



MINUTES of the Bodmin Town Council Planning Committee Meeting held on Wednesday 25 August 2021 at 6.30 p.m. at the Shire House Suite, Bodmin

PRESENT: Councillor E M Ahearn presiding; together with Councillors, P Brown, P L G Skea, J P Cooper, J R Gibbs, and G Mountcastle

ALSO PRESENT:

Cllr H Blacklaw who did not vote as not members of the planning committee.

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

Meeting commenced at 6.31 p.m.

<p>P/2021/166 Chairman's Announcements and Apologies;</p> <p>There were no announcements.</p> <p>Apologies were received from Cllrs Coppin and Bassett.</p>	
<p>P/2021/167 Declarations of Interest – Members to declare interests in respect of Any items on the agenda;</p> <p>Cllr P Brown declared an interest in item P/2021/173 - PA21/04734</p> <p>6.32 p.m. Cllr Gibbs joined the meeting.</p>	
<p>P/2021/168 Correspondence sent and received:</p> <p>Item 1 – BTC Planning comments P/2021/141- in relation to Land SW Of Westheath Road, Bodmin (LPA Ref: PA21/02000) & Treingle Hill</p> <ul style="list-style-type: none"> a) Letter from Town Clerk to Louise Wood CC b) Responses so far <p>The correspondence & responses so far were noted.</p>	

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<p>Item 2 - P/2021/164 (St Marys Road Traffic Calming Measures).</p> <p>a) Comments sent to CORMAC b) response received.</p> <p>The response from Cormac was read out and noted that further updates should be received.</p>	
<p>P/2021/169 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 5 members of the public present.</p> <p>Mrs Kirk spoke on behalf of her family and their application under P/2021/176 - PA21/07464. She explained the annex is for mother-in-law to be able to live independently but still with support from the family.</p> <p>A neighbour spoke supporting the application.</p>	
<p>P/2021/170 Minutes of the previous meeting To confirm the accuracy of the minutes of the meeting held on 4 August 2021 (as circulated). (LGA 1972, Sch 12, para 41(3), LG (Miscellaneous Provisions)1976, s41)</p> <p>It was RESOLVED to confirm the accuracy of the minutes of the meeting held on 4 August 2021.</p>	
<p>P/2021/171 Actions arising from previous minutes</p> <p>Item 1 - P/2021/141 Treningle Hill - It was RESOLVED to send a strong Letter to the Cornwall Council Planning Department and to Cornwall Council Highways pointing out BTCs grave concerns as to the safety of this road (Treningle Hill) and requesting a full Highways Audit and consideration as to its safety by ROSPRA.</p> <p>UPDATE – action completed - see correspondence above. SAA/MS explained that due to leave, we have had a holding response from Louise Wood’s office and Highways. We have had a response from case officer. SAA/MS to monitor responses in.</p> <p>Item 2 - P/2021/141 Treningle Hill It was RESOLVED not to engage with Walsingham Planning regarding the Gateway feature at this stage. Advised Accordingly.</p>	<p>TC</p> <p>TC</p>

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<p>UPDATE – action completed - TC emailed Walsingham Planners</p> <p>Cllr Cooper queried why we were not engaging with Walsingham Planners, and it was clarified that this was a decision made by the Planning Committee following their request for feedback on the gateway feature.</p> <p>Further Action from Action Points of meeting of 25.8.2021 It was RESOLVED that the Town Clerk write to Cornwall Council and Walsingham Planners to invite them to a further meeting to discuss the way forward with the infrastructure and gateway and break the stalemate</p> <p>Item 3 - P/2021/158 - PA21/07485 (3 weeping ash trees Beacon Technology Park) Bodmin Town Council did not RESOLVE to support this application. It was RESOLVED that the Planning Committee request the Town Clerk to write to Cornwall Council under the Freedom of Information Act and request for all the survey data on trees in Bodmin. It was also RESOLVED to request sight of the report confirming the Ash die back on the 3 trees in question.</p> <p>UPDATE – in hand, TC to review what action has been taken so far.</p> <p>Item 4 - P/2021/159 - PA21/07465 (Works to trees St Petrocs Residential Home) It was noted that in the proposed work to trees report there was only mention of Leyland Cypress, Lawson Cypress and Yew. The Committee would like to see the reports on the other species mentioned to make an informed decision. Cllr Frost and Cllr Mountcastle referred the committee to the tree inspection report, but as the information was not included in the proposed works report it was RESOLVED not to support this application and BTC Planning Committee would like to see a report from the Tree Officer. – SAA requested further information from CC Planning</p> <p>UPDATE received from CC Planning 13.8.2021 <i>“This application had been decided prior to receipt of Bodmin Town Council’s comments. Applications for Trees in a Conservation Area are time restricted to 6 weeks and the decision date cannot be extended beyond that time and therefore a decision had to be made. These applications are usually prioritised at validation but this was a TPO application which needed to be split for a partial TCA which delayed it being validated in this instance.”</i></p> <p>Noted</p> <p>Item 5 - P/2021/163 (St Marys Road Traffic Calming Measures) St Marys Road, Traffic calming measures. It was RESOLVED that the consultation letter be placed on BTC website and not to support in current form – letter put on website, and comments submitted</p>	<p>TC/SAA</p> <p>TC/SAA</p> <p>TC</p> <p>TC/Chair</p>
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UPDATE - COMPLETED

