

DRAFT MINUTES of the Planning Committee Meeting held on Wednesday 16th September 2020 at 10.00 a.m. via Zoom conference call.

PRESENT: Councillor E M Ahearn presiding; together with Councillors, J A Bassett, J P Cooper, J R Gibbs, P L G Skea, and P Brown. Councilor's D Henderson and P Cooper were also in attendance but did not vote, not being a Member of this Committee.

IN ATTENDANCE: Mr. P Martin (Acting Town Clerk / RFO / DCE) and Ms. L Pinnegar (Senior Administration Assistant / Mayor's Secretary).

P/2020/078

CHAIRMAN'S ANNOUNCEMENTS AND APOLOGIES:

Apologies were received from Councillor A Coppin, and there were no announcements.

P/2020/079

Election of Vice Chairman of the Planning Committee

Cllr Henderson proposed Cllr Phil Brown, seconded by Cllr Joy Bassett, Cllr Brown agreed if nobody else wanted to stand forward.

It was **RESOLVED**
that Cllr Brown is Vice Chairman

P/2020/080

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

There were no Declarations of Interest received from members present.

P/2020/081

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 six members of the public present.

Christine Howard spoke about the football field at the Dragon Leisure Centre and how it could be used for car-parking as CC has insisted that Wain Homes use the lower car-park and sports field for their entrance to the proposed development of 540 dwellings on the West Side.

She explained that Cllr Phil Cooper took this up via Leigh Frost, and read a reply from Dragon 3 Jan 2020

"If the car parking space is lost then we are to be found new space to replace these and one space that could be redeveloped could be the

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grass pitch although nothing has yet been brought to the table as were not yet at that stage. When things are confirmed with the housing development then we will seriously consider all of our options should we lose the top overflow space."

Christine advised us that she contacted Wain homes stating the following:

"It appears your proposed entrance will be through the Dragon Leisure Centre lower car park (taking away 30 badly needed car parking spaces) and the lower Sports Field. Are you aware there is an Asset of Community Value (ASV) on the whole of the Leisure Centre?"

Christine read out the reply from Wain Homes of 9 Sep 2020:

"We are aware that there will be a loss of parking spaces in this immediate area, however the proposal will be to provide new, additional parking the other side of the leisure centre, so that there won't be a loss. Originally our intention was to bring the access in from further down Lostwithiel Rd, however the Council want it to be in the proposed location so that the other parcel of land to the east better connects."

Christine then asked for BTC support with the possibility of Crowdfunding for example to purchase the area included in the AVC

Eric Bidmead expressed his concerns about the effect the Halgavor development will have on his property and business. He felt he could only run his business safely by having an entrance at the back of his property, with a small parcel of land for parking, due to the traffic and new junction. He feels the proposed new roundabout is in an unsafe limit to his property. He also felt that the recent online consultation by Wain Homes penalized those who did not use the internet. He was advised to take up his concerns directly with Wain Homes regarding the survey.

Councillor Ahearn noted his concerned and offered her support and offered to help arrange and attend meetings with CC and Wain Homes as needed.

The Clerk advised that Cornwall Council is the principal planning authority and comments can be made on its planning portal where individual concerns can be expressed.

Councillor Brown felt Cornwall Council seems to be disregarding the views of the residents and BTC

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Councillor Bassett expressed that she felt the land not appropriate for the development proposed.

Cllr J Cooper explained how an ACV gives the community the opportunity to purchase a piece of land or building from the landowner (in this case CC).

Councillor Cooper felt a Sports Asset, is essential to community health and wellbeing and proposed the committee draft a strongly worded open letter to the local MP, leader of Cornwall Council, Councilors' of Bodmin, leaders of the community and other local Councils. It was discussed that the Open Letter should express the concerns of BTC and local residents about the lack of consideration the local community is receiving, and to insist on open dialogue regarding the wishes and views of the residents of Bodmin in relation to the proposed development of Halgavor Moor.

It was **RESOLVED**

To write and send an open letter to local MP, leader of Cornwall Council, Councilors of Bodmin, leaders of the community and other local Councils

Any feedback for the letter was requested to be into the Clerk by Tuesday 22nd for him to collate.

