

MINUTES of the Planning Committee Meeting held on Wednesday 20 March 2019 at 9.30 a.m. in the Shire House Suite, Bodmin.

PRESENT: Councillor A J Coppin presiding; together with Councillors, J A Bassett (from 9.32 a.m.), 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/2019/073

CHAIRMAN'S ANNOUNCEMENTS AND APOLOGIES:

The Chairman announced that there was one additional item to be considered. Apologies had been received from Councillors, P Brown and S H Kinsman.

P/2019/074

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

Councillor A J Coppin declared a Non-Registerable Interest in Agenda Item P/2019/078 as the property is in close proximity to his own property.

P/2019/075

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 six members of the public in attendance, one of whom wished to make representation.

Mr. Jack Stevenson raised an objection to Agenda Item P/2019/077 – PA19/01575. (Councillor J Bassett arrived at 9.32 a.m.).

Mr. Stevenson considered that the container would obscure the view into Priory Park; that (on the assumption bikes would be displayed outside the container and thereby taking up a greater peripheral area of land than the container itself) pedestrians coming to and from town would be moved closer to the incoming traffic at the very busiest part of the carpark; that the 'Keep Clear' area would be lost; and that bikes would likely be required to be hosed down or somehow cleaned having been returned from the Camel Trail which would require access to water, additional space and also create run-off.

The Chairman thanked Mr. Stevenson for his comments.

P/2019/076 – PA19/01571

Outline permission for 1no. dwelling with all matters reserved – 27 Tanwood View, Bodmin – Mr D Jenkins;

The ESO reported that one objection had been received, which was from a neighbour, and broadly concerned issues around access, parking and congestion. The ESO also commented that this Committee had previously considered an application for a new dwelling on Copshorn Road, which they had not supported due to very similar issues. He reiterated that whilst the Committee should aim for consistency of view, every planning application should be

considered on its merits. Councillor J Cooper commented that such issues had been raised by way previous representations and he considered that they had been disregarded by Cornwall Council.

Councillor L Sanders considered that the burden of responsible parking should be down to the residents and others parking in the area.

Councillor A Coppin commented that his main concern would be the apparent proximity of the proposed boundary to the property at 141 Hillside Park creating an overlooking issue. Councillor P Skea considered that if the residents at that property had not raised an objection to the application then it was possibly not of concern to them.

Referring back to the parking issues, Councillor J Cooper commented that the first people to tackle would be existing car users who are causing a parking issue on the estate, rather than potential future users. He would however seek assurances that if the construction did go ahead, any construction traffic would be considerate to neighbours and not exacerbate any issues.

It was AGREED to make the following representation:

Bodmin Town Council supports this application and would seek assurances from the applicant that a suitable traffic management plan be put in place to ensure that existing parking issues in the area are not exacerbated by construction traffic.

It was NOTED that Councillor A Coppin voted against this proposal.

P/2019/077 – PA19/01575 Siting of new shipping container for proposed bike hire business to include storage of bikes and workshop for servicing – Priory Car Park, Bodmin – Mr M Jackson;

The Chairman noted that as the landowner and given the fact that the venture in question has been previously discussed and supported by Full Council this application should be NOTED.

Councillor J Cooper commented that as the site in question had previously been used by Kelly's Ice Cream there was a dedicated electric hook up in place, and that pedestrians had regularly crossed the car park to use the ice cream van. Responding to a query from Councillor K Stubbs, the SAA/MS advised that Kelly's had given notice on their rental agreement and no longer required the site.

Members discussed the siting and what alternative locations had been discussed as a Council. Councillor J Cooper also queried what facilities would be in place to capture or filter any run-off (from washing bikes etc) that may cause pollutants to enter the water table.

The ESO reiterated this Committee's remit to consider Planning

Applications only, rather than the venture as a whole.

It was AGREED to make the following representation:

As the landowner, Bodmin Town Council has noted this application.

