

MINUTES of the Planning Committee Meeting held on Wednesday 17 July 2019 at 9.30 a.m. in the Shire House Suite, Bodmin.

PRESENT: Councillor E M Ahearn presiding; together with Councillors, J A Bassett, P Brown, J P Cooper, A J Coppin, J R Gibbs, L F Sanders, P L G Skea and K W Stubbs. Councillors, P T Cooper and D A Henderson were also in attendance but did not vote not being members of this Committee.

IN ATTENDANCE: Mr. P Martin (Executive Support Officer) and Mrs. T Stiles (Senior Administration Assistant / Mayor's Secretary).

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CHAIRMAN'S ANNOUNCEMENTS AND APOLOGIES:

There were no announcements or apologies.

P/2019/174

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

Councillor L F Sanders declared a Disclosable Pecuniary Interest in Agenda Item P/2019/179 – Non-material amendments to landscape strategy and landscape layouts at under construction CAMHS Unit – as she is employed by the adjacent Bodmin Hospital.

P/2019/175

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 five members of the public present.

Hilda Blacklaw spoke to thank the Council for providing name plates to assist members of the public in knowing who was speaking during meetings. She also wished to thank Bodmin Town Council for their efforts on behalf of residents in representations regarding PA18/08551 (Outline Planning Permission for a residential development of up to 45 dwellings – Land SW of Westheath Road), as progress was now being made between the developer and residents in respect of the ownership / maintenance of the boundary hedge.

Christine Howard spoke briefly to reiterate the work she and fellow Halgavor residents had done towards getting the Bodmin Leisure Centre Lower Car Park registered as an Asset of Community Value. It was acknowledged that this item was featured on the Agenda of forthcoming Full Council meeting (Thursday 18 July 2019), and was agreed that it would be discussed in full during the course of that meeting.

The Chairman thanked the Public for their attendance.

P/2019/176 – PA19/03575

Prior Approval for a change of use from A1 shop to A3 restaurant – 4 Honey Street, Bodmin – Mr D Baillie;

The ESO advised that the application itself was dated in early May (prior to the business beginning trading) but that it had only just come before this Committee from the Local Planning Authority and it was unclear why there had been such a delay. It was NOTED that the applications for the premises licence and advertisement consent for the logos in the windows had been

considered and supported by this Committee on 5 June 2019 (items P/2019/146 and P/2019/145 refer respectively).

A letter from a resident of Honey Street had been received by the Local Planning Authority, stating her objections to the application. Councillor J Cooper commented that whilst he felt that resident made some valid points, they should really be directed towards the Licensing Authority or the Police as they broadly related to issues with other businesses in the location. Councillor Cooper considered that as this application has no track record of anti-social behaviour or alcohol-related issues it therefore must be considered on its own merits.

Councillor Coppin commented that he felt it was a positive development in a building which had previously been an eyesore and would contribute towards the regeneration of this key part of town.

Councillor J Cooper considered it may be helpful to write to the resident and advise her to log any ongoing concerns with anti-social behaviour from outlets on Honey Street with the Police (via 101) in order that enforcement action can be carried out.

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

Bodmin Town Council supports this application.

P/2019/177 – PA19/05661 Reinstatement of the replica of the original 1887 canopy to the front elevation, removed by British Railways in the 1970s – Bodmin And Wenford Railway Harleigh Road, Bodmin – Mr N Wood, Bodmin and Wenford Railway Preservation Society;

Bodmin Town Council supports this application.

P/2019/178 – PA19/05673 Non-material amendment in respect of decision notice PA17/08116 (Proposed demolition of single storey structure to allow for construction of extension to provide additional living accommodation, utility area and cloakroom) – Revert to original submission; in essence moving external wall 30 cm – 46 Flamank Park, Bodmin – Mr A Webster (minute ref P/2017/210 refers);

The ESO reported that Bodmin Town Council had previously considered PA17/08116 in 2017 and supported the application. At that time there was one objection received from a neighbour, and the applicants had made some revisions accordingly. The ESO advised that the objector had since moved away and the current neighbour had written stating they had no objections to the original submission.

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

Bodmin Town Council supports this application.

P/2019/179 – PA19/05673 Non-material amendment in respect of decision notice PA17/11240 (Construction of a Child and Adolescent Mental Health Service Unit (CAMHS) – Amendments to landscape strategy and landscape layouts – Land South of Bodmin Community Hospital, St Lawrence Road, St Lawrence, Bodmin (minute ref P/2017/309 refers);

Cllr L Sanders reiterated her interest in this item and left the room during the discussion and voting thereon.

Cllr Bassett queried whether the quality of the planting as set out in the original application would be maintained. Cllr J Cooper advised that he had met with one of the project leaders at Sowenna who had explained that landscaping sensitively was key to the look and feel of the unit's grounds. It was anticipated that rehabilitation work would be carried out with patients by involving them in projects to develop and maintain planting and that local businesses had donated much in the way of plants and tools.

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

Bodmin Town Council supports this application. Bodmin Town Council notes that a number of trees on the site are under TPOs and would seek assurances that these are protected and preserved during construction / re-landscaping.

Cllr Sanders rejoined the meeting at 9.42 a.m.

