

MINUTES of the Planning Committee Meeting held on Wednesday 6 November 2019 at 9.30 a.m. in the Shire House Suite, Bodmin.

PRESENT: Councillor E M Ahearn presiding; together with Councillors, J P Cooper, A J Coppin, J R Gibbs, P L G Skea, and K W Stubbs. Councillors, T M Barbery and D A Henderson were also in attendance but did not vote, not being Members of this Committee.

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

P/2019/243

CHAIRMAN'S ANNOUNCEMENTS AND APOLOGIES:

Apologies had been received from Councillor J A Bassett who was attending the Design Review Panel, and Councillor P Brown.

There were no announcements from the Chair. Councillor Coppin spoke to propose that Councillor Barbery be elected to fill the vacancy on the Planning Committee and all Members present were in favour.

However, the DCE advised that nominations to fill a vacant seat on a Committee would need to be decided at a meeting of the full Council and advised that such an item would be on the Agenda for the meeting on 21 November. This information was NOTED by Members.

P/2019/244

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

There were no Declarations of Interest.

P/2019/245

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).

Mrs Judy Stephens was present and wished to make representation regarding the level of house building already going on in Bodmin (specifically St Marys Ward). She commented that residents were sick to death of the disruptive nature of the ongoing developments in the area and considered that the road network was already suffering due to the increase in heavy goods traffic. She stated her concerns about an increase in noise, traffic, and light pollution when work commences on the Boundary Road area.

Mr Peter Crawford, Land Planning Manager for Wainhomes wished to make representation regarding Agenda Item P/2019/246 (application PA19/07457). Mr Crawford asked the Committee for their support with this application, commenting that it formed a part of the greater allocation of around 780 homes for this part of Bodmin. Mr Crawford started that Wainhomes were looking to follow to this site from the existing one at Borough View. In response to a question from Councillor Gibbs, Mr Crawford apologised for the extensive delays regarding the upgrades on Boundary Road and the link road through Borough View. He stated that the delays were predominantly due to Health & Safety issues arising from the need to have construction ongoing on either side of the link road. He thanked Bodmin Town Council and Cornwall Council for their patience and stated that the link road would be opening soon. Councillor J Cooper spoke about the detrimental effect the level of housing development in Bodmin is already having on the roads.

Responding to a query from Councillor J Cooper, Mr Crawford stated that more detail about how Wainhomes would look to protect quality of life for the residents in the vicinity of the development (in line with Site Allocations DPD requirements) would be provided at the point of reserved matters application, but considered that any development will inevitably cause some disruption. Councillor J Cooper responded that any development needed to be delivered in partnership with the residents and not against them. Councillor J Cooper requested some assurances with regards to overnight curtailment of use of lights and excessive traffic which Mr Crawford advised that he was not able to give at this stage.

Members voiced their concerns to Mr Crawford with regards to road adjustments, school provision, and disruption for residents. Mr Crawford advised that work on the new development would not begin until the Borough View development was completed. In response to a question from the Chairman, Mr Crawford advised that any parts of Boundary Road (and the new link road) which fell under Wainhomes' remit would be fully operational prior to the new development starting, but that he could not speak for sections not in their control.

P/2019/246 – PA19/07457 Outline Application with Some Matters Reserved for residential development of approximately 90 units, associated engineering, open space and drainage – Land East of Pandarosa Farm, St Lawrence Road, St Lawrence, Bodmin – Mr L Munslow, Wainhomes South West;

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

Bodmin Town Council does not support this application and would request that it is at the very least considered by the Strategic Planning Sub-Committee.

Bodmin Town Council has a number of concerns referencing policies within both the Site Allocations DPD and the Cornwall Local Plan which this application does not appear adhere to.

The Site Allocations DPD Additional Policy Requirements point 'j' on p255 of the document states: "Planning permission for the development of only part of the site will not be granted, unless it is in accordance with a masterplan / concept plan for the entire site. This should be informed by a historic landscape assessment."

