



MINUTES of the Bodmin Town Council Planning Committee Meeting held on Wednesday 4 August 2021 at 6.30 p.m. at the Shire House Suite, Bodmin

PRESENT: Councillor E M Ahearn presiding; together with Councillors, P L G Skea, J P Cooper, J A Bassett, J R Gibbs, G Frost 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 18.32

<p>P/2021/149 Chairman's Announcements and Apologies;</p> <p>Apologies were received from Cllrs Coppin and Brown There were no announcements</p>	
<p>P/2021/150 Declarations of Interest – Members to declare interests in respect of Any items on the agenda;</p> <p>There were no declarations of interest</p>	
<p>P/2021/151 Correspondence sent and received:</p> <p>Item 1 – PA21/05860 Bodmin Phase 2 NMA (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. Beacon Technology Park Bodmin Cornwall) –</p> <p>To receive information from Cornwall Planning</p> <p>The Committee noted this information.</p>	
<p>P/2021/152 <i>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);</i></p>	

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There were approximately 10 members of the public present

Mr Chris Henderson resident of Alexandra Rd spoke regarding Scarlett's Well Sewage works. He was pleased to see the letter from the BTC Planning Committee to Planning Enforcement. He wished to add some additional information:

- There is additional traffic of late, area in question appears to being used as a builder's yard, with additional traffic not related to the sewage plant, not suitable for residential area
- Road surfaces in the area notably deteriorating possibility due to the weight of the HGVs using the area
- Poor maintenance of hedges and trees in the area. Paths along Alexandra Road with poorly maintained hedging is causing visibility issues and forcing traffic on other side of road.

Cllr Ahearn confirmed when she went to the site, they confirmed they are using the yard for storage.

Cllr Cooper urged residents to lodge their concerns with CC Highways and their local Cornwall Council Ward Member. He confirmed BTC would support residents and share their concerns.

Christine Howard spoke regarding scarlets well treatment plant and provided her notes that she read out as follows:

*"Up until 2008 there had been 10 Planning Applications for various facilities within the area. The last one being:
 Planning Application E1/2008/00328 19 Feb 2008
 Supporting Planning Statement.
 Erection of two kiosks to facilitate chemical dosing to remove phosphorus from the final effluent discharge and the erection of a shower unit for the use by site operatives.*

This Application does not refer to traffic, it refers only to 'one additional tanker once every 3 weeks' - traffic has never been a problem since the original Permission of 1962.

*The SWW Supporting Planning Statement states under item:
 4 Operational Access and Design Statement:*

*That the existing vehicle movements are currently: d
 SWW maintenance vans, 2-3 movements per week.
 Access required for the proposed development will be one tanker delivery of dosing chemicals once every 3 weeks, this will be in addition to the existing vehicle movements (which are 2-3 movements per week)*

*As vehicle movements are not involved in this Application, the
 Highways Development Group Comment Dated 24 June 2010 confirms:*

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'there is no objection to the two proposed kiosks or for a shower unit for use by site operatives'.

*The SWW application of 2008 also states:
Annual Quantity of Waste imported into site: 0 Cubic Metre.*

*There has been no Planning Application for 'change of use' to include the full time operation of Glanville Cleansing Ltd T/A Glanville Environmental.
We don't know whether or not Glanville are importing or exporting their waste.
This creates the problem of the increase of so many vehicle movements, including HGV vehicles, at all times of day.*

In 2008, The River Camel and its Tributaries was considered 'Very Good' - but now is considered as only 'Moderate'.

To summarize, the statements by CC are incorrect, because No restrictions needed to be applied to traffic.

Every Application has only been to facilitate the running of the Site within the site premises.

Confirmation of the statements made in the Supporting Planning Statement.

At no time was it expected there would be a 'third party involvement' e.g. SWW to lease to Tenants - on this site."

Cllr Cooper again urged residents to challenge CC and their local CC councillor, and ask for a public meeting supported by BTC

Cllr Ahearn stated that she would read correspondence regarding the matter under the agenda item relating to Scarlets Well Treatment Plant.

