



MINUTES of the Bodmin Town Council Planning Committee Meeting held on Wednesday 6 October 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, 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 18.31

<p>P/2021/192 Chairman's Announcements and Apologies;</p> <p>There were no announcements</p> <p>Apologies were received from Cllrs Frost, Coppin and Brown.</p>	
<p>P/2021/193 Declarations of Interest – Members to declare interests in respect of Any items on the agenda;</p> <p>Cllr J Cooper declared an interest in item 207, the applicants are known to him. Cllr E Ahearn declared an interest in items 202 & 207, the applicants are known to her. Cllr J Bassett declared an interest in item 208, she is a Director of the organisation applying.</p>	
<p>P/2021/194 Correspondence sent and received: Item 1 – Letter from BTC to SWW re Scarlett's Well dated 20.9.2021 Item 2 – response to letter dated 20.8.2021 from Louise Wood CC Planning re Infrastructure Audit Request Item 3 – FOI request by BTC re survey data on trees in Bodmin Item 3 – update on application PA21/07485 3 weeping ash trees Item 4 – update on St Marys Road speed controls</p>	

Chairman signature			
Date			
Matters of accuracy	Minute ref	Comment	Chairman signature
	P/2021/215		

These items were read out to the committee and presented in the agenda pack.

Town Clerk advised that a response had been received to the FOI request made by Bodmin Town Council on re survey data on trees in Bodmin, asking for more specific information.

It was RESOLVED that this should item be added to the next agenda when the member who raised this topic (Cllr G Frost) would hopefully be available.

No other comments were made regarding the correspondence listed above.

P/2021/195

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 8 members of the public present at the meeting.

A member of the public challenged Cllr Ahearn as to whether she declared an interest in item 207. It was confirmed that she did declare an interest.

A member of the public stated he had an interest in item P/2021/201 - PA21/05782 and was keen to learn of when the committee would decide on this application of change of use as they were having to use other premises in the meantime. Cllr Ahearn confirmed more information had been received so they hoped to decide tonight.

Christine Howard spoke regarding Scarletts Well Treatment Plant as follows:

“Would the Chair ask SWW for assurance that they have sought Environmental Approval for all the works they have carried out over the last couple of years:

General comments/recommendations

Water features

Work near to all watercourses must ensure their complete protection against pollution, silting and erosion. This includes the possibility of disturbance to the stream sides and bed by vehicle movements etc. Whilst no watercourses are found on site, the nearby presence of the River Camel Valley and Tributaries SSSI (within 650m) means that every effort should be made to ensure best practice on site. It is therefore recommended that the Environment Agency be given notice of the intention to carry out work on site, and that suitable working methods are agreed prior to work commencing.”

Cllr Ahearn noted these comments and believed these questions have been asked. She confirmed that following her meeting with SWW and Glanville,

Chairman signature			
Date			
Matters of accuracy	Minute ref	Comment	Chairman signature
	P/2021/215		

<p>and the correspondence sent from BTC, a timeframe of 8 weeks has been agreed for SWW/Glanville to provide all the information requested.</p> <p>CH commented that in the meantime her tenants (who were present) health and wellbeing is being affected.</p> <p>Cllr Ahearn confirmed that at the meeting to which Cllr Cruse also attended the operators were asked to look at putting in some immediate temporary measures to alleviate the resident's disturbance to which they agreed to look at.</p> <p>Cllr Cooper raised the point of whether the residents look at contacting the local ward member / Cornwall Council to take out an injunction, if the necessary legal requirements are not being adhered to.</p> <p>A resident asked if a sign could be placed at the beginning of Alexandra Road to indicate that it is a dead end. It was discussed that it was thought there used to be a sign there. The Chair confirmed that BTC would raise this with the Highways Department.</p>	
<p>P/2021/196 Minutes of the previous meeting To confirm the accuracy of the minutes of the meeting held on 15 September 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 15.9.2021</p>	
<p>P/2021/197 Actions arising from previous minutes Completed. All actions from 16.9.2021 have been covered in the agenda items below, items P/2021/200 – P/2021/ 203.</p>	
<p>P/2021/198 to discuss and agree further action regarding Scarlett's Well Treatment Plant and associated complaints regarding excessive HGVs traffic in a residential area.</p> <p>The Chair confirmed this has been covered in the public session and will be re-visited at future meetings when the requested actions have been responded to by SWW.</p> <p>Cllr Mountcastle highlighted that there was a special area of conservation of the area around the River Camel.</p>	
<p>P/2021/199 Further to Minutes P/2021/141 & 182 (Treningle Hill) To receive an update on progress with Cornwall Council Planning & Highways and Walsingham Planners to discuss the way forward with the infrastructure and gateway feature.</p>	

Chairman signature			
Date			
Matters of accuracy	Minute ref	Comment	Chairman signature
	P/2021/215		

