

**MINUTES** of the Planning Committee Meeting held on Wednesday 16 October 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, A J Coppin, J R Gibbs (arrived 9.33 a.m., from Item 235), 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 (Deputy Chief Executive) and Mrs. T Stiles (Senior Administration Assistant / Mayor's Secretary).

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**CHAIRMAN'S ANNOUNCEMENTS AND APOLOGIES:**

There were no announcements and no apologies received.

P/2019/234

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

Councillor A Coppin declared a Non-Registerable interest in Agenda Item P/2019/237 (PA19/05645) as his mother owns a neighbouring property. Councillor P Brown declared a Disclosable Pecuniary interest in Agenda Item P/2019/239 (PA19/08699) as he owns the neighbouring property.

P/2019/235

**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).**

Councillor Stubbs wished to remind the Chairman that any representations made within this session should relate to items on this Agenda.

There were 2 members of the public in attendance. Christine Howard and Jack Stevenson both spoke regarding Agenda Item P/2019/240 as they had also attended that meeting. (Councillor Gibbs joined the meeting at 9.33 a.m.) They went on to speak about the lack of affordable housing which developers could sustain and considered that it fell well below the requirements. Christine Howard went on to speak further about the proposed developments outlined in the wider site allocations DPD and the clarity that she continued to seek on number of dwellings.

Councillor J Cooper proposed that Standing Orders be suspended in order that the members of public present could continue to make speak on matters not relating to the Agenda. The proposal was seconded and a majority vote AGREED to suspend Standing Orders accordingly. Councillor Stubbs left the meeting at 9.35 a.m.

Christine Howard considered that Cornwall Council have been misleading the public throughout the whole process of putting together the Site Allocations DPD in respect of number of new dwellings required to meet targets.

Jack Stevenson commented that the Cornwall Council Ward Member's (St Mary's Ward) report regarding PA19/05744 had been submitted but was not read out at the Cornwall Council East Sub-Area Planning Committee meeting on 14 October and asked whether it would be published. Councillor J Cooper responded to advise that it may be published as part of the minutes from Cornwall Council for that meeting.

Councillor Coppin commented that if members of the public had time to approach local estate agents and compile a record of the number of homes actually available currently it may serve as an interesting exercise.

Christine Howard commented that they have yet to have a response from Cornwall Council regarding their application for an Asset of Community Value to be placed upon Bodmin Leisure Centre, and felt that the War Member had not supported residents in this venture as fully as he could have done. She confirmed that there was a lease in place with Greenwich Leisure Ltd until 2042. In response to a query from Christine Howard, the DCE advised that Cornwall Council could not reasonably be pressured for a response on this until the process timescale had run its course.

Members discussed the mechanism already in place for the Chairman's discretion to be used with regard to the subjects covered in a Public Representation Session, with Councillor Coppin considering that the creation of a sensible balance was key. Christine Howard said that residents were very happy with time that has been afforded to them to air their views at Bodmin Town Council.

Councillor Coppin proposed that Standing Orders be reinstated. The proposal was seconded and a majority vote AGREED to do so.

Councillor Stubbs rejoined the meeting.

P/2019/236 – PA19/04958 Creation of parking space and lowering of the kerb – 32 Meadow Place, Bodmin – Mr S Howard;

**Councillor Ahearn and Coppin both advised that they had visited the site and stated that the works as outlined in the application had already been carried out. They considered the works appear to have been completed to a reasonable standard.**

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

**Bodmin Town Council notes that the work outlined within this application to create a parking space has already been completed. Bodmin Town Council supports this application subject to the permeable surface being retained.**

P/2019/237 – PA19/05645 Proposed formation of a vehicular access to the rear of 45 Lower Bore Street and the creation of 2 No. car parking spaces – Sunnyside House, 45 Lower Bore Street, Bodmin – Mrs B Spear;

**Councillor Coppin reiterated his interest in this item and left the meeting for the duration of the discussion and voting thereon.**

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

**Bodmin Town Council is supportive of the premise of vehicles being removed from the highway in an area which is known to have very limited parking provision. However, the Council has grave concerns over safe access and more importantly egress from the proposed vehicular access point. The Council considers that there must be measures put in place to not only alert pedestrians using the footpath to the fact that vehicles may be crossing the pavement, but also to ensure that drivers exiting the site have a**

