

**MINUTES** of the Planning Committee Meeting held on Wednesday 6 March 2019 at 9.30 a.m. in the Shire House Suite, Bodmin.

**PRESENT:** Councillor J P Cooper presiding; together with Councillors, J A Bassett, P Brown, J R Gibbs (from 9.35 a.m.), P L G Skea, and K W Stubbs. Councillor P T Cooper was also in attendance, but did not vote not being a Member of this Committee.

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

P/2019/055

**CHAIRMAN'S ANNOUNCEMENTS AND APOLOGIES:**

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

P/2019/056

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

There were no Declarations of Interest.

P/2019/057

To hear representation from Mr J Grant and Matthew Loughrey-Robinson, on behalf of Wainhomes Ltd., regarding progression of Site Allocation DPD (Bd-UE2 / Bd-UE3);

**The Chairman welcomed Mr. Grant and Mr. Loughrey-Robinson to the meeting. Mr. Grant advised that Wainhomes does not own either of the sites but is promoting on behalf of the landowners. He stated that Wainhomes were aware of the widespread concerns amongst Councillors and members of the public and were keen to address as many of those as possible, if the sites do come forward as allocated, following the outcome of the Inspector's Report. Mr. Grant reiterated his assertion that Wainhomes would want to progress any application in such a way that the Town Council and local residents were involved as much as possible, which is was recognised would mark a departure from previous Wainhomes developments in Cornwall.**

**Councillor J Cooper proposed from the Chair that the Public Representation Session be extended to enable each person to be able to put forward one question on this emotive subject.**

**Councillor P Brown voiced his concerns over the reputation of Wainhomes and the historically poor build quality. (Councillor J Gibbs joined the meeting at 9.35 a.m.).**

**Councillors, K Stubbs, J Cooper and P Cooper voiced their concerns over the lack of adhesion to the planning conditions in place for other Wainhomes developments within the town, specifically at Boundary View, with reference to the continued failure to deliver a planned relief road.**

**Mr. Grant advised that they had already agreed with the Local Planning Authority to have a Planning Performance Agreement (PPA) in place if the development went ahead, ensuring that infrastructure milestones would be met in a timely fashion.**

Further to previous comments about build quality Councillor Bassett queried what steps were being taken to improve quality and associated checks. Mr. Grant responded to advise that following wholesale changes in Wainhomes' management board, the company was developing a number of different processes. Councillor P Brown reiterated his concerns over known quality issues within the development at Boundary View.

Summarising, Councillor J Cooper noted that the Committee's grave concerns over build quality would need to be borne in mind and addressed by Wainhomes in any future development in Bodmin.

P/2019/058

**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).**

The Chairman thanked the public for attending and reiterated that each member of the public would be afforded the opportunity to ask a question for Mr. Grant and Mr. Loughrey-Robinson to address.

Mr. Eric Bidmead, a local business owner and resident of Lostwithiel Road, restated his concerns with regards to highways safety – specifically a proposed new roundabout near the site – which had been previously voiced at numerous meetings of this Committee. Mr. Bidmead questioned whether any other methods of access and egress to the site had been or would be considered. He also posed a question about the planned density of development, and highlighted his concerns that any new roundabout and road scheme would reduce the parking footprint for the leisure centre, an area already under strain.

In response Mr. Loughrey-Robinson advised that as they were at such an early stage in the process there had not been any preliminary works completed to date, with reference to engineering requirements or road layout. Such details would usually come later in the process in association with Cornwall Council's Highways Officer. It had been considered that access would be from the eastern side of the site, but Mr. Loughrey-Robinson asserted that routes were nowhere near being fixed or agreed. With regards to density, Wainhomes' view was that Cornwall Council's DPD figures were highly optimistic given the site's topography and hydrology challenges. He further commented that there would be a high level of hedgerow and quality tree retention given Wainhomes' wish to create a more 'rural' than 'urban' expansion.

Christine Howard, Halgavor resident, stated that she believed the Inspector was being misled during the Site Allocations Development Plan Examination Hearing over issues with the humpback bridge and the associated, temporary, one-way system. Mrs. Howard considered that the Inspector was making decisions based on incorrect information.

Jack Stevenson, Halgavor resident, commented that he would be interested to know more about the developer's SUDS proposals for

drainage.

A member of the public reiterated his concerns stated at previous meetings of this Committee about the detrimental impact on the flora and fauna of Halgavor Moor, giving an example of a number of deer which currently live on the land earmarked for Bd-UE2.

A member of the public reiterated the known hydrology issues, stating that all streams in the area are prone to flooding and highlighted Cornwall Council's policy that developments must not be permitted where it would cause flooding on site or downstream. She also stated that it was known that otters were living in the area.

