

MINUTES of the Planning Committee Meeting held on Wednesday 19 February 2020 at 9.30 a.m. in Court 2, Shire Hall, Bodmin.

PRESENT: Councillor E M Ahearn presiding; together with Councillors, T M Barbery, J A Bassett, P Brown, A J Coppin (arrived at 9.31 a.m., from item P/2020/047), J R Gibbs, P L G Skea, and K W Stubbs.

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

P/2020/045

CHAIRMAN'S ANNOUNCEMENTS AND APOLOGIES:

Apologies had been received from Councillor J P Cooper, and there were no announcements.

P/2020/046

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

There were no Declarations of Interest made.

P/2020/047

Presentation on modernisation plans for Bodmin Materials Recycling Facility by SUEZ Recycling & Recovery UK Ltd – Patrick Daws (SUEZ General Manager for Cornwall), Niall Kelly (SUEZ Planning Manager), Natalie Chard (SUEZ Senior Community Liaison Manager), and Dale Unsworth (Cornwall Council Integrated Waste Management Contract Team Leader);

Councillor Coppin joined the meeting at 9.31 a.m.

The team from SUEZ gave a presentation on the plans for modernisation of the Bodmin MRF plant, requirements which have come about as a result of a new waste and recycling contract signed with Cornwall Council. The team members spoke at length about the level of performance Cornwall currently achieves in terms of recycling and the proposed changes to kerbside collections, outlining the adaptations required to enable the site to deal with the expected uplift in recyclable material being received and the short term storage of food waste. SUEZ confirmed that the proposed weekly food waste collection would increase the number of vehicles accessing the site with an anticipated figure of 97 vehicles per day. They outlined measures which would be taken to deal with the storage of food waste, noting that the plant currently stores and processes food waste weekly as part of their general waste collections. It was confirmed that food waste would be stored within a purpose built, fully enclosed bay with fast acting doors and odour suppression in order to limit any impact on the local area, and that the maximum amount of time food waste would be held within the bays before being moved to an anerobic digestion plant for processing would be 48 hours.

Responding to a query from Councillor M Barbery, Mr. Unsworth confirmed that all households will be issued with an internal (countertop) food waste caddy and a larger, lockable external caddy which will be used for collection. Most households will be issued with a wheeled bin for storage of general waste, but this will be tailored according to access, with seagull-proof sacks available for all other properties. The current arrangement for recyclables being sorted into colour-coded bags will remain unchanged. Mr. Unsworth also advised that a comprehensive educational campaign was being planned

in order to initiate the behavioural change required to improve recycling rates in Cornwall.

The presentation outlined the proposed new entrance and one-way traffic flow system designed to help manage increased deliveries and avoid traffic queuing on the road; the provision of additional bays for storing glass; an enhanced fire suppression system with on-site water storage tank; a refit of the interior of the materials recycling facility; and the relocation of the offices and staff welfare facilities to an adjacent building.

In response to a query from Councillor Coppin, Mr. Daws advised that whilst the changes were underway it was planned to keep the site as operational as possible, whilst ensuring the safety of all staff. It was acknowledged that there was bound to be some disruption but was hoped that it will prove short-lived.

In response to a query from Councillor P Cooper, Mr. Kelly advised that an increase in operating hours had been applied for (proposing to extend the operating hours to 24 hours, Monday to Saturday for a fixed period of five years.) Mr. Kelly advised that in practice SUEZ anticipated the operating hours required would be much less than this, but that these hours would allow flexibility, particularly during the early phase of the new service when collection rounds may take longer and volumes of materials collected will be changing. He also confirmed that the MRF does not operate on a Sunday, although an existing planning condition does allow vehicles to enter and exit the site and that this would not change. Mr. Kelly also advised that Highways had set out criteria for traffic assessment through the pre-application process, and that the results of that assessment were now with Cornwall Council for analysis.

In response to further queries from Members, Mr. Daws reiterated that SUEZ has extensive experience in running plants dealing with standalone food waste and of the requirements for odour and vermin control associated with that. He advised Members that the primary difference at the moment is that food waste is mixed in with residual (black bag) waste so separating it out will actually make it easier to deal with.

The Chair thanked the SUEZ and Cornwall Council staff for their time in attending the meeting and asked the members of public present if they had any queries to raise regarding this item. Christine Howard commented that she was concerned over space requirements for an additional waste receptacle (kitchen caddy). Hilda Blacklaw commented that there was often no space outside properties to store wheeled bins. Mr. Unsworth responded to reiterate his previous comments that a thorough assessment was being carried out to understand residential properties' requirements.

P/2020/048

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 three members of the public present.

Christine Howard spoke to reiterate her concerns over lack of space afforded to storage of either wheeled bins or internal food waste caddies in modern properties.

She also commented on application PA20/00778 that she considered it was positive that a brownfield site was being used for development but had concerns about run-off going down to Halgavor Moor.

A member of the public also spoke to voice her concerns about drainage, which was broadly related the two conduits in close proximity to the A30 bringing a huge amount of water down to Halgavor Moor.

It was AGREED to bring forward consideration of PA20/00778 to be the next Agenda item. Furthermore, it was AGREED that Standing Orders be suspended so that the applicant could respond to any specific questions from Members or members of the public.

P/2020/051 – PA20/00778 Erection of 44 dwellings, creation of access and associated works – Land At Respryn Road, Trebyan, Bodmin – Mr C Rowe, Gilbert & Goode Ltd;

Councillor Gibbs spoke against the application due to his concern over housing numbers in the town. Councillor Brown considered that housing numbers notwithstanding it was a good use of a brownfield site which had lain empty for over a decade. In response to concerns raised within the Public Representation session regarding drainage, Councillor Coppin considered that as the site was already made up of hard standing there was unlikely to be any discernible difference in the ability of the site to deal with run-off once developed. He commented that the applicant's drainage plan seemed comprehensive and looked to have planned appropriate measures to mitigate any related issues. Furthermore he commented that he considered the applicant's transport plan to be excellent but that his reservations over the safety of the Respryn Road / Lostwithiel Road junction had not been allayed and he considered that the junction should be improved before development on the site could proceed, a position with which Councillors, Barbery and Bassett voiced their agreement.

