

MINUTES of the Planning Committee Meeting held on Wednesday 21 August 2019 at 9.30 a.m. in the Shire House Suite, Bodmin.

PRESENT: Councillor E M Ahearn presiding; together with Councillors, P Brown, 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/2019/198

CHAIRMAN'S ANNOUNCEMENTS AND APOLOGIES:

Apologies had been received from Councillors, J A Bassett, J P Cooper, A J Coppin, J R Gibbs and L F Sanders.

P/2019/199

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

There were no Declarations of Interest.

P/2019/200

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 no members of the public present.

P/2019/201 – PA19/05663

Extensions to provide additional activity space, storage and facilities including disabled toilet and access - Bodmin Scout HQ, Beacon Road Bodmin – Mr D Illsley, 3rd Bodmin Scout Group;

Members considered that the improvements in access for disabled users would be of great benefit. Following discussion it was AGREED to make the following representation:

Bodmin Town Council supports this application.

P/2019/202 – PA19/05744

Reserved Matters application for the construction of 100 dwellings in relation to outline consent PA14/09274 (Outline application for the redevelopment of the former St Lawrence Hospital site and land at Beacon Technology Park to provide up to 175 residential dwellings and 3,600 sqm (GIA) of B1 employment space; minute ref P/2014/221 refers) – Beacon Technology Park, Bodmin – Rachael Thomas, Cornwall Council;

The Chair advised that she and the ESO had met with the Planning Case Officer dealing with this application. Amongst matters discussed were the original public consultation held by Cornwall Council at which a number of residents' concerns were raised. The Chair considered that many of the comments and concerns raised at that time had been lodged with the proposed developer and had not been shared with the Local Planning Authority. She considered that the people making those representations did so understanding that they would have been taken into consideration by the LPA. Furthermore she commented that she considered there had been a lack of representation from the Cornwall Council Ward Member in listening to residents' concerns.

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

The objections raised in Bodmin Town Council's representation made on 22 July 2019 remain unaddressed (*copy below for reference*). In addition, Bodmin Town Council would like to support comments made by Highways Development Management East Majors with reference to the parking requirements for the wider site. The loss of an overflow car park used by NHS staff at Carew House will create further parking stress on an already considerably overcrowded area. Furthermore, the additional need that will be created when the new CAMHS Unit is operational should not be overlooked.

Bodmin Town Council is strongly opposed to this application. The Council has concerns about the overlooking and overshadowing effect that the proposed development will have on the neighbouring CAMHS unit; the poor provision of recreational space; the density of development; the design / appearance of the housing; provision of usable cycle paths; and the detriment to the natural environment and wildlife by the removal of well-established trees. Furthermore, the Council considers that the loss of available space for the Bodmin Hospital Fete will have a detrimental impact on the preservation of community life given the level of funds raised annually for the benefit of the hospital and wider community.

The Town Council considers that the LEAP proposals appear to show a mediocre, poorly equipped children's play area, and that an opportunity to leave the area as an informal open space and invest funding in improved off-site provision at nearby Fair Park would be more beneficial to the community.

Bodmin Town Council would also seek urgent clarity on the location of the proposed 3,600sqm of B1 employment space referenced in the original outline submission, as it considers the necessary input to the local economy to be vital.

Finally, Bodmin Town Council considers the provision of only 30% of affordable housing to be far too small in this area given the wide range of housing needs of the local population, especially in accessing affordable rented properties.

P/2019/203 – PA19/06006 Advertisement consent for display of 3no. fascia signs, 2no. fence mounted signs and 1no. pole mounted sign (all non-illuminated) – New Keyline Warehouse, Dunmere Road, Bodmin - Mr D Gardner, Keyline;

Bodmin Town Council supports this application.

P/2019/204 – PA19/06136 Siting of 52 storage containers of the following sizes: 9 x Container: 2.43m depth x 2.19m width x 2.26m height, 21 x Container: 3.04m depth x 2.43m width x 2.43m height, 22 x Container: 6.09m depth x 2.43m width x 2.43m height – ADP Property Services Ltd., Dunmere Road, Bodmin – Mr D Murray, ADP Property Services Ltd.;

The Chair read out the comments received by the Local Planning Authority from Highways which raised concerns over access arrangements and the sequence of deployment of containers on site.

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

Bodmin Town Council supports this application.

P/2019/205

To review draft response to BT with reference to consultation regarding programme of intended payphone removal (minute ref P/2019/194 refers);

The ESO had drafted a letter in response to the consultation which had been circulated with the Agenda. Members discussed the content and considered that some additions should be made regarding the proximity of nighttime entertainment venues, and of Bodmin College, to the phone box at the junction of Beacon Road with Plas Newydd Avenue.

It was AGREED that the ESO would revise and send.

The meeting closed at 9.58 a.m.