

**MINUTES** of the Planning Committee Meeting held on Wednesday 1 May 2019 at 9.30 a.m. in the Shire House Suite, Bodmin.

**PRESENT:** Councillor A J Coppin presiding; together with Councillors, P Brown, J P Cooper, J R Gibbs, L F Sanders, P L G Skea and K W Stubbs.

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

P/2019/113

**CHAIRMAN'S ANNOUNCEMENTS AND APOLOGIES:**

There were no announcements.

Apologies had been received from Councillor S H Kinsman.

P/2019/114

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

There were no Declarations of Interest.

P/2019/115

**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 three Members of the Public present.

Mrs. H Blacklaw commented that she fully supported the views expressed in the email regarding the Bodmin and Wenford Railway (item P/2019/118) and urged the Town Council to do the same. Mrs. Blacklaw considered that the pollution caused by diesel engines at the railway was unacceptable and a danger to health. Furthermore, her view was that the planned addition of a further platform at Bodmin General to generate extra links with Bodmin Parkway was unnecessary and would not be used. She commented that on 22 January 2019 Cornwall Council had declared a climate emergency and considered that the continued use of diesel and steam engines in the centre of a residential area to be in direct contradiction to concerns raised.

Mr. J Stevenson raised a query about the receipt of Community Infrastructure Levy (CIL) and the current lack of an adopted Neighbourhood Plan for Bodmin. Councillor J Cooper responded to advise that CIL had come in to force on 1 January 2019 and that there was some lack of clarity around the ground rules for payments to be made. Councillor Cooper considered that in an ideal world, Bodmin Town Council would have already developed a Neighbourhood Plan but that unlike many Councils who had adopted a 'wait and see' approach, at least the Council was now working towards it.

Mrs. C Howard reiterated previous comments regarding Cornwall Council's Site Allocations DPD and considered that Bodmin Town Council should continue to actively hold Cornwall Council to account.

P/2019/116 – PA19/03201 Replace porch to front of property with a two-storey extension with balcony – 43 Whitestone Road, Bodmin – Mr. and Mrs. Faraway;

**Members felt that the proposals were out of character with the neighbouring properties, with Councillor Brown considering that it would affect the rhythm of the streetscape, given that other extensions had only been to one-storey.**

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

**Bodmin Town Council does not support this application. The Council considers that the proposals are out of character with the neighbouring properties and that the two-storey extension will adversely affect the streetscape. Furthermore, it considered that the use of cedar cladding to the front elevation and proposed extension to be undesirable.**

P/2019/117 – PA19/03201 Proposed two-storey extension – 56 St Marys Crescent, Bodmin – Mr. and Mrs. Kent;

**Members considered that although the proposed extension was large, the plans show that the applicant has tried hard to ensure it remained in keeping with the original dwelling. The proposed extension will also remain subservient to the existing, ensuring that massing will not be an issue.**

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

**Bodmin Town Council supports this application.**

P/2019/118

To consider email from Harleigh Road resident regarding levels of air pollution produced by Bodmin and Wenford Railway;

**A copy of the email had been circulated with the Agenda.**

**Members discussed the resident's concerns and considered that whilst they were sympathetic to the issues caused by air pollution, they also had to consider the fact that the railway was a well-established tourist attraction and important part of the town's heritage.**

**The Chair commented that although it had come before the Planning Committee for consideration, there was currently no planning application in place. Members considered that it should be being dealt with by Cornwall Council in the first instance, and discussed how Bodmin Town Council could help the resident who had written in, and those members of the public who had expressed concerns at the meeting.**

**Councillor J Cooper proposed that the Council should write to the resident and encourage them to open dialogue with the railway management, and that the concerns highlighted should be referred to Cornwall Council's Environmental Protection team by Bodmin**

**Town Council, in the first instance. It was AGREED to endorse this course of action.**

P/2019/119

To note the National Association of Local Councils Guide to the Community Infrastructure Levy (CIL) for Parish and Town Councils;

**A copy of the guide and the link to view online had been circulated with the Agenda.**

**Councillor J Cooper reported that CIL had been discussed with Cornwall Council officers at a recent planning conference in Liskeard, and that he felt slightly mixed messages had been received as to how it can be applied.**

**The Chairman commented that he had concerns about the apparent number of exemptions.**

**Members discussed their views on the guidelines, with some feeling they were overly complicated and some feeling there was some clear guidance. Councillor Gibbs suggested that a conversation with Sarah Mason (CALC) may be of some use in gaining clarity.**

**Councillor J Cooper proposed that the Council write to Gavin Smith (Planning Area 5 Group Leader at Cornwall Council) requesting further detail on how Bodmin Town Council can apply for and draw down CIL funding to be spent at its discretion. It was AGREED to endorse this course of action.**

Extra Item - P/2019/120

Cornwall Council Housing Supplementary Planning Document – to consider a corporate response by 5.00 p.m. on Monday 6 May 2019;

**The ESO advised that to date input had only been received from Councillor J Cooper.**

**Following discussion, it was AGREED that Councillor Cooper's input would form the basis of the corporate response, to be drafted and submitted by officers.**

**The meeting closed at 9.58 a.m.**