Item 6 - P/2021/164

Masterplan Correspondence. It was RESOLVED to ask Cornwall Council to conduct an Infrastructure Audit, and a moratorium on development and a plan to deliver the shortfall of Infrastructure to deliver and support existing and future development.

UPDATE – the letter was sent 23.8.2021, holding response received, post holder on leave.

Item 7 - P/2021/165

Further Action regarding Scarletts Well, not voted on but it was suggested that an Open Letter to Cllr Jenny Cruse and South West Water was written inviting them to come along to the next planning meeting. There was also talk of sending a letter to the Traffic Commissioners Office asking if they could provide any information under Freedom of Information on the Operator’s Licence. Highways report also be requested to assess road damage.

UPDATE – Letter sent to Cllr Cruse, who accepted invite to next planning meeting. Contact details of SWW provided by Cllr Cruse and letter also sent to them 24.8.2021. TC still to contact Traffic Commissioners Office.

It was felt by the committee that the planning conditions and use there has changed. There was extreme concern about the safety of residents in this area, and concern about what the strategic authority was doing about the situation.

Further Action Requested at meeting on 25.8.2021

Town Clerk to do a Letter to Scott Mann MP, CC Cllr Cruse & Highways pointing out the seriousness of the situation with the HGVs using the Scarlett’s Well Depot.

P/2021/172

Future Planning System White Paper – to consider and agree comments to be sent to Rt Hon Robert Jenerick MP

There were no comments in favour of this paper and reform. The 3 areas proposal would be detrimental to areas like Bodmin, and national SIL proposal seemed to be less favourable than the current poor 106 system. It was felt that Town and Parish Councils should have more authority to deal with planning applications at ground level.

The Chair suggested inviting other Towns and Parish’s to comment on the paper as a County.

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<p>It was RESOLVED that the Town Clerk write a letter objecting strongly to the White Paper Planning Reforms to Prime Minister, Rt Hon Jenerick, Lord Matthew Taylor copying Scott Mann, MP</p> <p>It was also RESOLVED that the Chair write a letter to all Town and Parish Councils in Cornwall asking for their support against the reforms.</p>	TC/Chair
<p>P/2021/173 - PA21/04734 Additional Warehousing Cornish Lime Company Brims Park Penbugle Lane Bodmin PL31 2DZ. Mr Philip Brown Cornish Lime Co Ltd</p> <p>Cllr P Brown left the room at 7.20 p.m.</p> <p>It was considered this is a spacious site on industrial allocated land and any expansion could encourage future use of employment space in that area.</p> <p>It was RESOLVED to support this application.</p> <p>Cllr P Brown re-joined the meeting 7.23 p.m.</p>	
<p>P/2021/174 - PA21/06443 Detached garage to front of property 18 Homefield Park Bodmin PL31 1DJ. Mr Steven Miller</p> <p>There was concerns as to the nature of the development, and it was noted that the proposed garage specifications were high. There was no mention of usage of storage of vehicles.</p> <p>It was RESOLVED to ask for more information on the purpose of the unit before making a decision.</p>	SAA/MS
<p>P/2021/175 - PA21/06438 Raising the height of garden fence to 2.4m including trellis 4 Stargazy Drive Bodmin Cornwall PL31 2SZ. Mr Andrew Barrett</p> <p>It was noted that the houses behind were overlooking the property and felt that other adjoining properties would probably want to do the same.</p> <p>It was RESOLVED to support the application</p>	
<p>P/2021/176 - PA21/07464 Single storey Annex to rear, extension to Sunroom with balcony above and new porch Spring Orchard Halgavor Lane Bodmin PL31 1BP Mr & Mrs J Kirk</p> <p>It was noted that this is a large addition to the property but appears to be sympathetically designed and the site is large enough to accommodate and backs onto an existing development as opposed to the undeveloped part of</p>	

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<p>this sensitive area. The committee asked for assurances from the applicants that they would consider the delicate nature of the area and ensure there is no environmental impact on the Halgavor valley and river area.</p> <p>Standing Orders suspended at 7.34 p.m. to allow the applicant to speak.</p> <p>The applicants re-assured the committee than they understood and agreed with the planning committees concerns and were fully committed to protection of the environment in this project.</p> <p>Standing Orders re-instated 7.36 p.m.</p> <p>It was RESOLVED to support this application</p>	
Meeting closed at 7.37 p.m.	

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