P/2021/153

Minutes of the previous meeting

To confirm the accuracy of the minutes of the meeting held on 14 July 2021 (as circulated). (LGA 1972, Sch 12, para 41(3), LG (Miscellaneous Provisions)1976, s41)

It was noted that Cllr J Bassett declared an interest in item P/2021/146-PA21/05361, not P/2021/145-PA21/03689 as stated in those minutes under declarations of interest. It was recorded correctly under the actual item number later in the minutes.

It was agreed the minutes were a true and accurate record of the meeting held on 14 July 2021.

P/2021/154

Actions arising from previous minutes

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<p>P/2021/155 - PA21/06518 Proposed extensions to the existing dwelling (originally approved - Ref: PA21/01181 Dated 26 March 2021) 3 Bawden Road Bodmin PL31 1PT. Mr M Buscombe</p> <p>It was noted that the applicant was advised to submit a further application as he wished to raise the ridge line of the first-floor extension to match the existing roof ridge line.</p> <p>It was discussed whether subservient roofs were a requirement still.</p> <p>It was RESOLVED that to avoid the impression of terracing the extension should have a subservient roofline therefore cannot support the application</p> <p>Cllr Frost and Cllr Bassett voted against the decision.</p>	
<p>P/2021/156 - PA21/06752 First Floor Side Extension 21 Tanwood View Bodmin PL31 2PN. Mr Tom Davey</p> <p>It was RESOLVED to support this application.</p>	
<p>P/2021/157 - PA21/06411 Construction of car port Brantwood Boxwell Park Bodmin Cornwall PL31 2BG, Mr Chris Devereux-Mack</p> <p>It was RESOLVED to support this application</p>	
<p>P/2021/158 - PA21/07485 Non material amendment to PA19/05744 - 3 weeping ash trees previously proposed for retention now require removal due to ash dieback. Diseased trees to be removed and replaced with large species standard tree planting in same locations. Beacon Technology Park Bodmin Cornwall</p> <p>Cllr Cooper spoke, he is familiar with these trees and the rose garden as BTC tried to adopt the garden. He would like to see evidence of the tree report to allay concerns he might have about the reasons for their removal.</p> <p>Concern was expressed about tree felling in general in Bodmin. Cllr Frost suggested that BTC should engage independent tree surveys as the need arises in addition to the surveys provided to them by Cornwall Council. Cllr Frost was advised to put his proposal forward to the Town Clerk for discussion by the relevant committee.</p> <p>Bodmin Town Council did not RESOLVE to support this application. It was RESOLVED that the Planning Committee request the Town Clerk to</p>	

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<p>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>Town Clerk</p>
<p>P/2021/159 - PA21/07465 Works to trees namely:- (G391) Lawsons Cypress removal of dead stem and pruning, (T390) Leyland Cypress remove tree, (T392) Sweet Chestnut remove deadwood, (T393), (T394), (T395), Ash Tree showing signs of Ash Die back - in a Conservation Area. Stonehaven Healthcare Ltd St Petrocs Residential Home St Nicholas Street Bodmin Cornwall PL31 1AG Ralph Stone Stonehaven Care Group</p> <p>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.</p> <p>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.</p>	<p>SAA to request</p>
<p>P/2021/160 - PA21/06517 Works to trees namely:- Yew - Crown lift those branches extending over driveway to 4m above ground level - subject to a Tree Preservation Order(TPO) St Petrocs Residential Home St Nicholas Street Bodmin PL31 1AG Ralph Stone Stonehaven Care Group</p> <p>It was RESOLVED to support this application.</p>	
<p>P/2021/161 - PA21/05881 Demolition of existing garage and outbuildings to accommodate a proposed dwelling and associated works to host dwelling 10 Barrie Crescent Bodmin Cornwall PL31 1BN. Ms Sandra Perry</p> <p>It was RESOLVED to support this application.</p>	
<p>P/2021/162 - PA21/06893 Construction of rear, single storey flat roof extension 33 Whitestone Road Bodmin PL31 1PE. Purbrick</p> <p>It was RESOLVED to support this application.</p>	
<p>P/2021/163 To receive information relating to the consultation for changes to the traffic calming along St Marys Road, Bodmin</p> <p>It was noted that reports had been received that some residents are concerned about flooding issues with these proposals. Surfacing water running down the road will gather momentum as it flows down the road. There are drain holes in the illustration but there are concerns that this won't be sufficient.</p>	

