

**MINUTES** of the Special Planning Committee Meeting held on Wednesday 13 November 2019 at 6.30 p.m. in the Shire House Suite, Bodmin.

**PRESENT:** Councillor E M Ahearn presiding; together with Councillors J A Bassett, J P Cooper, J R Gibbs and K W Stubbs.

Councillor T M Barbery was also in attendance but did not vote, not being a Member of this Committee.

**IN ATTENDANCE:** Mr. P Martin (Deputy Chief Executive).

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**CHAIRMAN'S ANNOUNCEMENTS AND APOLOGIES:**

Apologies had been received from Councillors P Brown and P L G Skea.

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

There were no Declarations of Interest.

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**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

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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.

**Mr M Morris and Mr S Jolly from Bunnyhomes presented the development proposals for Bodmin. Some background to the company was provided, including Bunnyhomes development plans including four sites throughout Cornwall and Devon, intending to build between 200-250 homes a year over the next 3-4 years in Devon and Cornwall.**

**Vehicular access to the Land off Old Callywith Road / Castle Street site will be via one of the old College entrances. This will lead into plot 1 shown on the site outline plan provided within the presentation pack being considered at this meeting. This will be subject to review in connection with the permitted education development in the North East of the site, identified as plot 2.**

**It is intended to build 150 dwelling on the site subject to planning permissions being granted. The land identified as site 2 should provide approximately 6,000 sqms of B1 and B2 employment space.**

**After the presentation finished concerns were expressed regarding the site entrance and Councillor Bassett asked if access to the site wouldn't be more appropriate from Love Lane. Councillor J Cooper wanted to be sure that site 2 would provide essential employment land to mitigate deficiencies in B1 and B2 in Bodmin.**

**Councillors asked that a masterplan is provided, this is an essential point of reference to a development which should also incorporate much needed industrial sites for Bodmin. The core plan within this policy is a requirement**

**in this location to have larger greenspace rather smaller pockets of open space. There is currently a deficiency of large green space enough to accommodate ball games etc.**

**Also, the inclusion of a noise reduction barrier to provide an appropriate buffer between the proposed housing development and industrial space, this is a requirement in line with Bodmin's green infrastructure plan / strategy.**

**There is an in-balance in the local plan in respect of the types of housing being developed, for example, Bodmin is lacking bungalow type properties and low-level properties- extra care scheme buildings which is impacting on reductions of A B and C rated properties in Bodmin. Bodmin Town Council conflicts with Cornwall Council regarding this problem.**

**The meeting was closed by the Chairman at 7.40pm**