P/2019/078 – PA19/01845 Rear Conservatory replacement – 4 Donovan Way, Bodmin – Mrs P Beard;

Councillor A Coppin reiterated his Non-Registerable Interest in this item and left the meeting during the discussion and voting thereon. Councillor J Cooper assumed the Chair.

Members noted that other properties in the vicinity had carried out very similar works.

It was AGREED to make the following representation:

Bodmin Town Council supports this application.

Councillor A Coppin returned to the meeting and assumed the Chair.

P/2019/079 Application for a premises licence – Flory Restaurant and Café, 4 Mount Folly Square, Bodmin;

The ESO reported on the detail of the Licensing Application and noted that it included provision for the sale of alcohol for consumption both on and off the premises.

Members broadly considered that any off-sales would relate to the proposed delicatessen area selling sealed bottles of alcohol, although clarification on this point by the applicant would be welcomed. There was some debate about the potential issues that off-sales could create in that area of the town. The majority of Members considered that the proposed restaurant, café and delicatessen would not be in the realms of providing low-cost alcohol for consumption off the premises. It was considered that the applicants had fully embraced the Challenge 21 Policy and associated staff training in the promotion of the four Licensing Objectives, and noted that there was CCTV in place. Members were pleased to see that the building, which had formerly operated as a restaurant, was being brought back into use and considered that in conjunction with the cinema could further serve to bolster the town's night time economy.

It was AGREED to make the following representation:

Bodmin Town Council supports this application.

It was NOTED that Councillor P Skea voted against this proposal.

P/2019/080 Affordable Housing Application Response – Removal of S106 for flats 2 and 4, 90 Fore Street, Bodmin – ESO to report;

The ESO reported that Cornwall Council's Affordable Housing Team had responded to the application and did not support the discharge of the conditions (minute ref P/2019/045 refers).

The ESO advised that as a request of that nature (*PA19/01323 – Request to modify/discharge the requirements of a Legal Agreement in respect of affordable housing provision – 90 Fore Street, Bodmin*) was not a formal planning application there was no mechanism to take it before a meeting of a Planning Committee of the Local Planning Authority, without invoking a 5-day protocol.

Councillor J Cooper considered that Bodmin Town Council should maintain their position of support for the discharge of requirements of the Legal Agreement, and it was **AGREED** that the 5-day Protocol for Local Councils should be followed.

P/2019/081

Pearce Fine Homes Development at Land West of Cooksland Road (minute ref P/2019/064 refers) – To consider four further proposed street names: Oakwood Drive, Hawthorn Rise, Hazel Close and Birch Gardens – ESO to report;

The ESO reported that Pearce Fine Homes had approached the Town Council to consider the proposed street names of 'Oakwood Drive', 'Hawthorn Rise', 'Hazel Close' and 'Birch Gardens'.

It was **AGREED** that four names from the 'bank list' circulated by Councillor J Cooper should be proposed to Pearce Fine Homes as alternatives.

P/2019/082

Road Traffic Regulation Act 1984, S.14: Road Closure for Wales & West Utilities to carry out works to their apparatus – Boskear Lane & Stoney Lane, Bodmin – 24 April to 17 June 2019, 24 Hours, weekends included

Members considered that any closure in this area should not be permitted to go ahead until Cornwall Council had pressed Wainhomes to complete and open to traffic the relief road at Boundary Road, which was a conditioned requirement of the Borough View development. It was noted that Bodmin Town Council has lobbied Cornwall Council on this issue on a number of occasions and that to date no progress appeared to have been made on the completion of the road.

Extra Item – P/2019/083

Road Traffic Regulation Act 1984 S.14: Temporary Prohibition of Traffic for Emergency Closure for South West Water to provide a new water service - Harleigh Road, Bodmin - 18 March to 7 April 2019, 24 hours, weekends included, (although the utility expects the works to be complete by 20 March 2019)

The ESO advised that this emergency closure was already in place, and that given the works were expected to be completed on this same day, it was being brought before the Committee for information only. This item was NOTED.

The meeting closed at 10.03 a.m.