

MINUTES of the Planning Committee Meeting held on Wednesday 4 December 2019 at 9.30 a.m. in the Shire House Suite, Bodmin.

PRESENT: Councillor E M Ahearn presiding; together with Councillors, T M Barbery, J A Bassett, P Brown, P L G Skea, and K W Stubbs.

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

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CHAIRMAN'S ANNOUNCEMENTS AND APOLOGIES:

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

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

There were no Declarations of Interest.

P/2019/272

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 seven members of the public in attendance. Judy Stephens spoke to raise a query regarding the planned Galliford Try Partnership development off Boundary Road (PA18/10506), namely regarding what was happening with proposed road layout changes, tree removal and preservation of a Cornish hedge.

Geoff Lebbon spoke to raise a query regarding application PA19/07457 (land east of Pandarosa Farm) and confirmed he had sent an email to Councillor Barbery regarding this. His query related to parcels of land as allocated under Bd-UE3 on the Site Allocations DPD which were in private ownership. He also voiced his concerns over the new link road through the Borough View development which he considered would be dangerous. He stated that residents have advised when they were buying properties on the estate that no link road was mentioned by the sales team.

The Chair responded to advise that the link road had always been on the plans but agreed that it did not seem to have been highlighted to prospective residents. She spoke about facilitating a meeting with Wainhomes and Cornwall Council Highways with a view to discussing speed limits and calming measures through the estate and other associated concerns including play area issues. Councillor Barbery spoke to advise that he and Councillor J Cooper had visited some of the landowners in person and discussed the PA19/07457 application and advised that those landowners confirmed to the Councillors that the land was not for sale. Councillor Barbery highlighted to Mr Lebbon that a planning application can be made against any parcel of land, whether or not that land was in the ownership of the applicant.

Jack Stevenson spoke regarding Agenda item P/2019/275. He raised a number of queries regarding the Bd-UE2 stakeholder meeting having received an update from Cornwall Councillor L Frost, namely querying how a nature reserve could sensibly be created so close to a housing development when considering the issue of cat predation. He also spoke about the issues with the landfill site and the Chair

confirmed that Bodmin Town Council had brought that up during the meeting on 25 November 2019.

A member of the public asked why green field sites were even being considered development when he considered there were so many brownfield sites available. The Chair responded by reiterating Bodmin Town Council's status as a statutory consultee in the planning process and advising that this Committee had done everything it could to hold applicants and the Local Planning Authority to account. Councillor Bassett commented on the importance of community involvement in the development of the Neighbourhood Plan and reminded those present of the Steering Group meeting due to be held on the evening of 4 December 2019.

P/2019/273 – PA19/09194 Non Material Amendment to PA18/10506 dated 2 August 2019 (minute ref P/2018/306 refers) 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 and to Plots 54-59 repositioned following development of working drawings with thicker external and party walls construction – Land South of Bodmin Community Hospital, St Lawrence Road, St Lawrence, Bodmin – Mr R Humphries, Galliford Try Partnership South West;

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

Bodmin Town Council noted this application for Non-Material Amendments as laid out. Bodmin Town Council would also refer to their previous consultation response to PA19/09194 (dated 7 November 2019).

P/2019/274 – PA19/09963 Non-Material Amendment 4 to PA18/10506 dated 2 August 2019 (minute ref P/2018/306 refers) 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 11-14 and Plots 18-20 – Land South of Bodmin Community Hospital, St Lawrence Road, St Lawrence, Bodmin – Mr R Humphries, Galliford Try Partnership South West;

It was AGREED to make the following representation:

Bodmin Town Council noted this application for Non-Material Amendments as laid out.

P/2019/275 To receive an update following Bd-UE2 stakeholder meeting held on 25 November 2019;

The Town Clerk provided an update on the meeting held between Wainhomes, Cornwall Council Planning Officers and Bodmin Town Councillors and Officers and the relevant document (*Bodmin Bd-UE2 – Bodmin Town Council.pdf*) is attached to these minutes.

Councillor Brown proposed that Standing Orders be suspended in order that any member of the public present could ask questions. The proposal was seconded and a majority vote AGREED to suspend Standing Orders accordingly.

Christine Howard and Jack Stevenson both spoke to thank Bodmin Town Council for their continued support with regard to Bd-UE2 and considered that the residents could not have asked for any more than the Town Council has done.

Members discussed what they had felt to be the broadly constructive nature of the meeting and considered that Wainhomes had taken on board the ACV concerning the leisure centre.

One resident raised concerns over run-off from the bypass, and Judy Stephens asked whether another school was being planned. Councillor Ahearn responded to advise that every avenue that residents had brought to Bodmin Town Council meetings had been aired at the stakeholder meeting, so the developers had much to take away and work on.

Councillor Brown commented that it was now important for the community to engage with the emerging Neighbourhood Development Plan.

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

P/2019/276

To agree Planning Committee meeting arrangements for meeting to be held on Wednesday 18 December, with proposed change of meeting commencement time of 2.00 p.m. – DCE to report;

The DCE informed the Committee that a staff meeting regarding the Organisation Review was due to be held at 9.30 a.m. on the date of the next Planning Committee meeting. It was AGREED to reschedule the Planning meeting to commence at 2.00 p.m.

The meeting was closed at 10.15 a.m.