

MINUTES of the Planning Committee Meeting held on Wednesday 19 December 2018 at 9.30 a.m. in the Shire House Suite, Bodmin.

PRESENT: Councillor J A Bassett presiding; together with Councillors, P Brown, J R Gibbs, L F Sanders and P L G Skea.

IN ATTENDANCE: Mr. S Facer (Town Clerk) and Mrs. T Stiles (Senior Administration Assistant / Mayor's Secretary).

P/2018/311

CHAIRMAN'S ANNOUNCEMENTS AND APOLOGIES:

The Town Clerk advised that apologies had been received from Councillors, A J Coppin (Chairman), J P Cooper (Vice-Chairman), S H Kinsman and K W Stubbs.

As such it was the first duty of those Members present to elect a Chairman for the duration of this meeting.

Councillor J A Bassett was proposed and seconded and duly elected Chairman for this meeting. She had no announcements.

P/2018/312

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

Councillor P Brown declared a Disclosable Pecuniary Interest in Agenda Item 314 – PA18/09596 - Demolition of existing 2 houses (51 and 51a Higher Bore Street) and the construction of six new flats on the site – 51 and 51a Higher Bore Street, Bodmin – Mr P Brown, Cornish Lime - as the applicant.

The Town Clerk advised that Councillor Brown had requested an opportunity to speak about the application and address any queries the members of public in attendance may have.

P/2018/313

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).

The Chair welcomed the members of the public in attendance and thanked them for taking the time to attend the meeting. Some of those present wished to make representations regarding application PA18/09596.

Two members of the public who live in a neighbouring property to 51 / 51a Higher Bore Street spoke to object to the proposals. They stated that the proposed extension and mews buildings at the rear of the existing property would infringe on their family's privacy, towering above the back courtyard and creating issues with overlooking into their garden, kitchen and son's bedroom. They further commented that the associated increase in vehicular movements with a proposal for 6 dwellings would be intolerable in an area which is already under great strain for parking. With reference to the proposed new op, they stated their concerns that this would lead to an exacerbation of the anti-social behaviour issues already

being experienced by residents arising from other such passageways in the near vicinity.

Another member of the public spoke to reinforce the previous comments made with regard to overlooking, loss of privacy, parking issues, open access and also highlighted an increase in noise and a loss of light. The Town Clerk responded to advise that in Planning terms parking (especially in a town centre location) was not considered essential and might not be a material issue for the Local Planning Authority (Cornwall Council) as a site like this would be deemed to be a walking distance to the town's facilities and services and is well connected to public transport. However, it was noted that there are circumstances in which parking issues can have some bearing on a Planning Officer's decision.

In response to a comment regarding the site being within the Town's Conservation Area, the Town Clerk advised that the Planning consideration would usually be reserved for any visual impact on the street scene and as the proposed mews buildings could not be seen in or from the Conservation Area, this might not be grounds for refusal on its own.

P/2018/314 – PA18/09596 Demolition of existing 2 houses (51 and 51a Higher Bore Street) and the construction of six new flats on the site – 51 and 51a Higher Bore Street, Bodmin – Mr P Brown, Cornish Lime;

Councillor P Brown spoke to give a brief overview of the application and to advise members of the public and fellow Councillors that he considered issues with overlooking would not be experienced, as windows had been designed to be angled down towards Bodmin Jail. Councillor Brown advised that there had only ever been two designs mooted. He advised that the outcome of the structural engineer's report had led him to conclude that a renovation of the existing dwellings would not be economically viable. Furthermore, he advised that access to the proposed open area would be via a key issued to residents of the development only.

Councillor Brown reiterated his Disclosable Pecuniary Interest and left the meeting for the duration of the discussion and voting thereon.

The Town Clerk reported on the extensive detail of the application and associated Design & Access Statement and structural engineer's appraisal.

He read out two lengthy objections that had been received from members of the public who were not able to be present at the meeting. The objections raised therein broadly echoed those discussed during the Public Representation Session – namely issues of massing, overlooking, loss of privacy and loss of light.

In response to a question from a member of the public, the Town Clerk advised that queries over the extent of the applicant's land ownership and associated boundaries were in essence civil matters which would need to be taken up with the appropriate authorities outside of the planning process.