Craig Russon, Halgavor resident, questioned why Wainhomes had not engaged in a public forum previously, considering that discussions over the site allocation had been ongoing for well over 12 months. He also queried the proposed development split and delivery timescales attached to the required infrastructure improvements.

A member of the public stated that the whole area of Halgavor Moor is much more extensive than many people consider and that there are conduits of continuous travel for drainage all the way to the River Camel at Dunmere. Plans for development do not take into consideration that this very extensive piece of land is going to be disrupted and the effect that will have on those conduits.

A member of the public commented that he had seen 'archaeological digs' underway on the land being undertaken on behalf of Wainhomes, which had in themselves displaced water down the lane. He also commented that he was concerned about contaminated run-off from works ending up in the SSSI River Camel.

In response to the questions posed, Mr. Grant advised that the numbers, wording, and development split were not provided by Wainhomes but were down to Cornwall Council in their development of the Site Allocations DPD. He advised that Wainhomes had met with Cornwall Council twice with regard to this set of allocations – once at the beginning of 2018, and again on 5 March 2019 and that they were happy to make the Town Council and public aware of any future meetings. Mr. Grant did not disagree that there are fundamental issues with the site at Halgavor and it is very challenging from a development perspective. He advised that he was happy to share as widely as required any reports already done demonstrating ground make-up, infiltration rates and so on. He also confirmed that he would set up a dedicated email address for Bd-UE2.

Mr. Grant advised that some initial reports were still awaited, for example from the on-site ecologist and arboricultural experts, but that these would also be publicly available once completed.

Summarising, Councillor J Cooper commented that he felt that Wainhomes suffered from a poor reputation within Bodmin at the present time based on developments already undertaken in the town. Going forward Councillor Cooper hoped that Wainhomes would fully engage with all pre-application tools at their disposal to work with Bodmin Town Council and local residents. He also stated 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. This part of the meeting was brought to a close at 10.12 a.m.

P/2019/059 – PA19/01310 Listed Building Consent: Fixing of intumescent strip to the door, including an additional hinge to comply with Building Regulations and installation of one entry keypad on a door – Bodmin Town Council, Shire Hall, Mount Folly, Bodmin – Mrs A Banks;

**As the applicant, Bodmin Town Council noted this application.**

P/2019/060 – PA19/01349 To re-tile roof – 63 Fore Street, Bodmin – Mr I Fanning;

**Bodmin Town Council supports this application and would echo the comments made by Historic Environment Planning with regard to the use of local natural slate (subject to a sample being provided for assessment by Historic Environment Planning) given the building's location with the town's Conservation Area. HEP's additional requirement for a method statement detailing the method of coursing and fixing is also supported by the Town Council.**

P/2019/061 – PA19/01360 Construction of new two storey three-bedroom dwelling, access drive and associated external works – Halgavor House, Halgavor Road, Bodmin – Mr and Mrs Webb;

**The ESO reported on the detail of the application, which was for a new three-bedroom dwelling in the grounds of an existing property on the outskirts of the town. Members were disappointed to note the proposed use of cladding and outlined their preference for the use of local materials such as local stone and slate.**

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

**Bodmin Town Council supports this application and would like to press for local materials to be used as much as possible.**

P/2019/062

Update on Planning Application PA18/08551: 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, Bodmin – to note outcome of Cornwall Council Planning Committee meeting held on 4 March 2019 – Councillor J P Cooper to report;

**Councillor J Cooper reported on his and Councillor Stubbs' attendance at the Cornwall Council East Sub-Area Planning Committee where he spoke against the application and answered questions put to him by that Committee. It was noted that the Committee had voted to approve the application.**

**Councillor P Cooper stated that he would like a letter to be sent to Cornwall Council to put on record the Town Council's disappointment in the lack of regard given to its comments, both prior to and during the Committee Meeting, and to the local community's concerns, and the lack of support given to the community by the ward member.**

Councillor P Skea considered that Cornwall Council should be asked to reduce the DPD allocation by 45, given that even without consideration being given to this site, the number of proposed dwellings in the Bodmin area had ballooned to well over 4,000.

Councillor J Cooper requested that any Members who would like to voice their concerns on this matter should do so by email to the ESO, in order that comments can be collated and an appropriate letter formulated.

Councillor J Cooper reminded Members that the application was for Outline Planning only and that, having been granted, there would in time be a Reserved Matters application come before this Committee. It was considered that the Town Council had strong views on the sort of housing Bodmin needed in this type of development, specifically provision for older residents which would promote the property life cycle within the town by freeing up larger houses for families. Members considered that Bodmin was very well served, and would continue to be so throughout the realisation of the Site Allocations DPD, by affordable and social housing.

