

MINUTES of the Planning Committee Meeting held on Wednesday 9 December 2020 at 10.00 a.m. via Zoom conference call.

PRESENT: Councillor E M Ahearn presiding; together with Councillors, J A Bassett, J R Gibbs, P L G Skea, P Brown & J P Cooper (arrived at 10.04).

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

The meeting commenced at 10.01 am

P/2020/136

Chairman's Announcements and Apologies;

P/2020/137

There were no announcements.

Cllr J Cooper sent his apologies as might be late arriving

Declarations of Interest – Members to declare interests in respect of Any items on the agenda;

There were no declarations of interest

P/2020/138

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 as there will be a time constraint of 5 minutes per speaker);

There were 6 members of the public present

C Howard read the comments she had received on behalf of a fellow resident re application **PA20/10549 item P/2020/143** on the agenda, re Hedgerow Removal Notice:

The Application PA20/10549 (no 143 on today's Agenda) is for 'Hedgerow Removal to gain access to the site to carry out survey work' No mention is made of the loss of the car parking Amenity of 8 spaces. We don't feel this is a temporary Application, as stated in the signed application, because the land would become 'land locked' again. CC want a 7 ½ metre wide entranceway thru the carpark beside the block of flats – Numbers 23 -29 Bodiniel View.

The dimensions of the carpark is 10 ½ metres wide, by 13 metres long. So this proposed 7 ½ metre wide entrance will take away all the car parking spaces, with no alternative parking area available.

The Residents can't understand why 7 ½ metres is necessary when the Road, Bodiniel View, is actually only 5 ½ metres wide – so nothing using the road can be wider than about 3 metres anyway.

Surely, a 4 metre wide entrance would be more than adequate, and should be placed in such a way that 4 parking spaces, if not more, can remain. We would like to know:

What is the timescale and the nature of the survey?

How long do CC consider to be Temporary?

Will the Cornish hedge be replaced?

We, along with many Residents, attended a 'Lower Midway Road Neighbourhood Watch Association' meeting 12th March 2014.

One of the main discussions was about a Pre-Application by CC (No PA14/01636 since removed from the Planning Portal) for a

development for about 48 dwellings on the field to which an access is proposed. There was a lot of anger at the time about this proposed entrance, the noise from the coaches, and the fact that the development was far too close to the Sewage Works now being expanded. Cllr Coppin (Mayor at the time) and Cllr Kerridge attended. The residents, I am told, are not against development - they are against the entrance and losing their amenity of their only car park. Would CC please be 'Open and Transparent' as to their intentions.

Member of public spoke about item P/2020/144 - PA19/01793, Creation of camping site. Wishes to object on the grounds of noise pollution, disruption to traffic in a totally inappropriate area. Concern that if the swimming pool is opened to the public this will affect the existing swimming pool numbers.

Member of public spoke about their concerns with the traffic around the new campsite development, and the access to that along with the Jail itself.

Further Correspondence received – The Chair will summarise before the individual items. Appendix attached with those comments. It was also suggested that the public should access Cornwall Council Planning Portal if they wished to view the many comments received on there.

P/2020/139

To consider and, if approved, adopt the Minutes of the Planning Committee Meeting held Wednesday 18 November 2020 and the Special Planning meeting held Wednesday 25 November 2020. **Copies to follow, and to be signed off by Chairman on next visit to office.**

It was RESOLVED to adopt the minutes of 18.11.2020 as a true account.

It was RESOLVED to adopt the minutes of 25.11.2020 as a true account.

P/2020/140 - PA20/09469

Proposed sun lounge extension. | Tremanse Care Home Beacon Hill Bodmin Cornwall PL31 1JA Mr Andrew Ashdown

It was RESOLVED that Bodmin Town Council support this application

P/2020/141 - PA20/09637

Planning application for the continuation of use of the vehicle depot and workshop and alterations to workshop building, relocation of vehicle ramps and to allow for the importation, storage and transfer of waste materials. | Windwhistle House, Windwhistle Depot Cooksland Road Bodmin PL31 2RH Mr James Stewart-Irvine Biffa Waste Services

Cllr P Brown – only concern was the proposed development down the road and possible issues with smell, not currently a residential area, however they seem to be addressing any issues of this type in their statement and proposing measures to mitigate nuisance aromas.