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<p>Concerns were expressed about where this water will end up, and that the proposal was a cheap fix and merited a more elaborate design to calm traffic and encourage cycling and walking. It was noted that there is no pedestrian crossing on that road which could also have been considered. It was RESOLVED not to support the proposal in the current form.</p> <p>It was RESOLVED that the consultation letter be placed on BTC website</p>	<p>TC/SAA</p> <p>Actioned LP</p>
<p>P/2021/164 Masterplan Correspondence and responses – to consider letter from Kate Kennally 15 Dec 2020 and subsequent letters and email correspondence.</p> <p>The Town Clerk read out the letter he received from Kate Kennally, CC dated 15 Dec 2020. It was explained this letter was referred to in the response he received from Louise Wood to his letter of 14 Jul 2021. The Town Clerk was not satisfied with the replies he got to his correspondence.</p> <p>It was discussed that the Town Framework consultation 2013 has not been addressed and is out of date, and Bodmin is deficient in road infrastructure such as a Northern Relief Road, improvements to Five Ways, controlled junction at Launceston Road, and the Town Holistic Masterplan is not forthcoming and is under invested in.</p> <p>Town Clerk confirmed Rt Hon Jenrick has failed to respond and letter from local MP was not related to the subject matter.</p> <p>There was a debate about housing shortage in Cornwall. Cllr Frost had experience of housing needs when working closely with Cornwall Housing. Cllr Cooper disputed that there was a housing shortage but a misappropriation of housing allocation to investors in the holiday industry.</p> <p>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.</p> <p>Cllr Frost voted against.</p>	<p>Town Clerk</p>
<p>P/2021/165 To consider further information received regarding Scarlett Well Treatment Plant following request to Cornwall Planning.</p> <p>Cllr Ahearn read out correspondence from Louise Wood, Cornwall Council as follows:</p>	

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“Dear Councillor Ahearn,

I refer to your letter dated 27th June 2021 regarding the above about the increase in vehicles visiting the Scarlett’s Well Treatment works.

Having researched the planning history for the site it appears that this site has been in place for many decades, I attach a record of the planning history as requested. The earliest planning permission was granted in 1962 for the reconstruction of the sewage treatment works (I enclose a copy of this permission for information), this permission has no planning conditions attached to it. There have also been subsequent permissions for development on site such as various buildings etc, but again these have no times of operation conditions attached to them. In view of this there is no planning restriction on when the site can operate and the current increase in activity at the site would not appear to be a breach of planning control. This is not unusual where a site is operating under an old planning permission as planning conditions were rarely imposed on permissions in the 1950’s and 1960’s.

Whilst there does not appear to be a breach of planning control regarding the current activities on site the Councils Public Health and Protection Team do have powers where a statutory noise nuisance occurs and the following link gives you some guidance on that and where it might be appropriate to make a complaint: <https://www.cornwall.gov.uk/environment/environmental-protection/noise/>

Kind Regards

Louise

Louise Wood | Service Director for Planning & Sustainable Development | Cornwall Council”

Cllr Ahearn confirmed Information was forwarded to Cornwall Council Members. Jenny Cruse following up with SWW, and would update BTC in due course.

Access and lack of turning space to the site was discussed, and lack of signage, and whether the Operators Licence is up to date and valid for this site. It was suggested that any incidents should be reported to the Traffic Commissioners Office.

It was suggested that South West Water should be invited to explain what permissions they have given to sub-contractors at the site, and whether it is safe and not of detriment to the community.

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<p>It was suggested a Highway's report should be requested to assess the damage to road net work and for them to explain how they intend to maintain the roads to a safe and appropriate condition.</p> <p>It was suggested Residents in the area write environmental health, to provide an evidence base.</p> <p>The Chair suggested writing an Open Letter to Cllr Jenny Cruse and South West Water 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.</p> <p>The Chairman then closed the meeting at 20.10.</p>	<p>Chair / Town Clerk</p>
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