<p>Cllr Ahearn and Cllr J Cooper and Officers had a meeting with the Cornwall Planning Officer & Highways Officer, and a number of suggestions were put forward and dialogue has begun regarding the Gateway feature, but it was felt no progress was made with their highways and infrastructure concerns.</p>	
<p>P/2021/200 - PA21/04858 <i>To receive further information on P/2021/184 - PA21/04858</i> Extend second floor bathroom and bedroom, construction of workshop with utility and toilet to rear and remove existing wall between kitchen and dining room 10 Moor View Bodmin PL31 1DG. Mr & Mrs S Luxton</p> <p>It has been confirmed by Cornwall Planning that the workshop was purely for personal use.</p> <p>Cllr Cooper was concerned that there was no access to this workshop and its door and didn't want any assumption that at some stage there may be vehicular access to that workshop.</p> <p>It was RESOLVED to support the application on the understanding that a condition was applied that the applicant should not be under the assumption that vehicular access to the back of the property would be forthcoming in the future.</p>	
<p>P/2021/201 - PA21/05782 <i>To receive further information on P/2021/186 - PA21/05782</i> Change of use of A1 Retail Shop to a community space. 43 Lower Bore Street Bodmin PL31 2JU. Mr Andy Coppin</p> <p>Further information has been received and presented to the committee in the agenda pack, and guidance was received from the Planning Officer who was minded to support the application.</p> <p>It was RESOLVED to support the application</p>	
<p>P/2021/202 - PA21/07918 <i>To receive further information on P/2021/189 - PA21/07918</i> Demolition of garage and erection of a two storey side and rear extension on existing driveway. Addition of porch with the front bedroom wall above moved out in line with adjacent main bedroom. Extension of existing pitched roof over the new side extension with flat roof over rear. 60 St Marys Road Bodmin PL31 1NL Mr Simon Burgess</p> <p>It was confirmed that the information requested from CC Planning had not been forthcoming yet.</p> <p>It was RESOLVED to defer the discussion to the next meeting of 27 October 2021 when it would be hoped more information as previously requested would be available.</p>	
<p>P/2021/203 - PA21/08845</p>	

Chairman signature			
Date			
Matters of accuracy	Minute ref	Comment	Chairman signature
	P/2021/215		

<p>To receive a copy of the tree report on P/2021/190 - PA21/08845 To cut back branches from the Ash trees that are showing as dangerous due to Ash Dieback The Friaries St Nicholas Street Bodmin Cornwall PL31 1AA, Royal Mail – See response to request in file & application to note below in P/2021/204.</p> <p>Noted</p>	
<p>P/2021/204 - PA21/08845 To cut back branches from the Ash trees that are showing as dangerous due to Ash Dieback The Friaries St Nicholas Street Bodmin Cornwall PL31 1AA – For noting no comments required to be submitted</p> <p>Noted</p>	
<p>P/2021/205 Road Traffic Regulation Act 1984 S.14: Temporary Prohibition of Traffic, St Lawrence Road Timing: 25th October 2021 to 29th October 2021 (07:30 to 18:00 hours daily)</p> <p>Noted</p>	
<p>P/2021/206 - PA21/08724 Proposed alterations and additions to the existing dwelling. 34 Bawden Road Bodmin PL31 1PU. Mrs M Chapman</p> <p>It was RESOLVED to support this application</p>	
<p>P/2021/207 - PA21/07404 Demolition of existing rear conservatory and replacement with a rear single storey extension to the full width of the existing house. 10 Rossett Gardens Bodmin PL31 2JG. Mr & Mrs Raynes</p> <p>Cllr Cooper made a statement that there had been a submission by a member of the public regarding concerns with drainage and the retaining wall and that they would like a guarantee that the new rain water collection system is connected to the surface water drain as mentioned in reports.</p> <p>It was RESOLVED to support this application subject to the concerns of the member of the public re drainage being satisfactorily addressed.</p> <p>Cllr Cooper & Cllr Ahearn abstained from the vote</p>	
<p>P/2021/208 - PA21/08242 Listed Building Consent to repairs and alterations, including revised first floor WC layout, new kitchenette, relocation of existing screen in new partition and new windows. Bodmin Library Lower Bore Street Bodmin PL31 2JX. Tash Arnold IntoBodmin</p> <p>Cllr Bassett did not take part in any discussions.</p> <p>It was noted that the application complied with disability regulations</p>	

Chairman signature			
Date			
Matters of accuracy	Minute ref	Comment	Chairman signature
	P/2021/215		

<p>It was RESOLVED to support the application.</p> <p>Cllr Bassett abstained from the vote.</p>	
<p>P/2021/209 - PA21/09561 Works to trees in a Conservation Area, namely, G2 - 2 x dead trees and 1 x Sycamore to be reduced in height and re-shaped and T19 - 1 x Ash tree to remove branches St Nicholas House, Flat 1 70 St Nicholas Street Bodmin PL31 1AG. Washington Stonham Housing</p>	
<p>It was RESOLVED to support this application</p>	
<p>P/2021/210 - PA21/08784 Proposed conversion of existing single storey annexe building to create a single residential dwelling Land South East Of Fair View House Corporation Road Bodmin Cornwall PL31 1LF Mr Jeff Jenner Blockworks Group Ltd</p> <p>The air quality report was noted, and the provision for 24 car parking spaces.</p> <p>It was RESOLVED to support the application, on the condition that the developers install Electric Vehicle Charging Points</p>	

Meeting finished at 19.20

Chairman signature			
Date			
Matters of accuracy	Minute ref	Comment	Chairman signature
	P/2021/215		