



MINUTES of the Bodmin Town Council Planning Committee Meeting held on Wednesday 23 June 2021 at 10.00 a.m. at the Shire House Suite, Bodmin

PRESENT: Councillor E M Ahearn presiding; together with Councillors, P Brown, A J Coppin, P L G Skea, J P Cooper, J A Bassett, J R Gibbs (arrived 10.07), G Frost and G Mountcastle

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

Meeting commenced at 10.03 am

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| <p><b>P/2021/123</b><br/>Chairman's Announcements and Apologies;</p> <p>No announcements, no apologies received.</p>  |  |
| <p><b>P/2021/124</b><br/>Declarations of Interest – Members to declare interests in respect of Any items on the agenda;</p> <p>Cllr A J Coppin declared an interest on item 129 as owns a property near the area.</p>   |  |
| <p><b>P/2021/125</b><br/>Election of a vice chairman.</p> <p>Cllr Coppin was nominated by Cllr Brown, seconded by Cllr Skea. Majority vote carried the motion. Cllr A J Coppin nominated as Vice Chairman.</p> <p>Cllr J P Cooper voted against.</p>  |  |
| <p><b>P/2021/126</b><br/>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);</p> <p>There were 2 members of the public in attendance.</p> <p>Christine Howard spoke re the Scarlett's Well Water Treatment Plant.</p> |  |

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| <p>She thanked Councillors Ahearn and Coppin for their diligent follow up with SWW and Glenville Environmental/Cleansing Services.</p> <p>She said there must be a Paper Trail of Planning and Conditions from the concept of this Plant to the present day.</p> <p>Glenville have confirmed they are tenants of SWW, and are SWW subletting to any other tenants?</p> <p>She has owned the premises for over 20 years, and there has never been any problem with HGV/traffic movement until recent months.</p> <p>Cllr Coppin asked if she had sent, as he requested, photos to Glenville - she said 'No because she expected Glenville to know the movement of all their own vehicles and it wasn't up to her'.</p> <p>Cllrs Ahearn and Cooper agreed. Cllr Coppin again stated he saw 5 or 6 Planning details, so Christine asked to be advised of the Planning Numbers.</p>  |  |
| <p><b>P/2021/127</b><br/>To confirm the accuracy of the Minutes of the Planning Committee Meeting held Wednesday 2<sup>nd</sup> June 2021.</p> <p><b>It was RESOLVED to confirm the accuracy of the minutes</b></p>  |  |
| <p><b>P/2021/128</b><br/>Actions arising from previous minutes</p> <ol style="list-style-type: none"> <li>1. Resend letter to R Jenerick to his deputy by recorded delivery<br/>Completed, SAA/MS sent to Christopher Pincher MP (3.6.2021)</li> <li>2. Cllr Ahearn to contact CC Planning regarding Scarlett's Well treatment plant and put on agenda for next meeting for update.</li> </ol> <p>Immediately after last meeting (2.6.2021) Cllr Ahearn telephoned SWW and Cornwall Council, left messages to try and contact the relevant people, had no responses back to date from either.</p> <p>Cllr Coppin emailed Glenville and questioned the increased volume of vehicles, size, and the speed they were travelling. Had some email dialogue with him and passed the information to the member of public who raised the issue. Also emailed planning enforcement but not received a response.</p> <p>The Chair proposed that she and the Vice Chair visit the planning record offices and look at the planning consent documents.</p> <p>Cllr J Cooper suggested Highways and enforcement should be challenged.</p> |  |

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| <p>Cllr G Mountcastle suggested a more formal approach of a letter from the Council.</p> <p>Cllr A Coppin in contact with Community Speedwatch who are hoping to start operating again soon, will highlight this area.</p> <p><b>It was RESOLVED to write formally to Highways and Enforcement copying in Ward members. It was agreed that Chair and Vice Chair would get together to draft a letter to pass to officers to send.</b></p> <p>3. Town Clerk follow up in writing Town previous correspondence with CC re Holistic style Masterplan for Bodmin and to arrange a meeting with local ward members and CC regarding this.</p> <p>Town Clerk confirmed he had emailed Louise Wood and 2 Ward members in relation to Masterplan. No response. Town Clerk agreed he would send a formal letter Open to Louise Wood copying Ward Members, and local MP</p> <p><b>It was RESOLVED that the Town Clerk should send a Formal Open Letter to Louise Wood, Cornwall Council Planning, copying in Ward Members and Local MP.</b></p> | <p>Chair/Vice Chair</p> <p>Town Clerk</p> |
| <p><b>P/2021/129</b><br/>To receive an update from chair in respect of the application relating to Scarlett's Well ref <b>P/2021/107</b></p> <p>See update above in Actions from last meeting.</p>  |   |
| <p><b>P/2021/130 - PA21/04650</b><br/><b>Advertisement Consent for 3 fascia signs with garage name - Motor Select Priory Road Bodmin Cornwall PL31 2AG. Sefdeen</b></p> <p>Cllr Cooper stated Leylandii removed, concerned about content of application, and raised concerns regarding proximity to Leat.</p> <p>Cllr Coppin also had previous concerns about canopy at the front which now moved to back, and the fact that an interceptor should be in place if washing cars.</p> <p>It was noted that this application was regarding signage.</p> <p><b>It was RESOLVED to accept the application.</b></p> <p>Cllr G Frost voted against the application.</p>  |   |
| <p><b>P/2021/131 - PA21/04649</b><br/><b>Construction of infill wall to site boundary - Motor Select Priory Road Bodmin Cornwall PL31 2AG. Sefdeen</b></p>  |   |

