

MINUTES of the Planning Committee Meeting held on Wednesday 20 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 (from 9.34 a.m.), P L G Skea, and K W Stubbs.

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

P/2019/036

CHAIRMAN'S ANNOUNCEMENTS AND APOLOGIES:

There were no announcements, and apologies had been received from Councillors, S H Kinsman and L F Sanders.

P/2019/037

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

There were no Declarations of Interest.

P/2019/038

Presentation by Mr C Rowe, Gilbert & Goode Development Manager, to discuss potential redevelopment of site North of Respryn Road as affordable housing for Ocean Housing;

Mr. Rowe was welcomed to the meeting. He gave some background to Gilbert & Goode, advising that they were a sister company to Ocean Housing (registered social landlord). Mr. Rowe advised that Gilbert & Goode had identified the former Focus DIY site as a potential brownfield site for development. Having had some positive pre-app discussions with the Local Planning Authority they were now looking to incorporate consultation from Councillors into their preliminary plans. *(Councillor J Gibbs joined the meeting from 9.34 a.m.).*

In response to a query from Councillor Bassett, the Town Clerk confirmed that the land in question was not allocated as employment land, and had previously been marketed by Taylor Wimpey circa 2005, but that due to the housing crash at that time a development never came to fruition.

Councillor J Cooper queried whether the former retail site had been marketed in line with Policy 5 of the Cornwall Local Plan. He further commented that he considered any further windfall allocation of social housing should be deducted from that within the overall Site Allocations DPD.

Councillors discussed the town's need for more accessible housing for older residents and the fact that there seemed to be a shortage of 1-bed and 4-bed houses within Bodmin. In a response to a query on parking ratio, Mr. Rowe advised that they generally worked on provision of at least one space per flat, two per 2-bed and incorporated visitor parking.

Councillor P Brown commented that the Council should not be seen to be combatting organisations with strong, positive track records in providing quality social housing and that the use of a suitable brownfield site should be actively encouraged. Councillor J Cooper responded to state that he was arguing the principle of balancing volume, in that if there was a requirement for additional volume then a case needed to be made for

that, and if there was no additional requirement then DPD figures needed to be amended accordingly to mitigate any increase.

Councillor J Cooper stated that he would hope any developer would have a robust traffic management plan in place especially given highways safety concerns around the site, and its proximity to Bodmin College.

In terms of timescale, Mr. Rowe advised that Gilbert & Goode would be looking to submit an application in the summer of 2019 following all required processes, with a view to starting on site the following financial year. It was anticipated that there would be an 18-month construction phase, with a phased handover of around 10 properties at a time. Councillor Cooper queried whether there would be any provision to ensure that shared ownership would be retained in the local community. Mr. Rowe responded to advise that would be covered under s106 within the shared ownership criteria, but that he would need to check and feed back what the situation would be once the properties were fully sold on.

Mr. Rowe further confirmed that any verges, roads or footpaths which were not adopted would be managed by Ocean Housing under a service charge.

Members discussed s106 contributions and stated that as a Council they were passionate about development of formal play areas and would be delighted to discuss any availability of funds for the outside space at Moor View.

Mr. Rowe advised that Gilbert & Goode would look to move forward with developing a pre-application agreement in conjunction with Bodmin Town Council and Cornwall Council.

Finally, the Chairman advised that Bodmin Town Council reserves the right to comment in further detail as a consultee as and when a planning application is submitted to the Local Planning Authority.

P/2019/039

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, many of whom had comments to make regarding their concerns over additional run-off created from the site discussed in the previous item affecting Halgavor Moor.

Members of the public felt positive that a brownfield site was being utilised and commented that the use of such sites should take greenfield sites, such as the land SW of Westheath Road, off the table.

Christine Howard thanked the Council for submitting comments to the Environment Agency with reference to Grogley Weir.

The Chairman thanked the public for attending.

P/2019/040 - PA18/11618 Construction of new dwelling house replacing workshop (minute ref P/2019/005 refers) – Land West of Hillfield, Copshorn Road, Bodmin – Mr and Mrs Howe;

The ESO advised that objections had been received by the Local Planning Authority and were broadly based around overlooking and access issues.