P/2020/082

To receive a presentation from Mr Steve Jolly, Marengo Communications and Mr Will Morris, Bunny homes, regarding proposals for the land adjacent to Old Callywith Road, Bodmin (minute ref P/2019/262 and P/2020/077 refers)

Will Morris greeted the meeting and thanked the planning committee for having them back and giving them the opportunity to update BTC on the latest information regarding their proposals for the land at Castle Street in Bodmin.

Summary of their presentation:

They submitted their proposals to Cornwall Council following 18 months of design work, consultation, and community feedback. The issue of access was raised by Cllr Frost, Bodmin Town Council and residents.

The consultation process highlighted that the proposed access via 51 Castle Street, alongside associated highways and traffic concerns, was the overwhelming and only significant issue of concern to the vast majority of residents and stakeholders despite it being technically deliverable. Following further discussion with Callywith College, and Cornwall Council as well as accepting the value of community consultation supported by 83% of respondents expressing a concern around the proposed access via

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51 Castle Street compared to 3% expressing concern about design, they have amended the access to the site to be off Old Callywith Road, where it was originally proposed.

They are intending to write to residents over the coming few days, alongside issuing a press release, to let respondents to the consultation know that the proposed access has been moved and have already informed the existing residents of 51 Castle Street.

The main change following input from BTC and public consultation, local member and CC reverted back from entrance at no 51 to entrance through college in the North, reconfigured show area, now on right, reconfigured down around No 1 western most corner, reconfigured as you come in on right hand side, just slightly. Closed off No 51, potential for footpath and surface water continuation.

Other effect number of dwellings 168 – 170.

Looking at giving access to college through land behind, nip out of land boundary, talking to and tying up a legal agreement with CC and College.

Bolstering of boundary with additional planting to add to the already significant planting buffer to ensure privacy for existing and new homes.

Intend to masterplan the whole site to show how residential and commercial units will work together without conflict, illustrated by drawings of office and industrial space, in line with the allocation of 6000 sqm.

Scrub land owned by CC. Bunny homes have offered to incorporate into the scheme, not agreed as yet, but Bunny happy to bring it in and improve the space.

Steve & Will then invited questions.

Cllr P Cooper – thanked them for the lengths they have gone to engage with public and local bodies. He still has concerns with traffic on Castle Hill and lack of pavements but appreciates this is CC matter. He feels this is an ideal opportunity for CC to take a holistic approach and resolve this and existing areas of congestion, air quality and access for shoppers and residence. He is not against the homes in principle.

Will on behalf of Bunny homes, noted our concerns in terms of access, but pointed out the Highway analogy on to Callywith road shows application is entirely acceptable in technical terms, and Planning application is in now.

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Time has probably passed for them in terms of other access, suggested this may be explored by the college.

There were further discussions about the Ransom strip owned by Walker Developments, bunny homes confirmed they had not pursued that option as it was not pertinent to their plans

Disappointment was expressed that there was no representative from Cornwall Council at the meeting. councilors' though not against the development, and appreciative that this is allocated land, were very concerned about the highway's infrastructure, and the volume of traffic on Castle Street and Love Lane and the safety issues for pedestrians and vehicles. Assurances were demanded as to Cornwall Councils intentions regarding these issues.

A meeting and site visit were suggested, with Cornwall Council, highways, Bunny homes, Chris Batters, Cllr Frost to ask them how they feel roads are acceptable.

It was suggested a letter be written to Nigel Blacker, highways, bunny homes and county members suggesting holding a public meeting to bring this development forward, in an open and transparent way.

At the end of the discussions, Will from Bunny homes updated a point from the last meeting raised by Cllr Skea. They have contacted housing team and asked if there are any specific needs for a wheelchair adapted unit and will continue the dialogue and let us know.

P/2020/083

To consider and, if appropriate confirm the accuracy of the, adopt the Minutes of the Planning Committee deliberations held via a consultation process, as a result of the pandemic Coronavirus.

