

MINUTES of the Planning Committee Meeting held on Wednesday 17 April 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 R Gibbs, L F Sanders and K W Stubbs. Councillors E M Ahearn and P T Cooper (left the meeting at Item P/2019/109) were also present but did not vote not being Members of this Committee.

IN ATTENDANCE: Mr. P Martin (Executive Support Officer) and Miss L Hancock (Executive Assistant)

P/2019/101

CHAIRMAN'S ANNOUNCEMENTS AND APOLOGIES:

There were no announcements.

Apologies had been received from Councillors J P Cooper, S H Kinsman and P L G Skea.

P/2019/102

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

Councillor J A Bassett Agenda declared a Non-Registerable Interest in relation to Item P/2019/105.

P/2019/103

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 14 Members of the Public present.

Many of the public present at the meeting wished to raise concerns and objections in respect of Planning Application PA19/01793 - Creation of camping site involving the erection of 60 camping pods and associated permanent buildings at Bodmin Fields Land at Bodiniel and Copshorn Road.

In summary, the concerns raised during the public representation session included highway safety, dangerous site access and narrow roads with few passing places, no speed restrictions or provision for pedestrians, congestion likely to be caused by increased traffic flow, light pollution to neighbouring properties, no lighting plan, noise nuisance and disruption from 200 campers and 72 vehicles using the site, increased traffic and disruption from regular refuse collections and other services needed on that site, the width and gradient of the site is considered unsuitable for purpose. In addition, complaints were received regarding missing planning notifications and Cornwall Council's lack of communication regarding the application.

Objections received include the impact of overlooking on neighbouring properties, noise and smell nuisance, dangerous roads through increased traffic flow and congestion on the narrow lanes, further impacted on by regular refuse collections and other service maintenance.

It was also noted that the site measurement detail appears to be incorrect and the area may have been underestimated.

A complaint was also received concerning the lack of documentation available for public viewing at the meeting. The Chairman apologised and advised that there was copious amounts of documentation relating to the Bodmin Fields application and it would not be sustainable to print all of it but it was readily available on the Cornwall Council website. The ESO added that the plans were also being displayed on the projector during the meeting.

Councillor K W Stubbs commented that he had attended the presentations and viewed the plans at Bodmin Jail concerning the proposed campsite and as he understood it, only one objection had been received by Cornwall Council to date.

Councillor L F Sanders enquired whether any of the local residents present had received the 'Statement of Community Involvement' as detailed in the planning application. From their feedback, it appeared that very few residents had received this information.

P/2019/104 – PA19/01793 Creation of camping site involving the erection of 60 camping pods and associated permanent buildings for WCs, showers, laundry facilities, site office and vending machines, new leisure facilities to include swimming pool, hot tub and plant room. New vehicular access created to the south east of the site, new refuse collection points, cycle parking hoops and the provision of 72 car parking spaces. Partial removal of hedgerows to the north and east boundaries of the site, new landscaping works and tree planting – Bodmin Fields Land at Bodiniel and Copshorn Road, Bodiniel Road, Bodmin – Mallino Developments Ltd.;

The Chairman read out all emails received in respect of this application, including one received from Councillor J P Cooper who was regrettably unable to attend the meeting due to work commitments.

Councillor Cooper's main concerns related to safe and suitable access for the site and the development of a suitable transport network. A further three objections from local residents were also read and noted.

The ESO advised that there had been no objection from Natural England in relation to this application.

The Chairman gave a synopsis of the debate which had taken place, including some of the issues raised during the Public Representation Session and following discussion it was AGREED to make the following representation:

Bodmin Town Council does not support this application for reasons of public safety, poor site access safety, dangerous roads, noise nuisance and light pollution and potential risk of high levels of traffic congestion. Furthermore, the land is not considered fit for purpose due to its topography. In addition, concern was expressed about the impact on wildlife including bats within the locality. Local residents also expressed concerns regarding being overlooked.

Members wished to note that the Committee is not against the Jail development in principle, however, objections and concerns raised during the meeting provided a valid reasoning for not supporting this application.

Councillor K W Stubbs requested that his abstention be recorded.

P/2019/105 – PA19/02156 Listed Building Consent: Creating larger wheelchair accessible toilet and amending layout of first floor toilets – The Old Library, 10 Lower Bore Street, Bodmin – Mr F Irwin;

The ESO advised that the Old Library gained approval for change of use under Application No. PA18/09265 and reported that in order to design space for accommodating visitors and occupiers and to meet compliance with Health, Safety and Welfare Regulations 1992, it is now necessary to amend the design for accommodating wheel chair users in respect of allowing better access to toilets and other facilities.