In addition, Infrastructure; Education; Point 11.37 on p243 states "Bodmin's primary schools currently have a combined capacity of just under 1500 places and by the end of the Plan period it is anticipated that the proposed growth will generate a need for a further 530 places. This will be delivered through a small expansion of Berrycombe School; together with a new two-form entry school located within the St Lawrence's Urban Extension (see Policy Bd-H3)."

Bodmin Town Council has not seen a Masterplan associated with this application which shows education provision and associated infrastructure - according to the above excerpts from the Site Allocations DPD this should be in place before planning permission could be granted.

Local Plan, Policy 27 (Transport and Accessibility); point 4 states: "For major developments to ensure a resilient and reliable transport system for people,

goods and services, development proposals should be designed to provide convenient accessible and appropriate cycle and pedestrian routes, public transport and road routes within and in the immediate vicinity of the development." - Bodmin Town Council does not consider that Boundary Road offers this. Also within the Local Plan, Policy 6 (Housing Mix) states that: "New housing developments of 10 dwellings or more should include an appropriate mix of house size, type, price and tenure to address identified needs and market demand and to support mixed communities. Proposals should seek to: Use local evidence of the need and demand for specific types, tenures and sizes of housing to contribute to the diversity of housing in the local area and help to redress any housing imbalance that exists." Bodmin Town Council considers that there has been a long-held view in Bodmin that there is a lack of Band D properties in the town, an imbalance which this application does not appear to address.

P/2019/247 – PA19/08633 Proposed conversion of a large garage to form a residential unit – 19 Berrycoombe Road, Bodmin – Ms Hope;

The DCE advised Members that there were no objections on Cornwall Council planning portal. Members had concerns that off-street parking provision would be reduced whilst residential occupancy increased.

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

Bodmin Town Council cannot support this application without sight of a Highways report. Bodmin Town Council considers that the loss of parking spaces (set to be reduced from 5 to 2) and associated increase in residential units could serve only to exacerbate what is already a difficult situation with ad hoc parking on both Wallace Road and Berrycoombe Road. There is concern that lines of sight when exiting from the proposed parking spaces on a gradient of 1 in 12 could be compromised.

Bodmin Town Council would need to see a full Highways report before being able to comment further.

P/2019/248 – PA19/08758 Works to a tree with a Tree Preservation Order: Felling of Copper Norway Maple Tree – 12 Burnards Lane, Dennison Road, Bodmin – Mrs B Riedling;

Bodmin Town Council supports this application.

P/2019/249 – PA19/09162 Change of use of building from Retail (A1) to Cafe Takeaway (A3) serving hot food and snacks – Fruit Stores, Barn Lane, Bodmin – Ms M Puckey;

Members voiced concerns over an assumed increase of vehicular access and egress at a filtered section of the highway.

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

Bodmin Town Council would seek assurances from the Highways Officer that the potential increase in vehicular activity at a filtered section of the highway would not have a detrimental impact on the safe use of the highway.

P/2019/250 – PA19/09194 Non Material Amendment to PA18/10506 dated 2 August 2019 for Reserved Matters application for the residential development of 71 units at land off Boundary Road in respect of outline application PA16/00768 namely for several minor adjustments to the positioning of plots 60 and 68-71 (of no more than 1.5m) in order to avoid the easement, as a result of further investigation works into the location of the water main – Land off Boundary Road, Bodmin – Mr R Humphries, Galliford Try Partnerships South West;

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

Bodmin Town Council would seek assurances from the Highways Officer that the potential increase in vehicular activity at a filtered section of the highway would not have a detrimental impact on the safe use of the highway.

Bodmin Town Council supports this non-material amendment application. The Council does however note from the supporting documents that there appear to be a number of revisions submitted which do not relate to the application (namely for minor adjustments to the positioning of plots 60 and 68-71 in order to avoid the easement) such as Materials and Boundaries Plan - Rev E; and Refuse Plan - Rev D. Bodmin Town Council would like to ensure that the Local Planning Authority is mindful of clarity granting non-material amendments when some revisions do change the overall look of a development.

