

MINUTES of the Planning Committee Meeting held on Wednesday 6 February 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, and K W Stubbs.

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

P/2019/019

CHAIRMAN'S ANNOUNCEMENTS AND APOLOGIES:

There were no announcements, and apologies had been received from Councillors, S H Kinsman and P L G Skea.

P/2019/020

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

There were no Declarations of Interest.

P/2019/021

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 four members of the public present.

Mr. Peter Old spoke in his capacity as Chairman of Trustees, Bodmin Hospital League of Friends, about proposals to create a memorial garden for Judy Coode. Mr. Old stated that he felt that Mrs. Coode had not received the recognition locally which she deserved, having devoted over 50 years of her life to helping the staff and patients of St Lawrence's Hospital, and since the former's closure, raising funds for the benefit of Bodmin Hospital. He apprised Members of the League of Friends' hopes to retain a piece of land (currently in the ownership of Cornwall Council) on the site of the old Rose Garden in order to create a formal open space bearing Mrs. Coode's name, which could also be used to host the annual hospital fete. Members were supportive of the idea in principle, and as Councillor Coppin advised that anyone can submit a planning application, regardless of whether they own the land in question it was suggested that Bodmin Hospital League of Friends might consider submitting an application themselves, rather than waiting for an application for housing to be submitted and then trying to get the green space retained. Mr. Old was advised that the next Full Council meeting was on 21 March 2019 and that he might consider presenting his proposals at that meeting.

Mr. Old thanked the Chairman for that information, and further advised that he had had initial contact with officers at Cornwall Council, and the local ward member, but that he still had much more work to do with various stakeholders.

The Chairman thanked the public for attending.

P/2019/022 - PA18/11833 Erection of a new dwelling – Plot 2, 35 Rhind Street, Bodmin – Heaton and Sons Ltd.;

Members listened to the content of an objection received by the Local Planning Authority from a neighbour.

Following discussion it was AGREED to make the following representation:

Bodmin Town Council does not support this application. Whilst the Council recognises that there is a broad mix of housing styles throughout Rhind Street it considers the proposed design with the flat roof style to be totally out of character with the area, and specifically the North Cornish vernacular. Furthermore, the Council has concerns with potential overlooking of neighbouring properties.

P/2019/023 - PA18/11948 Variation of condition 2 (plans) of PA16/10863 (minute ref P/2016/258 refers) Construction of new tyre and MOT service station and associated works – 2 Normandy Way, Bodmin – Mr S Andrews;

The Chairman reminded Members that the Council had previously supported this applicant's original application subject to consideration being given to road safety. Members considered that it was a good business use of an empty site.

It was AGREED to make the following representation:

Bodmin Town Council supports this application.

P/2019/024 - PA19/00035 Change of use and adaptations from Class A1 (Retail) to use Class D1 (Non Residential institutions) of part of newsagent to facilitate expansion of Dental Surgery and provision of orthodontic services – Turret House Dental Surgery, Turret House, Mount Folly, Bodmin – Mr Youlden, Mydentist;

Applications falling under Item number P/2019/024 and P/2019/025 were considered as one item (below).

P/2019/025 - PA19/00036 Application for Listed Building Consent for change of use and adaptations from Class A1 (Retail) to use Class D1 (Non Residential institutions) of part of newsagent to facilitate expansion of Dental surgery and provision of orthodontic services – Turret House Dental Surgery, Turret House, Mount Folly, Bodmin – Mr Youlden, Mydentist;

Members agreed that the expansion of the business would be of benefit to the town and it was AGREED to make the following representation:

Bodmin Town Council supports this application.

P/2019/026 - PA19/00243 Works to Ash Tree covered by a Tree Preservation Order – Claveles, Love Lane, Bodmin – Mrs Kemble;

The comments submitted by Cornwall Council's Tree Officer were read out and it was AGREED to make the following representation:

Bodmin Town Council supports this application.

P/2019/027 - PA19/00252 Fell 6 trees covered by a Tree Preservation Order – Land East of Bodmin Treatment Centre, Bodmin – Mr R Vooght, Interserve Construction;

The comments submitted by Cornwall Council's Tree Officer were read out and Members questioned whether there was real need to remove the trees. Councillor Coppin commented that he felt given there would have been services in place at Foster Hall there would be a viable alternative route which would not necessitate the trees' removal. Councillor Stubbs commented that if appropriate replanting occurred then he could not see a problem with supporting the application.

Councillor Stubbs proposed that the Council support the application. There was no seconder.

Councillor Coppin proposed that the Council does not support this application as he felt that it was unnecessary tree work and that the services could be re-routed.

All other Members present voted in favour of this proposal, apart from Councillor Stubbs who voted against.

Therefore, it was AGREED to make the following representation:

Bodmin Town Council does not support this application. The Council considers the loss of such established trees unnecessary and feels that the required services could reasonably be provided along an alternative route.