Councillor J Cooper considered that the access arrangements were not feasible without adversely impacting on neighbouring properties, emergency vehicles and other users of Copshorn Road and proposed that the application should not be supported. The proposal was seconded and upheld by three votes to two, with one abstention.

It was AGREED to make the following representation:

Bodmin Town Council does not support this application due to consideration of access issues for neighbouring properties and emergency vehicles. The Council considered that current proposals would contravene sections 108(b) and 110(b) of the National Planning Policy Framework referencing the need for developments to consider whether safe and suitable access to the site can be achieved for all users; and that within this context, applications for development should address the needs of people with disabilities and reduced mobility in relation to all modes of transport.

P/2019/041 - PA18/11654 Conversion of Priory House to residential use (10 apartments) – Priory House, Priory Road, Bodmin – Priory House Developments Ltd.;

Applications falling under Item number P/2019/041 and P/2019/042 were considered as one item (below).

P/2019/042 - PA18/11655 Listed Building Consent: Conversion of Priory House to residential use (10 apartments) – Priory House, Priory Road, Bodmin – Priory House Developments Ltd.;

In response to a query from Councillor J Cooper, the Town Clerk advised that the Council had not yet received an approach from the owner of Priory House regarding the ruins. The Town Clerk noted that Council would need to discuss whether they would want to take on the maintenance responsibility for the ruins, but that would be a discussion for Full Council, following any potential approach from the owner, rather than for the Planning Committee.

Following discussion it was AGREED to make the following representation:

Bodmin Town Council supports this application.

P/2019/043 - PA19/00984 Non Material Amendment to Application PA16/08465 dated 9 March 2017 (minute ref P/2016/210 and P/2017/192 refer) for Reserved Matters for the Construction of 75 new one, two and three bedroom dwellings (Phase 1 – forms part of a wider site which has received outline

permission for 175 dwellings). Phase 1 occupies an area of approximately 5.89 acres to the North West of the wider 9.6 hectare site, adjacent to the Wainhomes Borough View Development.

The proposal is for 75 new one, two and three bedroom homes. The layout of the homes adheres to the site's 'parkland' setting namely Minor Amendments to boundary treatments and bicycle shelters as follows:

- MOE1 has been changed to 1.5m high 'Tynes' Cornish stone faced Cornish hedge bank. 'Tynes' Cornish stone has replaced Yennadon Stone.
- MOE 2 has been changed to 1.8m Stegu Marseille, Decorative Stone Tile faced wall with rendered back. Topped with 'Tynes' Cornish Stone cock and hen. 'Tynes' Cornish stone has replaced Yennadon Stone.
- MO3 has been changed to a close boarded fence with timber boarding that runs vertically, as opposed to horizontally.
- The number of cycle shelters has been reduced and two of the remaining shelters have been increased in size. In addition, the design of each cycle shelter has been changed to the 'Sheldon Cycle Shelter'.
- Television aerials are to be fixed externally to each dwelling.

Beacon Technology Park Bodmin Cornwall – Rachael Thomas, Cornwall Council;

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

Bodmin Town Council supports the changes outlined to the boundary treatments, and the fixing of television aerials externally to each dwelling. The Council was however disappointed to note that the number of cycle shelters were being reduced, leading to an overall reduction of 14 spaces. Given Bodmin's ambition, supported by the Growth Deal works, to achieve modal shift and status as a Cycling Town, with connection to the hubs at Cardinham and Lanhydrock, it seems counterintuitive to be losing spaces for cycle storage within the development. The Council would urge the applicant to reconsider this point and ensure generous cycle storage provision on the site.

P/2019/044 - PA19/01177 Remove existing ATM and infill opening to match existing, remove all cameras, wall to be made good to match existing, all existing Barclays signage to be removed and walls made good to match existing – Barclays Bank Plc, 7 Mount Folly Square, Bodmin – Barclays Bank Plc

Following discussion it was AGREED to make the following representation:

Bodmin Town Council supports this application but is conscious of the fact that works would need to be carried out very sensitively, given the difficulty of 'matching existing' on such an old building. Whilst the Council is keen to see this work completed as soon as possible, in order that the building can be marketed to potential new users, but any materials used must be cognisant of the visual

impact to one of the town's key historic buildings.

