

MINUTES of the Planning Committee Meeting held on Wednesday 18 March 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, J P Cooper, A J Coppin, 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/2020/062

CHAIRMAN'S ANNOUNCEMENTS AND APOLOGIES:

Apologies had been received from Councillors, J A Bassett, A J Coppin, and K W Stubbs and there were no announcements.

P/2020/063

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

Councillor J Cooper declared a Non-Registerable Interest in Agenda item P/2020/066 as he knew the applicant personally.

P/2020/064

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).

Dan Mitchell (Planning Agent for PA20/00791) spoke in support of the application which was to be considered under Agenda Item P/2020/066. Mr. Mitchell advised that there was an ongoing civil issue with regards to disputed land ownership at the entrance to the site. He considered that the application was policy compliant (adhering to Policy 3 of the Cornwall Local Plan), and sustainable being an infill property developed on previously utilised land, within walking distance of goods and services.

P/2020/065 – PA20/00756 Single dwelling – Land East of 56 Flamank Park, Bodmin – Mr S Tamblyn;

Councillor Barbery spoke about concerns over the impact on visibility splay if an additional dwelling was built in this location. Councillor Kerridge advised Members that there had been previous history of proposed development on this land without success.

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

Bodmin Town Council does not support this application, given concerns over the reduced visibility splay that development on this site would create.

P/2020/066 – PA20/00791 Outline application (with all matters reserved except access) for the erection of a single dwellinghouse – Land South of Camel Valley Cottages, Dunmere Road, Bodmin – M Evans;

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

Councillor Kerridge spoke on behalf of one of her ward members, whose home neighbours the site and who has submitted an objection to the application via the Local Planning Authority. Councillor Kerridge considered that given the considerable slope on the site any property developed there would give rise to serious overshadowing effects on neighbouring properties.

Members also spoke about their concerns over the safety of access to and egress from the site given the volume of traffic and speed of travel on the A389.

It was AGREED to make the following representation:

Bodmin Town Council does not support this application on Highways safety grounds. The Council considers that safe and suitable access to the site cannot be demonstrated given the volume of traffic and speed of travel on the A389. It is noted that there is a discrepancy in information over land ownership boundaries at the access point to the wider site but this is a civil matter and not one which Bodmin Town Council has considered with regards to this Planning application.

Councillor J Cooper rejoined the meeting at 9.39 a.m.

P/2020/067 – PA20/00856 Replacement of existing conservatory to front of property – 52 Boxwell Park, Bodmin – Mr J Haywood;

Bodmin Town Council supports this application.

P/2020/068 – PA20/01439 Redevelopment of the Bodmin Materials Recycling Facility to include a new access, external waste bays and associated infrastructure. A temporary change of hours are proposed for a period of five years to allow the site to operate for 24 hours a day Mon - Sat, vehicles will also be permitted to access the site between 0600 and 1800 hours on a Sunday. After the period of 5 years has expired the site shall operate between:

- 0600 and 1800 Monday to Fridays;
- 0800 and 1300 Saturdays;
- 0700 and 1730 on the first Saturday following Christmas Day.

All vehicles are permitted to access and egress the site 24 hours a day from Monday to Saturday and between 0600 and 1800 hours on a Sunday. There shall be no working on Sundays, Christmas Day or Boxing Day – East Cornwall Recycling Centre, Bodmin Business Park, Bodmin – Mr N Kelly, Cornwall Energy Recovery Ltd;

The Chair reminded Members that a team from Suez and Cornwall Council's Waste Management team had attended a meeting of this Committee on Wednesday 4 March (minute ref P/2020/047 refers) and given a

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comprehensive presentation and taken questions from Councillors and members of the public.

Councillor J Cooper, having not attended the presentation, raised some queries regarding a transport plan which were discussed.

It was **AGREED** to make the following representation:

Bodmin Town Council supports this application. The Council would request that stringent measures are enforced to minimise the amount of heavy goods traffic needing to travel through the town's residential areas to access the site. It is hoped that the vast majority of site traffic would access the site from the A30 at Launceston Road, thereby mitigating any negative impact on local residents.

P/2020/069 – PA20/01655 Single and two storey extensions to the dwellinghouse to vary Condition 2 (approved plans) in respect of Decision Notice PA19/09733 dated 9 December 2019 (minute ref P/2019/268 refers) – 28 Paull Road, Bodmin – Mr And Mrs D Andrews;

The SAA/MS provided an update on the amended plans.

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

Bodmin Town Council supports this application

P/2020/070 – PA20/01773 ATM Replacement - existing ATM to be removed and replaced with like for like machine and new backing plate to be installed – 44 Fore Street, Bodmin – Lloyds Bank plc;

Bodmin Town Council supports this application.

P/2020/071 – PA20/01774 Listed Building Consent for ATM Replacement - existing ATM to be removed and replaced with like for like machine and new backing plate to be installed – 44 Fore Street, Bodmin – Lloyds Bank plc;

Bodmin Town Council supports this application.

P/2020/072 To consider and, if appropriate, agree any submissions to Cornwall Council Community Network Highways Scheme;

Councillor J Cooper reminded Members about the scheme, which has seen the Community Network Panel given a budget for highways improvement projects across the Panel area.

Members considered that a submission could be made to instigate a feasibility study on implementing a one-way system down Harleigh Road. Discussions ensued regarding junctions at either end of Harleigh Road, with Members noting that the Crabtree Lane / Beacon Road junction be included

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in any plan to address the access and egress in the immediate area. Councillors, Barbery and Brown also considered that the visibility splay at the Bodmin General end of Harleigh Road (junction with St Nicholas Street) was in need of improvement.

Following discussion, it was AGREED that Councillor J Cooper would write a submission and send off the relevant paperwork requesting a feasibility study for improvements of the Beacon Road / Crabtree Lane junction and a one-way system down Harleigh Road.

Extra Item – P/2020/073

To receive and note a COVID-19 briefing note from Cornwall Association of Local Councils (CALC);

The Chair read out a CALC briefing note received by Bodmin Town Council immediately prior to the meeting, which outlined possible measures for suspension of Council meetings during the COVID-19 outbreak.

Councillor J Cooper advised that it would be considered in greater detail during the Full Council meeting scheduled for Thursday 19 March 2020.

Following discussion, it was AGREED to NOTE the advice given and AGREED to suspend face-to-face meetings of the Planning Committee until further notice.

The meeting closed at 10.02 a.m.

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