

MINUTES of the Special Planning Committee Meeting held on Wednesday 25 November 2020 at 10.00 a.m. via Zoom conference call.

PRESENT: Councillor E M Ahearn presiding; together with Councillors, P Brown (Vice Chair). J A Bassett, J R Gibbs, and P L G Skea.

Cllrs P Cooper, and D Henderson were also in attendance but did not vote as not members of the Planning Committee

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

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Chairman's Announcements and Apologies

Apologies were received from Cllr L Frost who had to work, but offered telephone assistant should it be required due to the agenda items being in his area, and Cllr A Coppin who was working.

There were no announcements.

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

There were no declarations of interest

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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 18 members of the public present. All members of the public were asked if they wanted to comment.

The comments from the Public were as follows:

General opposition to Halgavor Moor Development.

Seconded the above comment

Supports above statements. Requested to read out "Cornwall Council in 2013 and 2017 published a 'Bodmin Town Framework'. Halgavor Moor was part of this for 770 dwellings East and West of the Lostwithiel Road, with the proviso of a new bridge at Respryn and new road behind Grass Valley continuing through the Leisure Centre. In 2017 Wainhomes took an Option to buy the land on the West Side, more than 2 years before the Inspectorate

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Okayed the development entirely on this Policy Document. The East Side has no proposals from Developers at this time.

Our campaign to stop the entrance through the Leisure Centre was to stop the development and to protect the Dragon Leisure Centre.

Wainhomes now want to move the entrance further down the hill onto the Lanhydrock side which has always been their 'preferred option'.

They now want public opinion on this, but if we say 'Yes' that means we are agreeing to the development, and they will go forward.

So, the answer is 'No to any entrance', and leave it to WH and CC to make their own decisions which are completely against the BTC, the CPRE, our MP and the Bodmin Residents. We wait for the full Application to be submitted and then all details and objections will be brought forward."

Wants to support CH and everything she has said.

New news that they wish to change the entrance is good for him but doesn't mean he is in support of this other entrance because he hasn't lost site that from the beginning its all about saving Halgavor Moor, and since then it has also been about stopping a road going through the Tennis Centre and car park. We just need to carry on objecting the whole development. He understands the Government is changing its calculations for required housing which puts more into doubt as to why we need so many more houses in Bodmin, and Cornwall as well.

Reiterate what CH has said, and support her and J and all the other campaigners who are against this development.

Totally against the development

Echo everyone else's comments, totally agree with Christine and need to support her suggestions

Agree with CH and her comments

Re new road and bridge, they have done a transport policy for Bodmin, new roads, five ways, Boundary road, feels that if this entrance does go ahead it is going to become another Boundary Road, people are going to come through there, buses as well. Policies to cycle not practical in Bodmin due to hills, road network and infrastructure not in place.

Offers her support to C&J, and appreciates how hard they have worked on this campaign.

Email received 24.11.2020

New Entrance to Halgavor Moor Development

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I am writing to show my support for the amended access to the site for this development. Although I am not convinced of the necessity for more housing in Bodmin I feel that the change of access for this proposed plan is welcome. As a regular user of Bodmin (Dragon) Leisure Centre I feel it is important that all car parking for the centre should be kept available as it can be very crowded for some events there. Also the additional traffic from an entrance to the housing development by the Centre would cause congestion which would not be welcome.

Email Received 24.11.2020

Hi I do hope to be able to join the Zoom meeting tomorrow.

Whereas the new proposals for entrance to the housing plans would seem more amenable and avoids losing any space at the Leisure Centre. I am sure I join with all parties to object to the whole plan.

I have waded my way through both the Cornwall Climate Emergency Development Plan and the Biodiversity Net gain advice document, and fail to see how this development can go ahead in light of those two studies.

Comments received via comments facility at meeting 25.11.2020

This development is completely against the Cornwall Councils published Climate Emergency Development Plan and the Biodiversity Net Gain Advisory Document. We have 41% biodiversity loss and hopefully the revised White paper will be address this

Raise and ask clear material planning considerations of the proposal, simple objection (albeit strong) will be noted, but will likely not carry significant weight in the decision making process if they are not planning matters.

To discuss the updated amended planning application of Wain Homes Halgavor Moor

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Cllr Ahearn read out an email from JG, Wain Homes:

“I just wanted to provide you with an update as we are due to submit the outline application this month, this follows on from our consultation event and ensures that we meet our obligation to the landowner. We have however made significant changes regarding the access, and have decided to go against Cornwall Council advice.

It is likely we will be submitting the previous parameter plans show, however we intend to access the site from further down Lostwithiel Road – please see attached draft access. We have decided to do this for a number of reasons, the primary ones being:

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- We feel this location is more suitable. The previous location included a lot of made ground, and a significant levels difference. A roundabout will act as a traffic calming tool as vehicles approach Bodmin;
- The previous location would require the removal of an established area of trees, which can now remain;
- Based on our discussions when we met on site and consultation feedback received, there is clearly strong objection to the removal of parking, and the impact in general, on the Dragon Leisure Centre; and
- There will be less of an impact to the properties along Lostwithiel Rd.

This is against Cornwall Council's wishes, however based on the local feedback received, and the technical input from our engineers, we feel it is the correct step to take. Based on the attached, I am aware that BTC are against the scheme for a number of reasons, however I hope you appreciate the changes."

