

MINUTES of the Planning Committee Meeting held on Wednesday 5 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, P Brown, A J Coppin, 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/2020/027

CHAIRMAN'S ANNOUNCEMENTS AND APOLOGIES:

Apologies had been received from Councillors, J A Bassett, who was attending the Cornwall Design Review Panel meeting on behalf of this Committee, J P Cooper, and J R Gibbs.

The Chair advised the Committee that an unusual situation had arisen which required a closed session of this Committee to be held once its normal business had been concluded. Having ascertained that it was Planning related, Members agreed that this could happen once Standing Orders were necessarily suspended.

P/2020/028

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

Councillor E Ahearn spoke to declare a Non-Registerable Interest in agenda item P/2020/034 (application PA19/10280) as the applicants are her neighbours.

P/2020/029

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.

P/2020/030

To consider and, if approved, adopt the Minutes of the Planning Committee Meetings held on 4 December and 18 December 2019 and 8 January 2020;

Copies of the draft minutes had been circulated with the Agenda.

Minutes of the Planning Committee Meeting held on 4 December 2019

The Minutes of the Planning Committee Meeting held on 4 December 2019 were approved and passed for signing.

Minutes of the Planning Committee Meeting held on 18 December 2019

The Minutes of the Planning Committee Meeting held on 18 December 2019 were approved and passed for signing.

Minutes of the Planning Committee Meeting held on 8 January 2020

The Minutes of the Planning Committee Meeting held on 8 January 2020 were approved and passed for signing.

P/2020/031 – PA19/09697 Erection of a single storey building for ancillary retail purposes and the relocation of associated WC facilities to support the museum attraction function at Bodmin Jail - Bodmin Jail, Bodiniel Road, Bodmin – Mallino Developments Ltd;

This application was considered together with the item immediately following (P/2020/032 – PA19/09698).

Members discussed the revisions made to the previously submitted plans (minute ref P/2020/005 refers) and considered that the reduced footprint and changed orientation rendered the proposal more acceptable within the context of the impact on the courtyard.

Following discussion, it was AGREED to make the following representation to both PA19/09697 and PA19/09698:

Bodmin Town Council supports this revised application subject to no adverse comments from Historic Environment Planning.

P/2020/032 – PA19/09698 Listed Building Consent for erection of a single storey building for ancillary retail purposes and the relocation of associated WC facilities to support the museum attraction function at Bodmin Jail - Bodmin Jail, Bodiniel Road, Bodmin – Mallino Developments Ltd;

This application was considered together with the item immediately prior (P/2020/031 – PA19/09697).

P/2020/033 – PA19/10008 Garage extension and conversion to annexe – 12 Springwell View, Bodmin – Ms J Eastwood;

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

Bodmin Town Council supports this application and would ask that a Condition is applied which ties the proposed extension / annexe to the main dwelling in perpetuity.

P/2020/034 – PA19/10280 Proposed loft conversion with dormer window and roof light – 2 Kestle Court, Midway Road, Bodmin – Mr and Mrs Shaw – resubmission containing amended plans (minute ref P/2019/283 refers);

Councillor Ahearn reiterated her Interest in this item and left the meeting for duration of the discussion and voting thereon.

In the absence of the Vice-Chair, it was AGREED that Councillor A Coppin should assume the Chair for this item.

The SAA/MS spoke to advise Members that this was the third time this application had been before this Committee (minute refs P/2019/283 and P/2020/017 refer) and that the Committee's most recent representation had been in support of the application on the understanding that the line of the proposed pitch on the reduced dormer would be subservient to the main roofline.

Members discussed the latest amendments, with both Councillors, Barbery and Coppin stating that they were not in support of the application.

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

Bodmin Town Council has no additional comment to make on this application further to the response submitted on 28 January 2020:

"Bodmin Town Council supports this application, on the understanding that the proposed dormer will appear as a subservient feature to the host dwelling."

It was NOTED that Councillors, M Barbery and A Coppin voted against this decision.

P/2020/035 – PA19/10371 To note as applicant – Construction of new free form spray concrete skate park – Land South East of Athelstan House, Priory Road, Bodmin – Mr R Davies, Bodmin Town Council;

This application was NOTED.

P/2020/036 – PA19/10776 Construction of a new restaurant access ramp and steps – 50 Higher Bore Street, Bodmin – Mr Choudhury;

Members discussed the proposal at length. Responding to a query from Councillor Coppin, Councillor Skea spoke to advise that he considered the proposed new ramp would create a more difficult access for wheelchair users in terms of turning space than the existing ramp at the side of the building.