P/2019/251 – PA19/09280 Change of use from B1, B2 and B8 office use to B1, B2, B8 and D2 use as a Gym – Office 1, 36F Normandy Way, Bodmin – Miss L Powell, Get Bodmin Fit;

Bodmin Town Council supports this application.

P/2019/252 – PA19/09289 Listed Building Consent for boundary wall repairs and proposed buttress – 21 Castle Street, Bodmin – Mr S Thomas;

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

Bodmin Town Council supports this application and is pleased to note the amount of reclaimed material to be used in the wall repairs.

P/2019/253 Integrated Transport Infrastructure Programme 2019 (ITIP) Scheme (EDG1717) Cormac Ltd. consultation on Cormac Ltd. installation of a bus shelter on West Heath Avenue, Bodmin – To consider a corporate response by 13 November 2019;

Details of the scheme had been circulated with the Agenda. Following discussion, it was AGREED to make the following representation:

Bodmin Town Council supports this scheme and is pleased to see that there will finally be a shelter placed in such a way that waiting passengers will be both protected from the elements and kept at a safe distance from the highway. Bodmin Town Council is disappointed that the current TRO on the layby itself could not be reviewed to enable the layby to become a pull in bus stop to alleviate the traffic issues arising from buses stopping in the highway. The Council is also happy that the revised scheme has moved further away from St Lawrence's Church and thereby protects the heritage of this listed building.

P/2019/254

Road Traffic Regulation Act 1984 S.14 – Road Closure for I Civils Ltd to undertake S278 works – New road and junction construction – Boundary Road, Boskear Lane, Stony Lane & Road From Stony Lane To Marshall Road, Bodmin – 2 December 2019 to 6 March 2020, 24 hours including weekends:

Details of the closure and diversion routes had been circulated with the Agenda.

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

Bodmin Town Council would like to ensure that some of the proposed signage is amended / enhanced. The Council considers that it should be made much clearer that there is NO restriction on access to Bodmin Hospital.

The Council also considers that signage alone would not be sufficient to ensure that HGVs were not attempting access and ending up having to try to negotiate the Fiveways roundabout, and that banksmen would be needed to ensure HGVs cannot deviate from the approved diversions.

P/2019/255

Road Traffic Regulation Act 1984 S.14 – Road closure for CORMAC Solutions Ltd. to carryout works to their apparatus – Tregullon Lane, Bodmin – 16 to 18 December 2019 (24 hours)

Details of the closure had been circulated with the Agenda and the information was NOTED.

P/2019/256

Highways England – A38 Glynn Valley routine maintenance overnight closures 18-23 November 2019 between Turfdown Cross and Twelvewoods roundabout, at the junction with the A390 at Dobwalls;

A letter detailing the planned closure had been circulated with the Agenda. Members requested that the DCE write to Highways England asking that works requiring closures and diversion routes on the A30 around Bodmin be concluded prior to overnight closures being implemented on the A38.

P/2019/257

Cornwall Council Housing Supplementary Planning Document – To consider a corporate response by 2 December 2019

A link to the SPD and proposed schedule of changes had been circulated with the Agenda.

Councillor Coppin considered that such documents are developed on a one size fits all basis, which does not work in Cornwall where each town is so individual.

Following discussion, it was AGREED that Members would feed comments to the Chair and Vice Chair to be collated and drafted into a corporate response.

The DCE asked that comments be received no later than 16 November.

P/2019/258

To consider and, if appropriate, agree to hold a Special Planning Committee meeting at 10.00 a.m. on 14 November to receive a presentation from Mr S Jolly,

Marengo Communications on behalf of Bunnyhomes regarding proposals for the land adjacent to Old Callywith Road, Bodmin – DCE to report.

The DCE reported that the proposed meeting date would need to be changed because of availability issues.

It was AGREED that a revised date of Wednesday 13 November at 6.30 p.m. would be requested with Marengo Communications.

The DCE confirmed that a report from Councillor Bassett following her attendance as an observer at the Design Review Panel would be included on the Agenda for the Planning Committee meeting scheduled for Wednesday 20 November.

The meeting closed at 10.25 a.m.