P/2019/180 – PA19/05744 Reserved Matters application for the construction of 100 dwellings in relation to outline consent PA14/09274 (Outline application for the redevelopment of the former St Lawrence Hospital site and land at Beacon Technology Park to provide up to 175 residential dwellings and 3,600 sqm (GIA) of B1 employment space.) – Beacon Technology Park, Bodmin – Ms R Thomas, Cornwall Council (minute ref P/2014/221 refers);

Councillor J Cooper advised that having attended Cornwall Council's consultation event at Chy Trevail (26 June 2019) he was disappointed that his and residents' feedback comments did not seem to have been taken on board. He considered that some of the aspirations of the CAMHS unit (Sowenna) did not fit with the proposed development at this site in terms of overlooking and overshadowing.

He advised that the Bodmin Hospital League of Friends had made representation to the developer about the need to preserve the area of open space (historically used for the Bodmin Hospital fete) to little or no avail. There followed further discussion about the green / open space requirements with Members considering that the proposed recreation area referenced in the application as 'The Leap' was a mediocre, poorly equipped children's play area, and that an opportunity to leave the area as an informal open space and funding be invested in improved play equipment for nearby Fair Park should not be passed up. Councillor J Cooper also referenced both Policy 16 of the Local Plan and the overall design statement of the National Planning Policy Framework in terms of the requirement for high quality public space, which he felt the applicant was contravening. Councillor P Cooper commented that the cycle paths shown on the site plan did not actually pertain to this development and were only achievable if proposed neighbouring developments were to make significant changes to their boundaries. He felt Bodmin Town Council should write to the Open Spaces Officer at Cornwall Council to highlight the issues raised, should ask for an embargo on all building in the area of the application, and should submit a Freedom of Information Request in respect of all correspondence relating to any relaxation of conditions to approved developments at Borough View (original submission PA14/07891) and Beacon Technology Park (original submission PA14/09274).

Councillor Sanders raised the issue of affordable housing provision and considered that a 30% offering was tokenistic when the wide range of housing needs of the local population were considered.

Councillor Coppin commented that he considered the density of proposed development was too high, that the amount of open space proposed was too limited. He also voiced his concerns that well-established trees on the site were earmarked for removal.

Councillor Bassett voiced her concerns over the design style and asked the Chairman whether Gavin Smith could attend a meeting to address the Committee's growing concerns. The Chairman responded to advise that she and the ESO were meeting with Gavin Smith on 23 July 2019 and that she would look to address them at that time. The Chairman also advised that there had been (to date) two letters of objection lodged with the Local Planning Authority by local residents, and that these broadly aligned with the Town Council's own concerns.

Councillor Bassett further commented that clarity was required in terms of the referenced 3,600sqm of B1 employment space as its location was not apparent on the plans provided.

It was NOTED that the Chairman advised Councillor Gibbs that he would be unable to vote on the proposed representation as he had made a statement on a public forum which predetermined his view on this application.

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

Bodmin Town Council is strongly opposed to this application. The Council has concerns about the overlooking and overshadowing effect that the proposed development will have on the neighbouring CAMHS unit; the poor provision of recreational space; the density of development; the design / appearance of the housing; provision of usable cycle paths; and the detriment to the natural environment and wildlife by the removal of well-established trees. Furthermore, the Council considers that the loss of available space for the Bodmin Hospital Fete will have a detrimental impact on the preservation of community life given the level of funds raised annually for the benefit of the hospital and wider community.

The Town Council considers that The Leap proposals appear to show a mediocre, poorly equipped children's play area, and that an opportunity to leave the area as an informal open space and invest funding in improved off-site provision at nearby Fair Park would be more beneficial to the community.

Bodmin Town Council would also seek urgent clarity on the location of the proposed 3,600sqm of B1 employment space referenced in the original outline submission, as it considers the necessary input to the local economy to be vital.

Finally, Bodmin Town Council considers the provision of only 30% of affordable housing to be far too small in this area given the wide range of housing needs of the local population, especially in accessing affordable rented properties.

P/2019/181

Update on planning application PA19/03779 (minute ref P/2019/145 refers) to note amendment to proposal wording to include addition of courtyard banners;

In response to a query from Cllr Bassett in reference to section 6 of the application form, Cllr Coppin advised advertisement consent was usually granted for a limited timescale.

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

Bodmin Town Council supports this application.

P/2019/182

Cornwall Council review of Street Trading Policy – To consider a corporate response by 31 October 2019;

A copy of the draft revised policy had been circulated with the Agenda.

Councillors discussed the content thereof with some considering that it was not clear what amendments had been made. Councillor J Cooper had drafted a response referencing content on pages 3, 5, 6 & 10, which he read to the Members present.

Members discussed their views on the environmental impact of areas of the policy and broadly considered that not enough was being done to tackle issues such as single use plastics and foil balloons, and that related wording within the policy should be stronger.

There followed a discussion on the issue of street traders, with Cllr P Cooper commenting that he would like to see the Town Council being able to have more control over street traders during town events (such as Carnival, Christmas Lights). The ESO advised that town and parish councils had very limited powers in this area but that the Committee might wish to consider looking at appropriate byelaws.

Following discussion, it was AGREED that Councillor J Cooper's draft response should be adopted and broadened to adequately cover the Committee's environmental concerns in line with Cornwall Council's Green Agenda.

P/2019/183

Bodmin College School Crossing Patrol Site – Scheme ref EDG1152-SCP/Bodmin – To consider a corporate response by 17 August 2019;

A copy of the scheme details had been circulated with the Agenda. It was AGREED to respond in support of the scheme as set out.

The meeting closed at 10.15 a.m.