Cllr J Cooper – feels it is in an industrial area so no concerns in that respect other than they make adequate provision for trucks emerging and turning into that depot. Feels the entrance could be adjusted to give a better view of trucks coming and approaching traffic and could consider a wider splay at that entrance. Appreciates its an existing site but could be a time to improve on existing shortfalls.

It was RESOLVED to support this application but have concerns about the entry splay in and out of the site and feel that it would be a good opportunity to review the safety of that junction and look to improve on the existing set up with a view to improving visibility for all road users.

P/2020/142 - PA20/09533

Demolish existing extension and erect new single storey lean to extension | 54D St Nicholas Street Bodmin Cornwall PL31 1AG
Mrs Rachel McEvoy

It was RESOLVED that Bodmin Town Council support this application

P/2020/143 - PA20/10549

Hedgerow Removal Notice to gain access to the site to carry out survey work. | Field West Of Bodniel View Bodmin Cornwall PL31 2PQ.
Applicant Cornwall Council

The Chair has received correspondence from residents of the surrounding area opposing on the grounds of the amount of car parking space that is going to be taken, and questions of do they need to take that much? What is the purpose, and how long is it going to be before it is replaced? The Chair supports these comments.

Comments received in writing listed in Appendix 1 to these minutes.

Cllr Bassett – if the survey work leads to a development where is the access going to be?

Cllr J Cooper – we considered previously a request from the developer to go through the children’s play site to access, it is an allocated site on the DPD in the ownership of CC. His biggest concern is being the Strategic Authority their applications for development and the way they conduct themselves should be exemplary because it should set the tone for other developers who want to come to the area. He cited the two developments in the Chy Trevail area, and the untold issues and references made by this Council of inadequate footpaths and safety measures and access, and the management of traffic in and out during the construction process and when the properties became occupied. He cannot see any consideration of safety, or the impact on the environment or the surrounding area. This seems an alternative plan to the destroying of the children’s play area which BTC objected to. If Cornwall Council intend to develop this site there is a perfectly adequate service road coming in behind Home Bargains along the far end of Midway Road from Dunmere Road, that should be developed as a suitable access or the road that goes down to the sewage works should be upgraded and appropriate access from there. He fees it is a poorly developed scheme with inadequate levels of information, no design and access statement and no consultation. He cannot stress

how disappointed he is with Cornwall Council to provide BTC with that level of information and cannot support in anyway.

It was resolved

To object to this application. The application is considered to be completely inappropriate. It doesn't appear to meet section 180 of NPPF or section 108 of the same. In accordance with section 109 it should be refused or prevented on the grounds of highway safety. The Council would welcome an open discussion on this matter and we request that this goes to Strategic Planning

P/2020/144 - PA19/01793

Proposal: Creation of camping site involving the erection of 60 camping pods and associated permanent buildings for WCs, showers, laundry facilities, site office and vending machines, new leisure facilities to include swimming pool, hot tub and plant room. New vehicular access created to the south east of the site, new refuse collection points, cycle parking hoops and the provision of 72 car parking spaces. Partial removal of hedgerows to the north and east boundaries of the site, new landscaping works and tree planting.

Location: Bodmin Fields Land At Bodiniel And Copshorn Road
Bodiniel Road Bodmin Cornwall

Applicant: Mallino Development Ltd

A number of comments in writing were received from the public, prior to the meeting, see appendix 2

The Chair informed the meeting that we need to acknowledge that the applicants own experts previously said the access to the land was unsafe to service a car park.

Cllr J Cooper – Bodmin Town Council considered a similar application in February 2019 where this committee decided the application was inappropriate. The reasons at the time were in line with Section 108, Section 110b of the NPPF, that there is no suitable and safe access to the area. The topography of the proposed development is not conducive to safe access. Reports commissioned by the applicants and done by ARUP have confirmed this. Quite plainly states that the road network is unsafe for high volume or large vehicles and also unsafe for pedestrians and incapable of providing disabled access. The only difference he can see in this and the previous application is an increase in the number of Pods applied for, so exacerbating any issues previously highlighted. The report (ARUP Car parking report) that identifies the inadequacies of the road is a public document and was submitted with their planning application PA17/00086. The highways report from last time would also be an appropriate reference point. This appears to be an attempt to cash in on the location, being in Cornwall as opposed to working with the local community to provide quality employment and assets which benefit the wider community. Strongly objects to this application.