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

Bodmin Town Council does not support this application. The Council considers that the existing ramp access is performing well and is actually easier for wheelchair users to navigate than the proposed. For this reason, Bodmin Town Council cannot see that there is any benefit to a new access ramp and steps to the front of the property, which it is also considered will detract from the streetscene.

It was NOTED that Councillor M Barbery abstained from this decision.

P/2020/037 – PA19/10982 The replacement of existing conservatory extension into insulated cavity wall extension and extension to raised patio area to rear – 30 Sherwood Drive, Bodmin – Mrs A Hockaday – to note this is a resubmission of identical plans but with amended description (minute ref P/2020/011 refers);

The amended description received in respect of this application was NOTED.

P/2020/038 – PA20/00197 Outline application for the erection of a detached dwelling with all matters reserved – Nagarkot, 38 Castle Street Bodmin – Mrs M Barry;

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

Bodmin Town Council supports this outline application subject to no adverse comments from Highways, given the elevated plot position in close proximity to the landslip at 44 Castle Street.

P/2020/039 – PA20/00463 Various works to trees subject to a Tree Preservation Order as per attached schedule – Cornwall Council, Chy Trevail, Beacon Technology Park, Bodmin – Mr K Bryant, Cornwall Council Highways;

The schedule had been circulated with the Agenda, the contents of which were noted. Following discussion, it was AGREED to make the following representation:

Bodmin Town Council has noted the contents of the Schedule of Works and supports this application.

P/2020/040

BT Consultation regarding programme of intended payphone removal – Locations to consider for agreement/adoption/objection: Kinsman Estate; Carpenter Court; Junction of Market Street & Mill Street; and Corner of Corporation Rd near No. 73 St. Marys Road, Bodmin – To consider a corporate response by 7 February 2020;

Members discussed the circulated usage figures and considered that three of the locations being considered it would support for removal: Carpenter Court (citing low usage figures); Junction of Market Street & Mill Street (citing a hub for anti-social behaviour, misuse of box and vandalism); and Corner of Corporation Road near No. 73 St Mary's Road (citing a hub for anti-social behaviour, misuse of box and vandalism). The Committee however objected to the intended removal of the payphone at Kinsman Estate as it considered that this is a well-used facility within a built-up residential area with no anecdotal evidence of misuse or issues with anti-social behaviour.

In addition to the payphones highlighted for consideration of removal, the Council wanted brought to light the issue with the phone box located at the corner of Broomfield Drive and Queen's Crescent which is missing both the door and the phone, has a light on inside 24 hours per day, and is a haven for anti-social behaviour including use as a urinal.

It was AGREED that the DCE would formulate a response along these lines.

P/2020/041

Cornwall Council 2020 Off-Street Parking Order – To consider a corporate response with regards to Berrycoombe Road, Dennison Road, Fore Street (long stay) and Victoria Square car parks by 19 February 2020 (copy order and scale of charges enclosed);

The Committee was minded to object to the proposals citing the decline of the town's high street and detrimental impact on local traders, and the extensive parking issues already being experienced on Berrycoombe Road and around Victoria Square which the Committee considered would likely be exacerbated by any rise in parking charges.

It was AGREED that the DCE would formulate a response along these lines.

P/2020/042

Cormac Solutions Ltd. six-month trial of one-way system over Beacon Bridge due to be concluded on the 6 March 2020 – To note update from Senior Highway Design Technician regarding consultation progress;

A copy of the email had been circulated with the Agenda, the contents of which were NOTED. Members discussed their individual thoughts on the trial of the one-way system with Councillor Stubbs voicing his support and Councillor Barbery stating that he felt it had made things worse due to

increased speeds of traffic coming over the bridge and the lack of any traffic calming measures to mitigate this. The SAA/MS reminded Members that the consultation was still open and that individual responses could be submitted in writing if Members were so minded at any time up until 6 March 2020.

P/2020/043

Road Traffic Regulation Act 1984, S.16A – Event road closure for Bodmin St Piran's Day from 10.00 a.m. to 12.00 midday on 5 March 2020;

The road closure notice had been circulated with the Agenda, the contents of which were NOTED.

It was AGREED that Standing Orders be suspended due to the confidential nature of the next business and it was RESOLVED to go into Committee. Please see separate page.