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| <p>Cllr J Cooper checked the CC map and from the public highway, the steps and gap in the wall has been there going back many years and feels this could be considered an established footpath. Town Clerk confirmed that this could be a valid point if people had been using for this purpose with no restriction for that number of years.</p> <p><b>It was RESOLVED not support this application.</b></p>   |             |
| <p><b>P/2021/132 - PA21/03737</b><br/> <b>Outline application with some matters reserved for erection of detached bungalow. 30 Rock Lane Bodmin PL31 1NR. Mr A Cookson</b></p> <p>Cllr Coppin visited the site. In his opinion a very small site, with no vehicular access, and possible loss of amenity space for existing property.</p> <p>Cllr J Cooper agreed access was a concern for service vehicles, along with existing traffic from the shop in area which is already considered an issue.</p> <p>Cllr Mountcastle agreed with the above points.</p> <p><b>It was RESOLVED not to support this application under the NPPF Section 105, Paragraph A</b> (If setting local parking standards for residential and non-residential development, policies should take into account:<br/> a) the accessibility of the development;)</p> |             |
| <p><b>P/2021/133 – PA21/04036</b><br/> <b>Home shopping improvements. Asda Bodmin</b></p> <p><b>It was RESOLVED to defer a decision on this application, until Cornwall Council confirm their plans for upgrading the road infrastructure on Launceston Road, since BTC have made previous representations as to the unsuitability of the road network in that area. There were concerns as to increased traffic that services such as Click and Collect may generate.</b></p>  |             |
| <p><b>P/2021/134 – PA21/04037</b><br/> <b>Advert consent for click and collect glowline canopy fascia signs, static signage fixed between canopy columns and post mounted directional signage fixed to posts. Asda Bodmin</b></p> <p><b>It was RESOLVED to defer a decision on this application, until Cornwall Council confirm their plans for upgrading the road infrastructure on Launceston Road, since BTC have made previous representations as to the unsuitability of the road network in that area. There were concerns as to increased traffic that services such as Click and Collect may generate.</b></p> <p>It was mentioned that a letter be written copying Ward Member.</p>  | Town Clerk? |

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| <p><b>P/2021/135 – PA21/05860</b><br/> <b>Non Material Amendment (2) to Application No. PA19/05744 dated 23rd October 2019 for Reserved Matters application for the construction of 100 dwellings in relation to outline consent PA14/09274 (Outline application for the redevelopment of the former St Lawrence Hospital site and land at Beacon Technology Park to provide up to 175 residential dwellings and 3,600 sqm (GIA) of B1 employment space.), namely Roof tile change. General internal adjustments and associated window adjustments. Richard Cleghorn Treveth Holdings</b></p> <p>The substituting of slate tiles for concrete was a concern and Cornwall Council local plan was sighted as recommending locally sourced materials.</p> <p><b>It was RESOLVED not to support this amendment.</b></p> |  |
| <p><b>P/2021/136</b><br/> To consider and agree aims and objectives for this committee for 2021/22</p> <p>This was discussed by the Committee and the following objectives were agreed:</p> <p><b><u>Objective 1</u></b></p> <p>Deliver the Neighbourhood Plan by Autumn 2022 in partnership with other BTC Committees and outside agencies.</p> <p><b><u>Objective 2</u></b></p> <p>Development of a Masterplan for the Urban Extension of Callywith area, working with organisations to future proof employment space and replace lost employment allocation.</p> <p>Noted by the Committee</p>   |  |

Meeting closed at 11.22 am

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