

DRAFT MINUTES of the Planning Committee Meeting held on Wednesday 7th October 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.

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

P/2020/092

Chairman's Announcements and Apologies

Apologies were received from Cllr A Coppin. Cllr Gibbs joined the meeting late due to IT issues (10.13 am).

There were no announcements.

P/2020/093

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

Cllr Ahearn declared an interest in PA20/06793 - Westheath Avenue

P/2020/094

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).

Will Morris Marengo. Re application PA20/07691. Wanted to take the opportunity to ask the committee to support their application, they feel it is a strong application meeting the criteria of the application.

P/2020/095

To consider and, if approved, adopt the Minutes of the Planning Committee Meeting held on 16th September 2020. Copy to follow, and to be signed off by Chairman on next visit to office.

The Committee RESOLVED to approve the minutes.

The Clerk & SAA confirmed they had received no comments back for the Clerk to compose the Open letter detailed in item P/2020/081. The Clerk said he would work on forming this letter using some recent information he has received. To discuss further with Jeremy and Charmain and anyone else who wants to be involved. The Clerk will prepare a response in that respect.

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Date			
Matters of accuracy	Minute ref	Comment	Chairman signature

P/2020/096 - PA20/07220 Change of Use from former Car Showroom to Offices | Cummings Of Bodmin Priory Road Bodmin PL31 2SU. Mr James Brady, Brady Construction Services Ltd.

It was RESOLVED to SUPPORT this application.

P/2020/097 - PA20/06998 Listed building consent for the removal of gate post, removal of dividing wall and replacement hard standing | 21 Castle Street Bodmin PL31 2DX. Mrs Susan Thomas

It was RESOLVED to SUPPORT this application.

P/2020/098 - PA20/06793 | Extension at first floor level to form 4 no, new bedrooms, 2 no. new dormer windows to South East elevation, extension for passenger lift to North West Elevation and 5 no, additional car parking spaces. | Pendrea 14 Westheath Avenue Bodmin PL31 1QH. Mr Stephen Gifford

Cllr Ahearn left the meeting (10.15 am). Cllr Brown to step up as Chairmain.

There was some concern regarding the access onto Westheath Road, and if cars were to back out onto the road with possible restriction of vision.

It was RESOLVED to SUPPORT this application subject to a report from the Highways Department that they were satisfied with the arrangements made for a safe exit back onto Westheath Road.

Cllr Ahearn rejoined the meeting at 10.26 am

P/2020/099 - PA20/07277 Extension to rear | 12 Halgavor Park Bodmin PL31 1DL. Mr and Mrs J Harvey

It was RESOLVED to SUPPORT this application

P/2020/100 - PA20/07848 Construction of single storey front extension, alteration to existing loft conversion including construction of front & rear dormers, construction of detached single garage with proposed alteration to vehicular access and raising of existing garage roof to match height of neighbouring property. | 6 Crabtree Lane Bodmin PL31 1BJ. Mr Barnes

Cllr Cooper – asked questions about roofing legislation, and subservient roofs, this proposal is to bring the garage roof line up to the height of the neighbouring garage roof line, and the essence of subservient roofs was to try and avoid the appearance of terracing.

It was RESOLVED NOT TO SUPPORT this application in its current form. It was suggested the applicant look at revising the roof height so it is in line

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with the customs and practice of the local vernacular for applications of properties of this type.

P/2020/101 - PA20/07894

Formation of new detached COVID-19 visitor meeting pod adjacent care home | St Petroc's Residential Home St Nicholas Street Bodmin PL31 1AG. Mr Ralphe Stone Stonehaven (Healthcare) Ltd

It was RESOLVED to SUPPORT this application.

P/2020/102 - PA20/07526

Reserved matters application following Outline Approval PA19/04976 for access, appearance, landscaping, layout and scale | Land North West Of 20 Beacon Road Bodmin Cornwall PL31 1AR. Mr Crowley

It was RESOLVED to SUPPORT this application provided the material for the driveway is changed from tarmac to an appropriate porous surface.

P/2020/103 - PA20/07691

Residential development comprising the construction of 170 dwellings with associated access, estate roads, infrastructure, open space and landscaping. Location Land Off Castle Street Bodmin Cornwall Applicant - Westcountry Land (Bodmin) Ltd, PL Mudge, RT Mudge and CDH

Cllr J Cooper – The design looks acceptable, good spec and well thought through, but access is a concern, and not been properly resolved by Cornwall Council. He would like it noted that he is frustrated by the lack of engagement from Cornwall Council and the local member for the area, and that the local member didn't attend this meeting today.

Other members discussed that they liked the development and the communication received from the developers, but have grave concerns about the access and traffic loading on Castle Hill, Pound Lane and Love Lane, and what infrastructure will be put in place by Cornwall Council

It was RESOLVED to SUPPORT the application PROVIDED there is a conditional undertaking from Cornwall Council to put the necessary road infrastructure and road traffic management systems In place to make the road network around the development safe.

P/2020/104 - PA20/07014

Proposal Alterations to existing second floor 4 bed roomed flat to create 2no. 2 bedroom flats, and all associated works Location 40A Fore Street Bodmin PL31 2HL Applicant Cronin Properties Ltd

It was RESOLVED to SUPPORT the application

P/2020/105 - PA20/06616

Proposal Erection of a conservatory with glass roof Location 67 Athelstan Park Bodmin PL31 1DT Applicant Stuart Harris Grid Ref 207705 / 66352

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The above-mentioned application has been received

It was RESOLVED to SUPPORT the application

It was then discussed about the Planning White Paper and proposed changes and getting together to discuss. The Clerk reminded the committee of the importance of getting the Neighbourhood Plan in place. The Clerk was asked to email the White Paper to the committee, and Cllr Joy Bassett has a briefing document from Cornwall planning partnership which she will forward to be placed on Drop Box.

P/2020/106 - PA20/00778

Land At Respryn Road, Bodmin. To consider and suggest 2 street names at the request of the developer.

It was RESOLVED to SUPPORT the names suggested by the developer of:

**Barra Close
Hwign Close**

Additional item

P/2020/107 - PA20/07791

Full planning for a two bedroom detached dwelling. Location 4A Margaret Corner Margaret Crescent Bodmin PL31 1HL Applicant Mr Nigel Masters

The committee made the decision after to discussion to arrange a site visit at 2 pm that day. Following the site visit:

It was RESOLVED to SUPPORT this application

Additional item

P/2020/108 - PA20/07992

Construct 2 single storey dwellings and addition of 2 flats to existing building Location 51A Lower Bore Street Bodmin Cornwall PL31 2JY Ms Parr

The committee made the decision after to discussion to arrange a site visit at 2 pm that day. Following the site visit:

It was RESOLVED to OBJECT to this application due to insufficient parking and turning space.

Additional item

P/2020/109 – PA20/07554

Tree Preservation Order for works to various trees to cut back by at least 2 metres and to clear branches over neighbouring property and highway Location 14 Athelstan Park Bodmin Cornwall PL31 1DS Mr John Saunter

It was RESOLVED to SUPPORT this application based on the advice of the Tree Preservation Officer.

Meeting Finished at 11.40 am

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