Members discussed the issues that had been raised and whilst it was noted that parking was not necessarily required with the application given its town centre location and access to bus routes etc, they did voice concerns about the potential impact that the additional number of cars that could reasonably be expected from this development would have, with provision for only two car parking spaces within the proposals. It was noted that Higher Bore Street was already under great strain with regards to vehicular movements and parking.

Members considered that the density of the proposed development in the largely residential area comprising of predominantly two and three bedroom houses was somewhat out of place. For information the Town Clerk highlighted the 'Best Use of Land: Policy 21' of the Cornwall Local Plan referencing building density (page 67 refers).

Following a query from Councillor J R Gibbs with reference to room sizes, it was noted that the Design and Access Statement outlined that dwellings would comply with the Nationally Described Space Standards (2015).

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

Bodmin Town Council does not support this application in its current form due to concerns of the density, massing and overlooking created by the flats / mews to the rear of 51/51a and it is considered to be out of character and not in keeping with the area. It is considered that the flats to the rear of the proposed new dwelling would be over-bearing and would lead to an inappropriate level of development and density. Bodmin Town Council considered that this application, if approved, would lead to an unacceptable level of development on this site.

Whilst considering this application, Bodmin Town Council was of the view that a more modest development of a single dwelling at the end of the current garden of 51/51a, with access onto Hillside Park would be more acceptable as that would minimise concerns about massing, density etc and would provide a new dwelling with an appropriate level of amenity space and reduce issues of overlooking and loss of privacy to neighbouring properties.

Councillor Brown rejoined the meeting.

P/2018/315 – PA18/09633 Works to a tree covered by a Tree Preservation Order, namely topping and cutting back the tree on the hedge in Love Lane – Land North of 28 Wingfield, Bodmin – Mr and Mrs England;

Members noted that there was no arboricultural report included with the application and that the description of works was limited.

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

Bodmin Town Council is supportive of good tree management works but is concerned that this proposal to a tree covered by a TPO is excessive and could be detrimental to the long term health of the tree. Bodmin Town Council would support an appropriate level of pruning to include modest crown reduction and dead-wooding subject to no adverse comments from the Forestry Officer.

P/2018/316

Update on Planning Application PA18/08347 (minute ref P/2018/275 refers) – Proposed erection of new dwelling adjoining the existing dwelling with variation of condition 2 (approved plans) in respect of decision PA18/01811 (minute ref P/2018/068 refers) to enable redesign of footprint and floor layout – Land East Of 1 Higher Bore Street, Bodmin – Mr C Fitzgerald;

The Town Clerk read out an email update received from the Planning Case Officer, with reference to the Town Council’s previous consultation response regarding a boundary treatment to ensure no vehicle access or egress could be achieved on the site.

Members noted that the Planning Case Officer’s intention was to re-impose a condition previously imposed on PA18/01811, that being:

“No parking is to take place within the curtilage of the dwelling following completion and occupation of the development and the dropped kerb shall be removed and the kerb reinstated to the same height as the existing kerb within one month of the completion of the development.

Reason: In the interests of highway safety and in accordance with the aims and intentions of Policy 26 of the Cornwall Local Plan Strategic Policies 2010-2030 and paragraphs 108 to 110 of the National Planning Policy Framework 2018.”

The Town Clerk advised that in liaison with the Chairman of this Committee, Councillor A J Coppin, it had been confirmed to the Planning Case Officer that Bodmin Town Council was supportive with the proposed wording and condition in respect of this application.

P/2018/317

Update on Crantock Parish Council Neighbourhood Plan (for information), to include:

- a) Update on Judicial Review;
- b) Letter from Crantock Parish Council, Cornwall Association of Local Councils (CALC) and the Cornwall Branch of the Society of Local Council Clerks (SLCC) to the Minister for Housing, Communities and Local Government;

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

P/2018/318

Road Traffic Regulation Act 1984 S.14: Temporary Restriction of Traffic – Road closure for BT to carry out works to their apparatus – Cross Lane, Bodmin – 0900 to 1530 on 11 to 15 February 2019;

A copy had been circulated with the Agenda and was noted.

P/2018/319

Highways Act 1980, Section 228 – Cornwall Council Adoption Notification
– Beacon Technology Park;

**A copy had been circulated with the Agenda and was noted.
The meeting closed at 10.22 a.m.**