P/2019/045 - PA19/01323 Modification of planning obligation in respect of decision PA14/04369 (minute ref P/2014/118 refers): Conversion of dwelling at first, second and third floor levels into five units of residential accommodation – 90 Fore Street, Bodmin – Mr D Woodcock and Ms R Magill;

The ESO reported that following changes in Policy 8, Affordable Housing, there were no longer requirements for developments of this size to make provision for affordable housing units.

Following discussion it was AGREED to make the following representation:

Bodmin Town Council supports this application.

P/2019/046

Update on Planning Application PA18/12051 – Advertisement consent for 1 no. free-standing illuminated billboard – Lidl Foodstore, Priors Road, Bodmin – Mrs K Sproson, Lidl UK (minute ref P/2019/008 refers) – ESO to report;

The ESO reported that following the Council's previous comments (minute ref P/2019/008) the applicant had agreed to remove the illumination from the billboard but not reduce in size.

The Members considered that their previous comments about size and scale were still valid, especially when considered in conjunction with the fact that there were already three large signs within Lidl's curtilage which were considered more than adequate.

It was AGREED that the ESO would respond to the Planning Case Officer maintaining the Council's strong objection to this application.

P/2019/047

Update on Planning Application PA19/00252 – Fell 6 trees covered by a Tree Preservation Order – Land East of Bodmin Treatment Centre, Bodmin – Mr R Vooght, Interserve Construction (minute ref P/2019/027 refers) – ESO to report;

The ESO reported that the Planning Case Officer had advised that the application was now subject to the Protocol For Local Councils. The Planning Case Officer had provided the following information:

Following dialogue with the applicant and our Forestry Officer, they have provided some additional, clarifying information. The trenches have to support a large diameter pipe to hold water under pressure to serve the sprinkler system and this diameter trench has had to dictate its location, as well as the ground composition and land levels. They have looked at alternatives but there are, in this instance no options.

The Forestry Officer has confirmed that the trees are in decline and that one has less than 3 years before it will decline and the others less than 10 years and that their removal, now, will give the

opportunity for more appropriate replacement species which will give a longer lasting contribution to the landscape.

They are currently working on a tight time frame to allow delivery of the overall project.

I have discussed this with team leader and following careful consideration of all the matters, in this instance, I feel that it is appropriate to recommend approval of the application for the following reasons:

The works are considered necessary to allow for the scheme to progress. The replanting scheme (which will be set as a condition of approval) will mitigate against the loss of the trees and will perpetuate tree presence into the future.

The elected member has supported the proposal.

The ESO advised that the information had been circulated to Councillors, A Coppin and J Cooper as Chair and Vice-Chair of this Committee in order that a response could be sent within the Protocol For Local Council timeline. He confirmed that the response was to agree to disagree with the Local Planning Authority's recommendation for approval.

P/2019/048

St Nicholas St drainage works commencing 18 March 2019 – To consider a request from CORMAC Solutions Ltd regarding access via Priory Park footpath – Town Clerk to report;

A copy of the plan and associated email detailing the works required had been circulated with the Agenda. The Town Clerk reported that the timescales involved had prevented this item being considered by the Properties Committee or Full Council.

Members discussed various issues regarding the leat and the drainage systems, and their concerns over what was perceived as shortsighted and reactive works. It was generally considered that a long-term plan to mitigate flooding in Bodmin should be developed by the Environment Agency (EA) and assorted stakeholders including Cornwall Council as Lead Local Flood Authority, CORMAC Solutions Ltd and Bodmin Town Council. The Town Clerk clarified that the works in question were intended to make improvements to an existing system, and that there was an allusion to a long-term plan for Bodmin being developed by the EA, but that Bodmin Town Council should certainly be engaged fully by the EA in that development process.

Councillor J Bassett commented that whilst she agreed that the Council should be fully engaged with the development of any long-term plan, she was concerned that if these interim works were not supported it may be an investment opportunity missed for the town.