Cllr Ahearn felt this information should be shared with the public and councillors.

Cllr P Cooper – he thinks the onus is on Cornwall Council, as they have said they would, is to masterplan the whole area. That would give the residents and Town Council a realization of what their plans are for that zone of Bodmin, otherwise we are going to be put in the same situation as we have been with Boundary Round and St Lawrence's site, all been piece meal. It all seems to be retrospective. We need assurances that the road planning and network is going to be delivered and put in place. We already know from questions raised re the Western end of town, Five Lanes Junction, etc. there is a shortfall of funding to do the necessary roadworks, and with all the developments taking place, no idea where they are going to get the funding from to fill this black hole, and yet Bodmin is going to have the houses, have the increased road traffic and all that comes with it without this being done, and I don't think we can afford to have another development increasing the amount of traffic without assurances and a detailed delivery plan to address the road systems.

He would like to remind Councilor's of the meeting we had with Wain Homes when they met with Bodmin Town Council in isolation, Cornwall Council in isolation at Chy Tревail, trying to get us to commit to the application, and at the time we said there was a load of issues to be addressed if the development had to go ahead. He cannot think of a more unsuitable site for a major development. There are flooding issues and goes against the latest Government policies, such as wildlife corridors etc.

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Cllr P Brown – Bodmin Town Council have clearly evidenced that they will support development, but all the way through we have been opposed to this site. Considers it will be a hard fight as allocation given and CC stand to gain from the development. Hopes the review from the new White Paper will help Cornwall but concerned it is not in CC interest for this not to go ahead.

Cllr P Skea – thinks this site is totally inappropriate and should be unallocated. None of the residents want it, why did the planners agree it was suitable, he has on more than one occasion pointed out that this is a flood plain and a wildlife corridor, nothing he has said has been taken into consideration. It is a shame that Cllr Frost couldn't make this meeting to listen to the resident's concerns. Nobody wants it and there isn't the infrastructure to support it. He is against this development in any form.

Cllr J Bassett – Agree with follow Councilor's and feel this piece of land should never have ended up in the allocation for development. What's more those number of houses are not needed to complete the target the government have set. Feels we should go to the top to try and get this land unallocated.

Cllr J Gibbs – we are being totally ignored, need to fight with publicity and organise campaigns to alert to the possibilities of flooding, mud, make some noise.

Cllr P Brown – feels its short term gain for profit by CC and no account of the long term impact of, and agree they seem to be ignoring the wishes of the Council and residents.

Cllr P Cooper – disappointed that of the 3 County Councillors that represent this Town, 2 of whom are Town Councillors, not one has attended this meeting. Cllr Henderson, agreed and felt strong action should be taken to make people accountable.

Cllr Ahearn – wanted to bring the residents up to date with the latest information and acknowledge their concerns, and suggested a letter supporting the residents.

Clerk advised it would be an open letter to Cornwall Council for everyone to view.

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Letter to include the master planning and how it would be funded. To be directed to CC, MP, Local Cornwall Councillors, developers themselves, local residents, circulate to local newspaper, and to be very strong holding these people accountable.

Online petitions were suggested.

Also suggested that we ask Scott Mann to go to the Secretary of State, And other high bodies than Cornwall Council such as Ombudsman.

It was RESOLVED that Bodmin Town Council send a strongly worded letter to The Secretary of State, copying all other relevant persons and agencies. If anyone would like their concerns Cllr Ahearn is happy to receive comments.

To discuss BTC request for CC to carry out surveys/studies on road network accessing Bunny homes development via Launceston road / Castle Hill.

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Chair – been led to believe that Scott Mann would support us in campaigning to have a study done that the entrance for the new Bunny Homes development is put through the “ransom strip” next to Callywith eatery and B&M, and been asked if we would support that proposal.

Cllr J Gibbs – wanted clarification of where it was, and it was confirmed it was off Launceston Road. Cllr Gibbs wondered how the shopping area would feel about the increased traffic.

Cllr Bassett – agreed it should be looked into and the study done, but also look at the possibility of a roundabout at the Asda junction by KFC.

Cllr Brown agreed, it was a better solution than Castle Hill and Callywith Road, but felt the traffic at Asda and that junction may be a problem. This is another example of lack of Master Plan

Cllr P Cooper – Master planning would solve this situation, thinks this option is the lesser of two evils and wonders how CC would fund a new roundabout.

Cllr Henderson agrees that this is not an ideal alternative due to traffic.

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Asked about an area of land and lane near the development but this was advised as an unlikely option due to previous safety concerns.

Cllr P Brown & P Cooper discussed talk of a link road in the North and reserving land, whilst the funding might not be there at the moment, that there would always be space for this road to be created but there were problems with technicalities in reserving that land.

Cllr P Brown pressed for urgency with any action we take due to the serious issue with traffic loading on Castle Hill

Cllr Ahearn and The Clerk will follow up previous discussions in the morning, to set up a meeting with Cornwall Council as a matter of urgency, regarding the road network, and draft an Open letter.

Cllr Henderson requested that Cornwall Council Members be invited to the meeting.

Residents were reminded to send in any comments, and some comments have been provided during the meeting.

Meeting finished at 11 am

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