Councillor P Cooper commented that whilst he was also pleased to see the derelict site earmarked for development, he was concerned about the addition of housing numbers over and above the numbers agreed in the Site Allocations DPD. Councillor P Cooper considered that Cornwall Council should have taken these numbers into account within a Masterplan and deducted them from the wider allocation. Responding to a query raised by Councillor Cooper, Craig Rowe (Development Manager, Gilbert & Goode) spoke to advise that consideration was given to whether an amount of housing with a care element suitable for older residents could be incorporated into plans for the site, but that costs prevented it being viable. Mr Rowe also advised that the group owning both Gilbert & Goode and Ocean Housing did bid on the Athelstan House site with a view to provision for older residents but were not successful in that bid.

Following further discussion, Councillor Coppin proposed that Bodmin Town Council does not support the application due to road safety concerns. This proposal was seconded by Councillor Gibbs. The resultant vote was two Members for and 6 Members against, therefore the motion fell.

Councillor Bassett made a counter proposal that Bodmin Town Council supports the application subject to receiving assurances that the housing numbers involved will be deducted from the overall allocation for Bodmin

and included in the town's Masterplan, and that road junction improvements were carried out. The resultant vote was 5 Members for, 2 Members against (Councillors, Brown and Coppin), and one abstention (Councillor Stubbs).

Therefore, it was **AGREED** to respond making the following representation:

Bodmin Town Council supports this application subject to receiving assurances from the Local Planning Authority that the 44 dwellings will be deducted from the total housing allocation for Bodmin as laid out in the Site Allocations DPD and included in a Masterplan, and that road junction improvements at the Respryn Road / Lostwithiel Road junction will be carried out in order to mitigate road safety concerns.

It was also AGREED that the Chair would seek to arrange a meeting with Strategic Planning Director at Cornwall Council in order to further discuss housing allocation and masterplanning. It was NOTED that Councillors, Brown, P Cooper, and P Skea asked to be involved in that meeting.

The Chair then proposed that Standing Orders be reinstated for the duration of the meeting and all Members voted in favour.

P/2020/049 – PA19/10963 Construction of two dwellings on site of a workshop – Land South East of Cherrywood House, Pound Lane, Bodmin – Mr G Howlett;

The SAA/MS gave Members background on a previous application for Outline on a single dwelling, which the Committee had considered in June 2018 (minute ref P/2018/137 refers).

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

Bodmin Town Council does not support this application due to issues with layout, density and access. The Council considers that the site cannot support two further dwellings, especially given the concerns already held when Outline permission was granted for a single dwelling in 2018. At that time Bodmin Town Council was supportive of the application (PA18/03824) in principle but stated that they would wish to see further detail in the emerging design to include the use of local stone / materials and to address amenity space for future occupants of the dwelling. It is considered that the proposed construction of two dwellings on this site far overreaches the capability of the site to provide a safe and suitable area for residents.

P/2020/050 – PA19/06017 Change of use (retrospective) from agricultural to residential, to include construction of a yurt on a raised platform – Land South of Nanstallon Sewage Treatment Works, Nanstallon, Bodmin – Mr M Yates;

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

Bodmin Town Council does not support this retrospective application. The Council considers that the area is not suitable for residential use given the proximity to the sewage treatment works, and furthermore is concerned about a precedent for randomised development in rural areas being set.

P/2020/052

Update on Design Review Panel meeting held on Wednesday 5 February 2020 – Councillor J A Bassett to report;

Councillor Bassett gave a top line report on her attendance, as an observer, at the Cornwall Design Review Panel on 5 February 2020. With reference to the CDRP Agenda item on Bd-UE2 Halgavor development proposals Councillor Bassett reported that site was proposed as having one long street through it, with no vehicular access (except for emergency vehicles) at the far end of the site. Although there was a hydrology expert on the panel Councillor Bassett advised that he reported that the springs on the site had not been looked into at this time. Brief updates that Councillor Bassett was able to provide included the developer's intention to make use of the site's natural characteristics; the proposed use the mill stream as a feature; and the retention of hedgerows.

Members raised questions for Councillor Bassett, which included queries regarding access to the highway and housing numbers. She advised that the gateway to the site was expected to be off Lostwithiel Road, just past the existing leisure centre roundabout; and that the numbers discussed were 540 dwellings, of which 25% would be accessible homes.

Councillor P Cooper commented that the Town Clerk had previously provided Cornwall Council and Wainhomes with an extensive list of considerations which Bodmin Town Council would wish to see addressed, and considered that a lower density, higher specification development may be more acceptable to residents and Councillors if the development had to go ahead and that numbers from other brownfield sites being brought forward could be offset against the Bd-UE2 site. (Councillor Brown left the meeting at 10.57 a.m.) Councillor P Cooper considered that the Council should query with Wainhomes when a date was likely to be set for their promised public consultation.

Councillor Bassett finished her report by commenting that she considered that the issues over drainage were not dealt with satisfactorily at the CDRP and that nothing concrete had been provided. There followed a brief discussion over land ownership, which the Chair believed to now be with Wainhomes.

At 11.02 a.m. the Chair left the meeting and the meeting was paused in her absence.

At 11.04 a.m. the Chair returned and apologised to her fellow Members for having to take an emergency phone call.

The meeting was closed at 11.05 a.m.