Cllr Bassett – the fundamental thing whether talking about this or the previous application is the congestion that will be added to the bottom of the town, it seems pretty short sighted not looking at the bigger

picture, and if Cornwall Council want this to go ahead they need to visit the Northern Road concept. The present access is unsuitable to cope with the additional traffic. Until there is an access from above the site she will not be supporting this.

Cllr P Brown – you only have to look at all the objections of the Cornwall Council website and would draw people's attention to the report submitted by Paul Ellis which sums up the issues. No way can he support due to the access road and risk to pedestrians, and not suitable infrastructure in place. Cannot support and supports all the previous comments

Cllr Skea – agreed with the comments

Cllr Gibbs – felt the application was totally inappropriate.

Cllr J Cooper – contravenes many NPPF sections, as listed in the previously minutes, notably the access for emergency vehicles, service vehicles, not just to the new development but existing properties on Copshorn Road which have been highlighted on a number of occasions. This needs calling into strategic planning and take robust action, in particular section 181 which mentions the air quality management areas, Dennison Road is an air quality management area. This has already been contravened by the various developments that have been brought forward over the last few years. Bodmin Town Council should strongly petition Cornwall Council to include the Berrycombe area of the Town as a clean air zone associated with the air quality management area. It is incumbent on this organisation and Cornwall Council to promote the policies they have published which is to promote the health and wellbeing of communities and it is a well-documented fact that car pollution affects the health and wellbeing of communities. This will put an end to the aggressive development which is not for the good of the Town

It was resolved

To object to this application on the following grounds. The access and egress is considered unsafe and was previously objected to for similar reasons. In addition, the application appears to fall outside of the NPPF section 108 and 106. The site is considered to be unsuitable for access by long vehicles and high volume traffic. It is believed that the proposal will cause traffic congestion and the local infrastructure is not capable of meeting the demands of this proposal. Mr Ellis's letter submitted to Cornwall Council sums up the problems and it is feared that it will adversely impact on section 181 air quality of the area, especially as the site sits inside a clean air zone. Cornwall Council is said to be committed to promoting health and wellbeing, this application is considered to be more in favour of aggressive development which will not be for the good of the Town. The Committee wish to object on these grounds and call in strategic consideration.

Meeting ended at 10.42

Appendix 1

Public comments received in writing prior to planning meeting 9.12.2020

Item - P/2020/143 - PA20/10549

Comment 1

My name is XX I live at XX Bodiniel View and have done for over 15 years.

I have noticed that a planning application has gone in for the removal of a hedge which is behind our off road car parking area. It's being discussed tomorrow (9/12/2020) at bodmin town council committee meeting , unfortunately I like many neighbours will be working so can not attend. We are very concerned regarding the removal of this hedge and would like to know the following

- 1) what are the reasons for the removal as it only says for a survey , but for what we do not know.
- 2) how long will this survey take., days, weeks, months.
- 3) once removed can we go back to parking in the space again.
- 4) will the hedge be rebuilt once the survey is done.

We all feel we should be notified of this planning etc.

As you will know parking is an issue everywhere here is no different. The car park has 8 cars using it which would be a lot to find parking for. Where would the planners suggest we all park? The road around there is busy enough with vehicles working at the sewer plant which I believe has been expanded.

We even have neighbours who have recently bought houses here and was never informed that this would be happening. We are all aware planning was applied many years ago to build houses in the site behind the car park but never heard anymore and cannot find the application on line now but I'm sure I have a screen shot on an old phone if needed.

If you could shed some light on this that would be very much appreciated.

Appendix 2**Public comments received in writing prior to planning meeting 9.12.2020**

Item P/2020/144 – PA19/01793

Comment 1

I would like to put forward my objections regarding the above planning application for several reasons to include the increased volume of traffic on roads that are not suitable. I live opposite the proposed site.

Comment 2

My name is XX of Higher Bodiniel Farm, Bodmin : up past the proposed Glamping site but in Helland Parish. FYI I have today sent in my objection, to Cornwall Council Planning, to the proposed Glamping site and the objective of this note is to inform you of this together with my reasons which, hopefully, will provide some additional food for thought, tomorrow.

