



MINUTES of the Bodmin Town Council Planning Committee Meeting held on Wednesday 15 September 2021 at 18.30 at the Shire House Suite, Bodmin

PRESENT: Councillor E M Ahearn presiding; together with Councillors P Brown, P L G Skea, J P Cooper, J R Gibbs, G Frost and G Mountcastle

IN ATTENDANCE: Mr P Martin (Town Clerk) Mr A Harrod (Deputy Town Clerk / CSM) and Ms L Pinnegar (Senior Administration Assistant / Mayor's Secretary).

Also present was Cornwall Cllr J Cruse.

Meeting commenced at 18.30

<p>P/2021/177 Chairman's Announcements and Apologies;</p> <p>The Chairman announced that the projector was out of action.</p> <p>There were apologies received from Cllr J Bassett</p>	
<p>P/2021/178 Declarations of Interest – Members to declare interests in respect of Any items on the agenda;</p> <p>Cllr Ahearn & Cllr Brown declared that they were distantly related to the applicants of item P/2021/189 - PA21/07918</p>	
<p>P/2021/179 Correspondence sent and received:</p> <p>All correspondence covered under Actions from previous meetings.</p>	
<p>P/2021/180 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 as there will be a time constraint of 5 minutes per speaker);</p> <p>There were 4 members of the public present, and 2 representatives from Glanville Group Scarlett's Well (Chris Davey Site Manager & Jamie Treliving Finance Officer), and 1 representative from South West Water (Jason Buzza).</p>	

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Matters of accuracy	Minute ref	Comment	Chairman signature

Christine Howard spoke and read out a statement previously delivered at meeting of 4.8.2021:

Up until 2008 there had been 10 Planning Applications for various facilities within the area. The last one being:

Planning Application E1/2008/00328 19 Feb 2008

Supporting Planning Statement.

Erection of two kiosks to facilitate chemical dosing to remove phosphorus from the final effluent discharge and the erection of a shower unit for the use by site operatives.

This Application does not refer to traffic, it refers only to 'one additional tanker once every 3 weeks' - traffic has never been a problem since the original Permission of 1962.

The SWW Supporting Planning Statement states under item:

4 Operational Access and Design Statement:

*That the existing vehicle movements are currently: d
SWW maintenance vans, 2-3 movements per week.
Access required for the proposed development will be one tanker delivery of dosing chemicals once every 3 weeks, this will be in addition to the existing vehicle movements (which are 2-3 movements per week)*

As vehicle movements are not involved in this Application, the Highways Development Group Comment Dated 24 June 2010 confirms: 'there is no objection to the two proposed kiosks or for a shower unit for use by site operatives'.

*The SWW application of 2008 also states:
Annual Quantity of Waste imported into site: 0 Cubic Metre.*

*There has been no Planning Application for 'change of use' to include the full time operation of Glanville Cleansing Ltd T/A Glanville Environmental.
We don't know whether or not Glanville are importing or exporting their waste. This creates the problem of the increase of so many vehicle movements, including HGV vehicles, at all times of day.*

In 2008, The River Camel and its Tributaries was considered 'Very Good' - but now is considered as only 'Moderate'.

*To summarize, the statements by CC are incorrect, because No restrictions needed to be applied to traffic.
Every Application has only been to facilitate the running of the Site within the site premises.
Confirmation of the statements made in the Supporting Planning Statement.*

At no time was it expected there would be a 'third party involvement' e.g. SWW to lease to Tenants - on this site.

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She has a tennant in the area and feels she has a duty of care to them to bring this matter again to the meeting. She read out correspondence from her tennant as follows:

“First let me say thank you again for all your time and involvement. Now,after seeing everything that has been said and written so far by everyone I'll give you an insight of what's really going on here; traffic starts daily around 6:15 in the morning +/- 15min sometimes bit later in the weekends but not always, everything is just like before nothing has changed in my opinion traffic has increased and other contractors CGS are in daily. I have footage showing between 6:30am and 7:am, 20+ vehicles coming in and out,one faster and louder then the other.

On my behalf I'd really like to ask the authorities if they can point us another facility/business similar to this one here who runs through a neighbourhood/residential area,starts trading befor 8/9 am,has ongoing traffic for more then 12h a day for 7 days a week...”

Christine confirmed she has video evidence of traffic issues with these vehicles. Christine would like to know why there is so much traffic to this site, through this residential area.

Cllr Cruse confirmed she had tried to contact SWW, and has chased them on several occasions, with no response. Now managed to speak to another contact who said they would esculate the issue but has not heard back yet.

Councillors expressed their highest concern over the safety in the area due to the vehicles passing through this residential area and does someone need to get injured before anyone takes any notice.