Councillor J Cooper proposed that the Town Clerk should respond to CORMAC Solutions Ltd setting out the Council's grave concerns about the lack of sustainability in their works schedule; the impact

of drainage, run-off, pollution concerns and potential flooding on the local area, and outlining the urgent need for an all-party conversation. It was **AGREED** that the Town Clerk would proceed along these lines.

P/2019/049

Ocean Housing Stakeholder Survey regarding communication and engagement with stakeholders – To consider a corporate response by 22 February 2019;

A link to view the survey had been circulated with the Agenda. The Town Clerk advised that this survey was not really aimed at the Town Council, but that it was positive that the developer was proactively engaging with stakeholders. Councillor J Cooper commented that any pre-application communication was important to this Council and that such relationships should be encouraged.

It was AGREED that the ESO would write to Ocean Housing to advise that there was a consensus among the Committee Members that this approach to communication is to be commended as it serves to enhance understanding and knowledge for both parties in respect of meeting the aims and expectations of local planning policy requirements.

P/2019/050

Cornwall Council Planning Conference for Local Councils to be held in Liskeard Town Hall on Thursday 28 February 2019 at 4.30 p.m. – to consider approval of attendees on behalf of Bodmin Town Council;

A copy of the invitation had been circulated with the Agenda, the contents of which were noted. Councillor J Bassett requested that her name be added to the list of attendees, along with Councillors, J Cooper and J Gibbs who had already confirmed.

P/2019/051

DEFRA Consultation: Improving our management of water in the environment – to consider a corporate response to the National Association of Local Councils (NALC) by 26 February 2019

A link to the consultation had been circulated with the Agenda.

Councillor P Brown noted that Bodmin Town Council have, with local knowledge, consistently objected to developments which had the potential to create serious issues with the management of water but considered that many of those objections and the local knowledge had been disregarded. Councillor J Cooper considered that the consultation added even more weight to the need for an all-party discussion on water management and flood mitigation in Bodmin.

Following discussion, it was AGREED that the Council's response to the Environment Agency's Grogley Weir consultation could be adapted to form the basis of a response.

P/2019/052

Update on 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 (minute ref P/2019/032 refers) –

ESO to report;

The ESO reported that he had received the following update from the Case Officer:

Thank you for your response to the above proposals, on behalf of Bodmin Town Council.

Your comments and any other representations received during the consultation period will be given due consideration by senior officers before any decision is made as to whether to proceed with the proposals, amend them or abandon them.

In plan SN02 Barn Lane several objections have been received thus far, so the proposal in the lay-by will be reviewed before deciding how to proceed.

In relation to plan SN03 Berrycombe Road the proposed removal of the disabled parking bay was requested through a request from the original applicant, who is no longer eligible. The removal will likely be welcomed by other residents and was supported by Civil Parking Enforcement during the scheme design phase. Also, the bay marking is very faded and the sign is missing, so it is currently unenforceable.

The update was noted by the Committee.

P/2019/053

Update on Road Traffic Regulation Act 1984 S.14: Temporary Restriction of Traffic – Road closure for Cormac to carry out works to their apparatus – Turfdown Road, Bodmin and Road From Turfdown Road to Respryn Road, Trebyan, Bodmin and Road From Respryn Road To Treffry Lane, Trebyan, Bodmin –0730 to 1800 on 11 to 15 February 2019 (minute ref P/2018/330 refers) – extension of works from 13 February to 15 February

A copy of the extension notice had been circulated with the Agenda and the contents were noted.

Extra Item – P/2019/054

Committee Notification from Cornwall Council – PA/18/08551 Application for Outline Planning Permission for a residential development of up to 45 dwelling with all matters reserved except access for future consultation - Land SW Of Westheath Road, Westheath Road, Bodmin - Bodmin LVA LLP, David Stevenson, Marion Penny Steward (minute ref P/2018/251 refers)

The ESO advised that the application would go before Cornwall Council's East Sub-Area Planning Committee for determination on Monday 4 March 2019. It was AGREED that Councillor J Cooper would be registered to speak on behalf of Bodmin Town Council at this meeting, accompanied by Councillor K Stubbs.

The meeting closed at 10.44 a.m.