The ESO added that Historic Environmental Planning confirm that the changes are acceptable.

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

Bodmin Town Council supports this application.

P/2019/106 – PA19/02357 Proposed installation of 1nr external AC condensing unit to rear elevation at ground floor level – 51 Fore Street Bodmin – Mr W Scoullar, Specsavers Optical Stores UK;

The ESO advised that this is a Grade 2 listed building, to remain as A1 Retail unit. The application details the installation of one external air conditioning condensing unit, to the rear elevation at ground floor level which was not considered to have a detrimental effect.

Following discussion it was AGREED to make the following representation:

Bodmin Town Council supports this application.

P/2019/107 – PA19/02358 Listed building consent for proposed installation of 1nr external AC condensing unit to rear elevation at ground floor level – 51 Fore Street Bodmin – Mr W Scoullar, Specsavers Optical Stores UK;

The ESO advised that this is a Grade 2 listed building, to remain as A1 Retail unit. The application details the installation of one one external air conditioning condensing unit, to the rear elevation at ground floor level which was not considered to have a detrimental effect.

Following discussion it was AGREED to make the following representation:

Bodmin Town Council supports this application.

P/2019/108 – PA19/02569 Listed Building Consent for the refurbishment and replacement of the roof finishes and structures of the Naval and Civil wings and changes to the mechanical and electrical strategy throughout the listed buildings – Bodmin Jail, Bodiniel Road, Bodmin – Mallino Developments Ltd.;

The ESO advised that this application is for the installation of a pitch roof supported by timber structures and insulated including small holes to ensure ventilation). It is proposed to change the ventilation system to predominantly natural ventilation.

The timber roof truss system and the atria louvered roof will allow for a more traditional aesthetic tile. A boiler room is proposed to be installed on the North Tower meeting room. The materials used will be monitored and approved by the Conservation Officer.

Following discussion it was AGREED to make the following representation:

Bodmin Town Council noted this application.

P/2019/109 – PA19/02668 Listed Building Consent for minor internal alterations to improve functionality of existing care home. Minor alterations to internal walls and layouts – St Petroc’s Residential Home St Nicholas Street Bodmin – Mr R Stone, Stonehaven Healthcare Ltd.;

The ESO considered that this application included minor alterations to the internal walls, as referred to within the design and access statement. He added that Historic Environment Planning had commented that the alterations are considered acceptable.

Following discussion it was AGREED to make the following representation:

Bodmin Town Council supports this application.

P/2019/110 – PA19/02985 Works to trees in a Conservation Area, namely for sycamore trees (1) and (2) undertake complete removal; ash tree (3) complete removal; chestnut tree (4) crown reduction by two thirds – 2 St Petroc’s Close Bodmin – Mr P Hearn;

The ESO highlighted that this application included two ash trees and one sycamore, both marked for removal. He added that to the far right hand corner of Monks Walk there is also a Chestnut tree for crown reduction which proposes reducing it to approximately half its current size.

The ESO reported that the key reasons for these works provided by the applicant were on the grounds of public safety i.e. when leaf fall occurs the area becomes slippery when wet.

Following discussion it was AGREED to make the following representation:

Bodmin Town Council does not support the felling of healthy trees unless the Forestry Officer advises otherwise.

P/2019/111

Cornwall Council Housing Supplementary Planning Document – to consider a corporate response by 5.00 p.m. on Monday 6 May 2019 (copy email enclosed)

More information can be viewed online at:

<https://www.cornwall.gov.uk/environment-and-planning/planning/planning-policy/adopted-plans/planning-policy-guidance/housing-supplementary-planning-document/>.

The ESO commented that this document is focused on the quality of housing but will also consider a number of other factors including affordable housing provision and the Local Plan.

Following discussion, it was AGREED to DEFER this item to the next meeting of the Planning Committee on Wednesday 1 May 2019 to enable Members to read the documentation in detail.

P/2019/112

Cornwall Countryside Access Forum – To consider nomination of a Bodmin Town Councillor for membership application by Tuesday 30 April 2019 (copy email and application documents enclosed)

More information can be viewed online at:

<https://www.cornwall.gov.uk/council-and-democracy/councillors-and-democracy/cornwall-countryside-access-forum-recruitment-information/>

The ESO reported that a representative from BTC was sought for the Countryside Access Forum and the purpose of the Forum is to provide advice to Cornwall Council and other appropriate bodies on how to make the countryside more accessible and enjoyable for open-air recreation, which also address social, economic and environmental issues.

Councillor J A Bassett confirmed that she would be happy to be nominated for this Forum.

The meeting closed at 10.33 a.m.