Jason Buzza from SouthWest Water then introduced himself and advised he was at the meeting as he has been alerted to the concerns. He stated that an email had been sent prior to this meeting asking if there were any questions we wanted answering when he came to this meeting. It was confirmed by the attendees of the meeting that no such email had been received. He will investigate these communication issues and get a dedicated account manager appointed to ensure any questions are answered and dealt with.

Jason Buzza confirmed Glanville’s were operating out of this yard with the permission of SWW and contracted to them.

Cllr Brown asked if SWW has done risk assessments for the area.

Cllr Cooper raised the noise pollution issue and press for an environmental noise risk assessment and would like to see a copy of SWW’s Noise Pollution Permit.

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Cllr Ahearn referred to her previous visit to the site following residents' complaints, she felt she was mis-lead as she was told that the only reason for the increase in traffic was an isolated emergency incident. She feels the site traffic has increased on a regular basis in an area including public footpaths and a school.

Representatives from Glanville were invited to speak (Chris Davey, Depot Manager & Jamie Treliving Finance Officer) and were questioned as to why the traffic appears to have increased recently. They confirmed they had been at the Scarlett Well site for 6-7 years

Chris Davey confirmed they have no HGVs, have 8 3-tonne tippers, 6 high-top transit vans. Cornwall Garden Services (CGS) which are contracted to them have the same vehicles. They come in with an 18-tonne vehicle about every 2 weeks to take muck away. They do not do any sewage waste, purely civil construction operations within operating hours of 7.30 am – 5.30 pm. On average 6 vehicles coming in in the morning, Mondays can be busier. Every other week they might have a delivery on HGV from say Jewson's with materials. No tankers. On site they have cut back undergrowth, installed improved bays, no other additional works.

They will look at any complaints regarding speeding. They investigated a previous reported incident, and gave staff a refresher on driving protocols. They asked to be provided with any evidence to follow up issues.

Cllr Ahearn agreed to meet with Glanville representatives at 9.00 the next day (16.9.2021) to discuss the evidence she has.

SWW representative confirmed he will also act on any evidence presented to him.

It was confirmed that SouthWest Water own this site and Glanville's are contracted by them to operate out of the site.

Cllr Cooper asked the SWW representative whether they have completed a Noise Management Plan under BS4142. The representative couldn't confirm this but advised he would check this and confirm back to the committee. It was also asked by Cllr Cooper and Cllr Brown that we see sight of the sites Waste Transfer Licence.

Cllr Cruse confirmed she would escalate the matter to Cornwall Council and get a case opened. It was suggested planning enforcement, highways and environmental protection are notified and that SouthWest Water should be compelled to act on this situation.

Glanville confirmed that the traffic movement has increased within the last 18 months due to increase in the demands of the original contract.

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<p>A member of the public spoke about the condition of the road in the area before the site, it was reported that a driver of a commercial vehicle was seen hacking at tree branches out of his cab window to clear them from his windscreen (Alexandra Road) and the member of the public wanted to highlight his concern has to the safety of this road.</p> <p>Christine Howard confirmed she has observed that trees have been hacked back in the area and grass verges have been damaged.</p>	
<p>P/2021/181 Minutes of the previous meeting To confirm the accuracy of the minutes of the meeting held on 25 August 2021 (as circulated). (LGA 1972, Sch 12, para 41(3), LG (Miscellaneous Provisions)1976, s41)</p> <p>It was RESOLVED to confirm the accuracy of the minutes of the meeting held on 25 August 2021.</p>	
<p>P/2021/182 Actions arising from previous minutes</p> <p>P/2021/165 Town Clerk to do a Letter to Scott Mann MP, CC Cllr Cruse & Highways pointing out the seriousness of the situation with the HGVs using the Scarlett's Well Depot. – complete, also see item 183 on agenda.</p> <p>P/2021/141 (Treningle Hill) It was RESOLVED that the Town Clerk write to Cornwall Council and Walsingham Planners to invite them to a further meeting to discuss the way forward with the infrastructure and gateway and break the stalemate, – in hand, update in agenda pack.</p> <p><u>Update from meeting of 15.9.2021</u> It was confirmed that the TC has emailed to request a meeting, and SAA will follow up to report back an update at next planning meeting, added as agenda item for next meeting.</p> <p>P/2021/172 Planning Reforms - It was RESOLVED that the Town Clerk write a letter objecting strongly to the White Paper Planning Reforms to Prime Minister, Rt Hon Jenrick, Lord Matthew Taylor copying Scott Mann, MP – sent 8.9.2021, see copy in agenda pack.</p> <p>P/2021/172 (Planning Reforms) It was also RESOLVED that the Chair write a letter to all Town and Parish Councils in Cornwall asking for their support against the reforms. – in hand and being sent to 200 plus councils in Cornwall by admin team, see letter in agenda pack.</p> <p>P/2021/174 - PA21/06443 It was RESOLVED to ask for more information on the purpose of the unit before making a decision. – completed, see item 191 for that information.</p>	

