultation outcome letter (minute ref. P/2018/284 refers)

A copy of the outcome letter had been circulated with the Agenda, the contents of which were noted and generally felt to be positive.

Members discussed their previous considerations that the use of lay-bys as bus stops should be progressed in order to avoid having buses stop in the highway.

It was AGREED that the ESO would respond to CORMAC Solutions to discuss the possible TRO works that would be required in order to achieve a bus stop within the existing lay-by.

P/2019/016

Response from Highways England regarding notice of pine tree removal works along the A30 and A38 for safety reasons (minute ref. P/2018/333 refers);

A copy of the response had been circulated with the Agenda, the contents of which were noted.

P/2019/017

Road Traffic Regulation Act 1984 S.14: Temporary Prohibition of Traffic – Road closure for Cormac to carry out works to their apparatus – Barn

Lane, Bodmin – 0730 to 1730 from 18 to 22 February 2019 and 0930 to 1430 from 25 February to 1 March 2019

A copy of the Intention Notice had been circulated with the Agenda, the contents of which were noted.

P/2019/018

Road Traffic Regulation Act 1984 S.14: Temporary Prohibition of Traffic – Road closure for South West Water to carry out works to their apparatus – Boundary Road, Bodmin – 25 February to 1 March 2019 (24 hours)

A copy of the Intention Notice had been circulated with the Agenda, the contents of which were noted.

It was AGREED that the ESO would respond to request that there is sufficient and adequate signage put in place for any diversion, and that those diversions are well publicised in advance of the closure.

The meeting closed at 10.48 a.m.