P/2019/028 - PA19/00403 Replacement of existing two storey rear extension, garage and terrace – 61 St Nicholas Street, Bodmin – Mr Eddy;

Bodmin Town Council supports this application.

P/2019/029 - PA19/00741 Non-Material Amendment to Planning Application No. PA16/11965 dated 30 June 2017 (minute ref P/2017/073 refers) for the re-plan application for 115 dwellings with associated open space and highways (re-plan of residential development with previous planning approval PA14/07891 dated 2 December 2014; minute ref P/2014/187 refers) namely for:

- The removal of road narrowings outside plots 279 & 285;
- Added paths to the rear of 279, 280-283, 284, 285, 293-295;
- Added path along south side elevation of 286 connecting to path from 293-298;

Following discussion it was AGREED to make the following representation:

Bodmin Town Council supports this application as it serves only to improve access for residents. The Council would however use this opportunity to reiterate in the strongest possible terms its disappointment at the lack of progress by the developer in opening

the planned relief road from Dunmere Road through to Boundary Road.

Members requested that the ESO also send a letter under separate cover to Cornwall Council, reiterating the above.

P/2019/030

Email from Cornwall Council regarding Implementation of Area Team Planning in Cornwall and notice of meeting with Cornwall Council Area Team Officers for Newquay and St Columb, Wadebridge and Padstow, Bodmin (Area 5) on 20 March 2019 from 5.00 to 6.00 p.m. in Wadebridge Town Hall;

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

P/2019/031

Environment Agency Consultation on River Camel Restoration Strategy – River restoration at Grogley Weir – To consider a corporate response by 27 February 2019;

The Chairman read out an email from Councillor J Cooper, which had been circulated to all Members in advance of the meeting. All Members agreed that it was an excellent source to formulate the corporate response and should be submitted as such. The Chairman placed on record his thanks to Councillor Cooper for this piece of work.

Following a query from a member of the public, the Chairman suspended Standing Orders at 10.15 a.m., in order that the member of the public could speak outside of the Public Representation Session. The lady stated that mention of the River Camel's tributaries in the Environment Agency's email to the Town Council did not consider the vast network of water coming through the Halgavor Moor area. Councillor J Bassett encouraged those members of the public present to also respond to the consultation as a group (Save Halgavor Moor) or as individuals using the postal or online forms provided by the Environment Agency. Standing Orders were reinstated at 10.17 a.m.

P/2019/032

CORMAC Consultation: Bodmin General TRO (EDG1530/SN01-SN04) – Proposed changes to waiting restrictions on: Pool Street, Barn Lane, Berrycoombe Road, St Nicholas Street, Flamank Park and Robartes Road, and Corrections to Order for Priory Road, Lower Bore Street and Robartes Road – To consider a corporate response by 22 February 2019;

The Committee chose to approach each TRO individually and their responses are briefly summarised as follows: Pool Street - Support; St Nicholas Street - Support; Flamank Park & Robartes Road - Support; Berrycoombe Road - the Committee was concerned that the cost involved in removing the disabled parking bay would be better allocated to other priorities. Given the previous resident's requirement for a disabled parking bay it was felt that the likelihood of future occupants of 2 Stanley Terrace having mobility / accessibility requirements was increased, and as such the need for a disabled parking in that location could reoccur. Members were

concerned that if cost was incurred removing the bay only for a future resident to request reinstatement it would not be a sensible use of funds. However, Members were cognisant of the fact that the removal of the bay would increase general parking for other residents. With this in mind they agree to disagree with Cornwall Council's proposal. Barn Lane - the Committee were concerned that the works proposed here would be of little benefit and that limited funds may be better focused on other priorities. Corrections to Order - the Committee noted the corrections on Priory Road, Lower Bore Street & Robartes Road with no further comment.

P/2019/033

Road Traffic Regulation Act 1984, S.16A: Event road closure for Bodmin St Pirans Day - Lower Bore Street between the junctions of Fore Street and Finn VC Estate, and Mount Folly, Crockwell Street and Fore Street for their entire length – 1000 to 1200 on 5 March 2019;

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

P/2019/034

Road Traffic Regulation Act 1984 S.14: Temporary Restriction of Traffic – Road closure for Cormac to carry out works to their apparatus – Lower Bore Street, Fore Street and Mount Folly, Bodmin – 1900 to 0600 from 11 to 22 March 2019;

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

Members requested any further information that CORMAC was able to provide with regards to the resurfacing works, specifically how access would be managed for deliveries to business which may take place within the hours of proposed closure.

Councillor Joy Bassett was nominated as a point of contact for any updates, as she is also closely involved with Bodmin's Chamber of Commerce and as such has close relations with many of the high street traders.

P/2019/035

Road Traffic Regulation Act 1984 S.14: Temporary Restriction of Traffic – Road closure for Cormac to carry out works to their apparatus – Normandy Way, Bodmin – 1900 to 0600 from 14 to 29 March 2019

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

The meeting closed at 10.39 a.m.