For the last few years there has been tremendous difficulties relating to the flow of traffic by the prison entrance and Armchair Corner, problems which the double yellow lines have not completely alleviated. In essence, many potential tourists drive to the jail entrance (not sure the location of the new car park will stop this) hence Prison Hill is blocked as, really, it's single lane. Traffic builds up at Armchair Corner so many drivers carry on into Bodiniel Road or Copshorne Road looking for somewhere to turn. My experience is many are inexperienced in narrow, single lane driving (very different to city driving) and simply cannot reverse, even on the straight parts let alone around tight corners! Many times I have been unable to get into town as both Bodiniel Road and Copshorne road have been blocked. This is in addition to the hill by the jail entrance being blocked either by cars (particularly bad on wet days – is it coincidence that the traffic volume survey seemed to be done in good weather when visitor numbers are always low?) or delivery lorries and I have had many deliveries abandoned due to the road effectively being blocked. I have not moaned about this as I am glad that the Prison has been renovated as it's an important part of Bodmin. However, emergency vehicles need 24/7 access which currently cannot be guaranteed. Overall, I feel there is no way that the access to this site can be improved to the degree necessary for today's traffic volume and size, even without the proposed pedestrian footpath!

The above problems are before the opening of the hotel let alone additional traffic from the Glamping site.

I also wish to mention the first part of Copshorne road (where it looks like the entrances are situated) is extremely steep and usually very slippery due to moisture, algae and mud. There have been many incidents of vehicles losing grip over the years – the need for large tractors to haul up the delivery lorries during the solar farm constructions for example. I know of a farm tractor and trailer losing grip and uncontrollably going into Armchair corner to stop, incidentally, where the pedestrians will be! I almost had an accident there some years ago when a lorry coming down braked, lost control and started sliding towards me; luckily I managed to run back into the hedge and the lorry slid past me. Overall, I fear a serious accident waiting to happen. Might be worth someone trying to do a fully loaded car hill start (if the handbrake will hold) going up and a reverse start (be warned, you'll probably burn out your clutch!) coming down and then try an emergency stop coming down – when the road is wet of course as it is on most days.

It seems to me that some rather optimistic data has been used for surface and foul water removal calculations:

1:100 year storm event (what about Climate change and extreme rain we're already experiencing) for surface water treatment and foul water from 190 people in 56 pods (application for 60 pods of up to 6 people per pod), excluding water from the swimming pool

and hot tubs. Surely the maximum number of persons (360 + staff) must be used and swimming pool and hot tub waste included. A foul water overflow could be disastrous.

I apologize for this rambling note but hope it has conveyed some of my concerns.

Many thanks for, hopefully, taking the time to read it.

Comment 3

Could you please note my objection to the above planning application because of highway safety and the noise and smells that would result from the development. I live next to the proposed site.

Comment 4

Could you please put forward my objections to the above planning application, I am elderly and am concerned about safety issues of so many people being on the site and the noise and smells this will create. I live very close to the proposed site.

Comment 5

would like to object to the above planning application because of the narrowness of the roads involved, they are not suitable to take high levels of traffic. I live close to the proposed site.

Comment 6

I appreciate that the developers have tried to resolve issues commented on by the public. However, in my opinion, the jail hill is a problem that they can't resolve because:

1. There is already a huge volume of cars, vans, lorries, tractors, horse boxes etc using it. A traffic survey was done on Copshorne Road but the amount of traffic from Bodiniel Road and Armchair Corner needs to be considered. The Jail hill can not sustain any more traffic.

2 When the jail car park is eventually opened the cost of 4.50 for 3 hours will encourage people to drive up the hill looking for a free space and parking will continue on double yellow lines as there is no enforcement.

3 This summer there was a large number of visitors walking up the jail hill to the entrance and to socially distance I had to walk on the road with dogs. Even with a new pavement the current number of pedestrians can not be accommodated far less a large number from the glamping site and increased visitor numbers.

4 According to the jail's website coaches will drop their passengers at the bottom of the hill and they will join the masses walking to the entrance.

In my opinion this proposed development is in the completely wrong place as residential buildings are so close and accessibility is poor and in places dangerous.