Copies of the draft minutes were circulated with the Agenda

It was RESOLVED

To confirm the accuracy and adopt the Minutes of the Planning Committee deliberations held via a consultation process, as a result of the pandemic Coronavirus.

P/2020/084

Licensing Act 2003 – Application for grant of premises licence Ganesha Indian Cuisine, 3 Turf Street, Bodmin, PL31 2DH and BTC representation at hearing of the application 30th September 2020 at 14.00 hours.

Following discussion, it was RESOLVED make the following representation:

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Bodmin Town Council does not support this application. Members considered the application to be in contradiction with current Cornwall Council policy on alcohol use and health and wellbeing and felt there could be no guarantee than alcohol did not get into the hands of underage drinkers.

It was RESOLVED to support the attendance of Cllr J Cooper and Cllr P Brown at a licensing hearing scheduled for 30th September 2020.

P/2020/085

Treveth Development LLP, development of Phase 2 St Lawrence Site, Bodmin, approval of 4 road names, Skylark Close, Wheatear Walk, Stonechat Road, Curlew Gardens.

Cllr J Copper strongly objected to the proposed names, as he felt they did not reflect Cornwall Council's policy and guidance for street naming, Section 5.2'. Councilor's agreed.

Cllr J Copper proposed the following names to fully represent the area and the Cornish language:

- Lamorrick Drive
- Bodwanick Lane
- Reppery Gardens
- Trebell Close

It was RESOLVED To recommend new names and forward to the developer.

P/2020/086– PA20/06635

Works to trees covered by a Tree Preservation Order namely : T1 Thuja Fir Tree cut down and remove; T2 Leland Fir tree cut down and remove; T3 Lyland Fir Tree cut down and remove Location Tresco Lostwithiel Road Bodmin Cornwall Applicant Mr Peter Wachtel

Standing Orders suspended for Eric Bidead to speak.

Eric explained he had already commented to CC and would not normally support cutting of trees, but these trees been a problem for years, with loss of signal, satellite, and potentially dangerous in bad weather. They overhang his property by approximately 5 meters, and his and the owner's properties are affected by the root system and loss of sunlight.

Standing orders re-instated.

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

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Bodmin Town Council supports this application.

P/2020/087- PA20/07361 Non material amendment in respect of decision notice PA16/09024 (New dwelling and conversion of existing barn) - amendments to proposed openings, addition of rooflights and internal alterations. Location Penn An Vownder Rhind Street Bodmin Cornwall PL31 2EL Applicant Heaton And Heaton

It was RESOLVED to make the following representation:

Bodmin Town Council supports this application.

P/2020/088 - PA20/06418 Proposal Certificate of Lawful Development for an Existing Use for a two storey rear extension Location 11 St Marys Road Bodmin Cornwall PL31 1NF Applicant Ms Liliana Da Cruz c/o Norwich Architects Grid Ref 206123 / 66899 (whether planning permission required)

Bodmin Town Council RESOLVED note that this application requires planning permission.

P/2020/089 RTR – Emergency Road Closure, Castle Street, Bodmin

Details of this road closure were circulated with the Agenda

Bodmin Town Council Noted

P/2020/090 To consider and agree a protocol, In the absence of a Planning Committee Meeting, where planning applications would be considered Under Section B and H of the Terms of Reference, in respect of Planning applications that are not subject to the 5 day protocol, that fall between meeting dates and require urgent response, a protocol would need to be agreed.

The Acting Town Clerk explained we have a 5 day protocol already in place and it may be preferable in view of recent difficulties in administering planning requests, to have an amendment to the protocol, whereby if representations are not forthcoming, The Chair, Vice Chair and Officer can agree a response.

It was RESOLVED To support protocol

additional Item -
P/2020/091 - PA20/07677 Proposal Oak (T5) - reduce and reshape by target pruning of 1 metre in height and 2 metres in overall crown spread Location 1 Crabtree Lane Bodmin Cornwall PL31 1BL Applicant Mrs Bette Bickerton

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It was RESOLVED to make the following representation:

Bodmin Town Council supports this application.

Cllr J Cooper asked for feedback regarding Open Letters by Tuesday 22 September 2020.

The meeting closed at 11.50 am

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