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<p>P/2021/182A – to discuss and agree further action regarding Scarlett’s Well Treatment Plant and associated complaints regarding excessive HGVs traffic in a residential area.</p> <p>It was RESOLVED that this Committee write a strongly worded letter to Mr Jason Buzza, South West Water expressing their disappointment in South West Water and the lack of proactivity from them in Managing this situation, which is affecting the health and wellbeing of residents, and to request a copy of their Noise Management Plan and a copy of any Waste Transfer Licences appertaining to the Scarlett’s Well Site, and seeking assurances that they will actively manage and resolve this noise pollution. Copying Environmental Agency and Scott Mann MP.</p>	Town Clerk
<p>P/2021/183 - PA21/05871 Proposed rear extension and raising the roof to create a first floor and re-modelling 5 Lanhydrock View Bodmin Cornwall PL31 1BG. Mr & Mrs B Messenger</p> <p>It was RESOLVED to support this application.</p>	
<p>P/2021/184 - PA21/04858 Extend second floor bathroom and bedroom, construction of workshop with utility and toilet to rear and remove existing wall between kitchen and dining room 10 Moor View Bodmin PL31 1DG. Mr & Mrs S Luxton</p> <p>It was noted on the application that it was stated that there would be no increase in vehicular movement, but as it was for a workshop councillor’s were curious as to the purpose of the workshop.</p> <p>It was RESOLVED that more information on the application be sought, and the Planning Committee would like to know the purpose of the workshop and whether there was any intention to used for business purposes.</p>	SAA/MS
<p>P/2021/185 - PA21/07793 Proposed Porch, Store and Utility Extension 42 Foster Drive Bodmin PL31 1PS, Miss Nicola Beck</p> <p>It was RESOLVED to support this application</p>	
<p>P/2021/186 - PA21/05782 Change of use of A1 Retail Shop to a community space. 43 Lower Bore Street Bodmin PL31 2JU. Mr Andy Coppin</p> <p>It was RESOLVED to ask for further information on the proposed activities of this community space and if a parking management plan was in place. Due to the location near to residential occupation it was felt more information would be desirable to make an informed decision.</p>	SAA/MS
<p>P/2021/187 - PA21/08267</p>	

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<p>Erection of a first-floor extension on top of an existing single-storey building, erection of a single-storey extension and erection of a front porch. 1 Broomfield Drive Bodmin PL31 1QT. Mr Ashley Hayward</p> <p>It was RESOLVED to support this application</p>	
<p>P/2021/188 - PA21/08056 Construction of rear single storey pitched roof extension 12 Tretoil View Bodmin Cornwall PL31 1BX Mr Best</p> <p>It was RESOLVED to support this application</p>	
<p>P/2021/189 - PA21/07918 Demolition of garage and erection of a two storey side and rear extension on existing driveway. Addition of porch with the front bedroom wall above moved out in line with adjacent main bedroom. Extension of existing pitched roof over the new side extension with flat roof over rear. 60 St Marys Road Bodmin PL31 1NL Mr Simon Burgess</p> <p>It was noted that this application seemed to go right to the boundary. It was felt that reassurance that there had been consultation with neighbours, and that the applicant was adhering to the party walls regulations was desirable. It was RESOLVED to seek the reassurances of this before deciding, and to go back to Planning for more information.</p> <p>Cllr Ahearn, Cllr Brown & Cllr Frost abstained from the vote</p>	SAA/MS
<p>P/2021/190 - PA21/08845 To cut back branches from the Ash trees that are showing as dangerous due to Ash Dieback The Friaries St Nicholas Street Bodmin Cornwall PL31 1AA, Royal Mail</p> <p>It was RESOLVED in the interest of public safety to support the application however BTC Planning Committee would like to see a tree report supporting this application.</p>	SAA/MS
<p>P/2021/191 - PA21/06443 To receive further information on Detached garage to front of property 18 Homefield Park Bodmin PL31 1DJ. Mr Steven Miller.</p> <p>Councillors were presented with the information that the applicant wishes to store a classic car in the proposed garage and there were no plans for any further development. It was noted that it wasn't setting a precedent as there were already similar garages.</p> <p>It was RESOLVED to support the application.</p>	
Meeting closed at 19.45	

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