**suitable visibility splay. The Council has particular concerns in regard to pedestrians who may be visually impaired.**

**Bodmin Town Council would therefore request advice and input from the Local Highways Authority on this application and whether safe and suitable access and egress can be achieved.**

P/2019/238 – PA19/08573 To note application for works to a tree in a conservation area: Felling of large Ash tree in a Conservation Area – Priory Park, Bodmin – Mr Davies, Bodmin Town Council;

**Bodmin Town Council NOTED this application, as the applicant.**

P/2019/239 – PA19/08699 Non material amendment (NMA1) to raise internal floor level within the extension and rear terrace in respect of decision PA18/08709 dated 12/11/2018 (minute ref P/2018/253 refers) – Coad Cottage, 49 Higher Bore Street, Bodmin – Mr J McGovern;

**Councillor Brown reiterated his interest in this item and left the meeting for the duration of the discussion and voting thereon.**

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

**Bodmin Town Council supports this application.**

P/2019/240 To receive update from Councillor J P Cooper following attendance at the Cornwall Council East Planning meeting on 14 October 2019 regarding planning application 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.) – Beacon Technology Park, Bodmin – R Thomas, Cornwall Council (minute ref P/2019/202 refers);

**Councillor J Cooper spoke to give his update having attended the above meeting. He confirmed that the application was regarding Phase 2 of the development on the area of land known locally as the Rose Garden, which comprises the site of the old St Lawrence Hospital social club, the entirety of the grounds currently used for the annual Hospital fete up to and including the overflow car park, and included the felling of all mature trees.**

**Councillor Cooper stated that he had spoken to reiterate the Town Council's previous representation (minute ref P/2019/202 refers), and that some of the Councillors on the Sub-Committee were sympathetic.**

**He also stated that the development was only just reaching the minimum requirements for the provision of affordable housing, and that when questioned by some Councillors on the Sub-Committee who felt it should be 100% affordable provision, Cornwall Council's Head of Housing Delivery and Development advised that the development would not make enough money if that were the case.**

**Councillor J Cooper reported that the highest density option had been chosen; that no footpaths along Boundary Road were planned; that the national speed limit on Boundary Road would not be reduced during**

development; and that there was no provision to improve the route through to Westmeath Avenue.

Councillor Coppin commended Councillor J Cooper for attending the meeting to represent the Town Council and for putting forward a strong argument for Bodmin. He spoke about a number of trees on the site which he had attempted to get TPOs put on in July and read out an email he had received from Cornwall Council in response to this request.

Members went on to have a lengthy and detailed discussion about the concerns that residents had raised about what they considered the disregard for any local input into the planning process. Members discussed the ongoing uncertainty around future site management especially with regard to open space. Councillor J Cooper commented that the East Area Sub-Committee did pick up on his point about the uncertain future of the Hospital fete and the fact that cohesion of community is so important when bringing new developments forward. Following an in depth discussion about routes to recourse with Cornwall Council covering concerns about health and safety, speed restrictions, Boundary Road footpaths, loss of community space and lack of public consultation (during which Councillor J Cooper left the meeting at 10.25 a.m.) it was AGREED that the DCE would draft a letter to the Chief Executive of Cornwall Council, along with the town's three Ward Members requesting a holistic plan for the whole area. It was AGREED that Members should feedback on the draft within 48 hours of receiving the draft.

Furthermore it was AGREED that Councillors Bassett and Brown would gather information on the efficacy or otherwise of Cornwall Council when considering residents' objections and to ascertain whether or not the consultation process is fit for purpose by contacting other local councils.

P/2019/241

To discuss and, if appropriate, agree attendance at the Cornwall Design Review Panel to be held at 10.45 a.m. on Wednesday 9 November 2019;

**The DCE advised Members that the date printed on the Agenda was incorrect and should read 6 November. Following discussion a number of Members expressed an interest in attending. It was AGREED that if Councillor J Cooper was unable to attend then Councillor J Bassett would do so.**

P/2019/242

To note confirmation of implementation of Bodmin College School Crossing Patrol Site;

**The SAA/MS updated Members advising that the scheme was going ahead, and that a firm construction date would be provided at a later date but was likely to be during school holidays for safety reasons.**

**The meeting closed at 10.46 a.m.**