

MINUTES of the Planning Committee Meeting held on Wednesday 18 September 2019 at 9.30 a.m. in the Shire House Suite, Bodmin.

PRESENT: Councillor E M Ahearn presiding; together with Councillors, J A Bassett, P Brown, J P Cooper, 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 (Deputy Chief Executive) and Mrs. T Stiles (Senior Administration Assistant / Mayor's Secretary).

P/2019/213

CHAIRMAN'S ANNOUNCEMENTS AND APOLOGIES:

Apologies had been received from Councillors, A J Coppin, and P L G Skea. There were no announcements.

P/2019/214

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

Councillor P Brown declared a Non-Registerable Interest in item P/2019/216 as the applicant is a friend.

P/2019/215

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 was one member of the public present. Mrs. Judy Stephens wished to make representation in objection to the consultation reference EDG1565 on Boundary Road (Agenda Item P/2019/218 refers). Mrs. Stephens considered that residents were appalled at the proposed changes to Boundary Road. She commented that residents were at a loss to understand the proposal and felt that they had had no meaningful prior opportunity to consult with Cornwall Council on the proposal and voice their concerns.

The Chair commented that she had attended the Borough View site and spoken with the site foreman who had advised that Phase 4 of the development could not be started without the closure of a section of Boundary Road, and that it had always been a part of the original plans. A sales manager advised that prospective purchasers were advised that there would be a new road built to run through the estate. It was AGREED to continue discussions on this item further at the appropriate juncture (P/2019/218).

P/2019/216 – PA19/07516

Works to tree subject to a Tree Preservation Order (TPO) – Crown raise to 5.5m to give minimum required clearance above a public highway Also to reduce size of crown by approx. 1m as per sketch plan – 21 Crabtree Lane, Bodmin – Mr P Wherry);

Councillor Brown reiterated his Non-Registerable Interest in this item and left the room during the discussion and voting thereon.

Councillor J Cooper considered that the tree was a very mature specimen and a notable landmark and was concerned that works to reduce the crown could be detrimental to the long-term health of the tree. The DCE commented that the proposed reduction would remove a considerable amount of

overhang from the highway, thereby lessening the opportunity for large vehicles to hit the canopy and create an increased risk of disease.

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

Bodmin Town Council supports this application subject to no adverse comments from the Tree Officer.

Councillor Brown rejoined the meeting.

P/2019/217

To note outcome of NHS Market Entry regarding Application for inclusion in a pharmaceutical list at 1-3 Omaha Road, Bodmin in respect of distance selling premises by Gulpepper Ltd. (minute ref P/2019/135 refers);

The DCE reported that the application, which had been originally discussed at a meeting of this Committee on 15 May 2019, had been decided and that correspondence had been received advising of the outcome. A copy of the decision letter and accompanying report had been circulated with the Agenda.

Councillor J Cooper considered that the business could mitigate congestion within the town as it was thought to be a door to door pharmacy delivery business, and given that it was based on a industrial estate it may reduce the amount of traffic visiting town centre pharmacies / dispensaries.

Councillor P Cooper voiced his concerns about the negative impact a possible reduction of footfall could have on town centre traders. Councillor Bassett considered that a new business in the town could have a positive outcome in terms of small-scale employment.

Following discussion it was **AGREED** to **NOTE** the outcome.

P/2019/218

Boundary Road, Bodmin – 30 mph Speed Limit Extension and Prohibition of Motor Vehicles – Section 278 Agreement in association with a new housing development. CORMAC Solutions Limited Scheme reference EDG1565 – to consider a corporate response to this proposal by 3 October 2019

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

Members discussed their grave concerns about the proposed changes within the consultation. There was a lengthy discussion about the planned new road which Wainhomes had committed to build through Borough View, and the bus route that was planned for the new estate on land adjacent to the Borough View site. Concerns were voiced about the volume of traffic that would be pushed through the estates with an arterial route going through Borough View and the use of the bus route as a rat run.

The Chair spoke about discussions held a meeting which she and the DCE had attended with Planning Case Officer for PA19/05744 which related to the proposed new roads. Councillor J Cooper referred to discussions that he had held with a Transport Strategy Panel about the wider road network. He voiced his concerns that no consideration had been given to the eastern section of Boundary Road.

Councillor P Cooper commented that changes and improvements to the road network were being approached on a piecemeal basis which was wholly unsatisfactory, and that the promised new road through Borough View (which was developed outside of the Development Plan Document) would have brought most benefit to the town if it had been delivered when originally planned as it would have alleviated issues with the overuse of Boundary Road during the Growth Deal roadworks.

Members considered that the proposal for Boundary Road as set out within the consultation scheme documents would not solve any of the issues being experienced in that location, and that current pinch points would not be alleviated. The Chair read out comments received from Councillor J Cooper and it was AGREED that these would form the basis of the corporate response. Councillor J Cooper asked that any Members who had additional input should feed those in to the DCE no later than Friday 20 September. In addition to the corporate response it was AGREED that the DCE would write to Cornwall Council's Portfolio Holder for Transport requesting a meeting to discuss a wholesale review of the transport element Masterplan and the impact of Bd-UE3 on the transport strategy. Members discussed how the process could evolve following any meeting with the Portfolio Holder, with redress via the Ombudsman being the next available step.

Councillor P Cooper asked that the DCE write to the Boundary Commission to request that the parish boundaries around Bodmin be reviewed. Councillor P Brown supported this position but no vote was taken.

P/2019/219

Response to 5 Day Protocol ref : PA19/04976 – Application for outline planning permission with all matters reserved for the construction of a dwelling – Land North West of 20 Beacon Road, Bodmin – Trustees of the Duke of Cornwall's Light Infantry Cottage Homes Trust (minute ref P/2019/165 refers) – DCE to report

The DCE reported that the 5 Day Protocol for Local Councils had been followed relating to application PA19/04976, which had originally been considered at a meeting of this Committee on 3 July 2019. He advised that following a Highways report in support of the application, it was agreed in consultation with the Chair and Vice-Chair to agree with the Planning Officer's recommendation of approval. This information was NOTED.

P/2019/220

Road Traffic Regulation Act 1984, S.16A: Event road closure for Bodmin Bike Lights – 13 October 2019, 7.00 p.m. to 8.00 p.m.

Councillor P Cooper gave Members some background to the event and its aspirations.

The Intention Notice had been circulated with the Agenda and its contents were NOTED.

The meeting closed at 10.33 a.m.