Responding to a query from Councillor Bassett, Councillor J Cooper confirmed that it was not known at this stage who the site developer might be but reinforced this Committee's view that an opportunity to develop a PACE agreement with any developer that may come forward would be welcomed.

P/2019/063

Application to vary a premises licence – Chapel An Gansblydhen, Wetherspoons Plc, Bodmin – ESO to report;

The ESO reported on the detail of the application and noted that in addition to an extension of hours to enable live music performances, the application contained reference to off sales.

Members considered that the venue was in a sensitive area of town and that the Licensing Objectives must be upheld. Concerns were raised over reports of disturbances inside of the venue and it was felt that the input of the local policing team would also be required in fully understanding the challenges posed by this application.

Councillor J Cooper proposed that Bodmin Town Council strongly object to the application. The proposal was seconded and upheld by four votes to one (Councillor P Brown voting against), with one abstention.

P/2019/064

Pearce Fine Homes Development at Land West of Cooksland Road (minute ref P/2018/207 refers) – To consider proposed street name of 'Highfield Park' – ESO to report;

The ESO reported that Pearce Fine Homes had approached the Town Council to consider the proposed street name of 'Highfield Park'. It was AGREED to support the proposal.

P/2019/065

To consider a bank of proposed street names to hold for future requests

from developers – ESO to report;

**Councillor J Cooper confirmed that he had submitted a list of suggestions and it was AGREED that any Member with additional suggestions should email the ESO so that a bank could be compiled for approval by the Committee.**

P/2019/066

Update on site meeting with CORMAC Solutions Ltd. held on 4 March 2019 regarding St Nicholas St drainage works commencing 18 March 2019 (minute ref P/2019/048 refers) – ESO to report;

**The ESO provided a brief update following a site meeting. Councillor J Cooper commented that he hoped the works would be remedial and not a long-term fix. Councillor Brown felt the ESO and the Town Clerk were satisfied following the site meeting that they gained the necessary assurances to allay the Council's concerns, and had confidence that silt and any contamination would be reduced by the proposed drainage works. Members were happy with the update.**

P/2019/067

Invitation to attend Cornwall Community Resilience Workshop 9.30 a.m. to 4.30 p.m. on Tuesday 19 March 2019 – to consider attendance of two Town Council Members;

**A copy of the event agenda had been circulated with the Agenda, the contents of which were noted. No Members were available to attend.**

P/2019/068

Invitation to attend 'Meet the Planners in your area' event to be held 5.00 p.m. to 6.30 p.m. on 20 March 2019 (minute ref P/2019/030 refers) – to consider Bodmin Town Council attendance;

**A copy of the event agenda had been circulated with the Agenda, the contents of which were noted. Councillors, J Bassett, J Cooper and J Gibbs to be booked to attend.**

P/2019/069

Highways England notification of forthcoming roadworks – A38 Glynn Valley routine maintenance – Turfdown Cross to Twelvewoods roundabout – 20:30 on Monday 11 March to 06:00 on Saturday 16 March 2019;

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

P/2019/070

Road Traffic Regulation Act 1984 S.14: Temporary Prohibition of Traffic – Road closure for BT to carry out works to their apparatus – Rhind Street, Bodmin – 21:00 on 10 April to 06:00 on 11 April 2019

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

Extra Item - P/2019/071

Application to vary a premises licence – W M Morrisons Supermarket Plc – Priory Road, Bodmin

**The ESO reported that the application had been received to permit alterations in the store layout and associated fixtures. It was**

**AGREED to support the application.**

Extra Item - P/2019/072 – PA19/01803 Non-material amendment (No.1) for: Main entrance elevation / canopy drainage - RWDP cannot be situated within walls so to be exposed as the rest of the RWDP all around the building and Escape ladder: A new escape ladder from the plant room roof has been included in the drawings to (PA17/11240) - Construction of a Child and Adolescent Mental Health Service Unit (CAMHS) - Land East Of Bodmin Treatment Centre Bodmin Cornwall - Mr David Furze Cornwall Partnership NHS Foundation Trust

**The ESO reported that the application for some minor amendments to the façade had been received, namely that the original design proposed two rain water down pipes (RWDP) concealed inside the lateral walls of the main entrance canopy. Unfortunately, due to the supporting structure of these walls, the RWDP cannot be accommodated inside the walls and therefore they would need to be exposed as the rest of the RWDP all around the building. Furthermore that a new escape ladder from the plant room roof has been included in the drawings, superseding the pervious retractable ladder, as per the Trust's request, who prefer this type of ladder for access and maintenance reasons.**

**It was AGREED to make the following representation:**

**Bodmin Town Council supports this application.**

**The meeting closed at 10.58 a.m.**