

MINUTES of the Extra-Ordinary Planning Committee Meeting held on Thursday 4 March 2021 at 10.00 a.m. via Zoom conference call.

PRESENT: Councillor E M Ahearn presiding; together with Councillors, P L G Skea, J P Cooper, J A Bassett (10.08), J R Gibbs, and P Brown

ALSO PRESENT:

Cllr P Cooper 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 10.02 am

<p><b>P/2021/047</b> Chairman's Announcements and Apologies;</p> <p>Apologies were received from Cllr A Coppin, he sent a diagram he wished considering.</p> <p>There were no announcements</p>	
<p><b>P/2021/048</b> Declarations of Interest – Members to declare interests in respect of Any items on the agenda;</p> <p>Non were received</p>	
<p><b>P/2021/049</b> 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. None wished to speak.</p>	
<p><b>P/2021/050 - PA20/07691</b> <b>To consider additional information that has come to light following a meeting that took place on Friday 26 February 2021 re:</b> Residential development comprising the construction of 170 dwellings with associated access, estate roads, infrastructure, open space and landscaping. Land Off Castle Street Bodmin Cornwall, Westcountry Land (Bodmin) Ltd, P &amp; R Mudge</p> <p>Cllr J Cooper explained that some members BTC planning committee met with Cornwall Council Planning Officers, Cornwall Highways representatives and the developers via zoom to discuss concerns regarding the access to this site. He advised the meeting that it was made clear at that meeting that BTC members feel torn between sympathy with the developers and their obligations to represent the community of Bodmin regarding employment space and infrastructure and make reference to the NPPF guidelines which state that access should be make safe and appropriate for all users, and that the masterplan takes into account the allocation of b1 and b2 in harmony with the development. He feels that CC very much hold the key to the funding and hopes that this meeting can be part of a process to bring a solution forward.</p>	

Cllr P Brown took from that meeting that CC would like to engage with BTC and the residents and it was up to BTC to initiate ideas to put forward.

Cllr Skea attended the meeting, he is not against the development but is concerned about the safety of the road networks around the site and felt that that a lot of their questions were not answered at the meeting by CC and the developers.

Cllr Gibbs attended the meeting and he mentioned that the pots of money available did not seem sufficient for the work that needed to be done.

Cllr Bassett was surprised that CC planners had not considered a one-way system, castle street two way up to the Celtic cross then one way along love lane. Access to the site from above and the alternative preferred route via Launceston Road.

Cllr P Cooper expressed his concerns re master planning and a holistic view, there is no joined up approach. The current develop is not receiving the promised road safety schemes put into place, such as Five Ways. Also concerned about impact of McDonalds, Bodmin Jail, without the additional housing development.

Cllr P Brown feels it is time to take a stand regarding this and other potential developments with full engagement of the community and start a movement to challenge CC about their overall strategy.

Cllr J Cooper sited the 2020 housing delivery test document from the Ministry of Housing, Communities and Local Government which states that Cornwall has provided in excess of 33% above requirement as based on the Office of National Statistics Data. He does not accept the challenges to these figures given by CC. He would like CC to adhere to their own DPD documents and policies.

He sited the DPD allocation BdM1 Castle Street "Planning permission for the development of only part of the site would not be granted unless it is in accordance with a masterplan/concept plan for the entire site". He does not believe the presentations they have received sufficiently address the access to the employment space, and how this can be preserved whilst the residential space comes forward in insolation. He feels CC should come up with the money to develop the employment space in injunction with the development, paying homage to the document they submitted to the inspectorate, i.e. provide approximately 6,000 sqm of b1/b2 employment space.

He also sighted the DPD document section 11.49 CC state that "Strategic upgrades are also proposed at Launceston Road/ Priory Road junction, Fiveways, Callywith Gate and Respryn to mitigate against the impacts of growth, improve conditions for pedestrians and cyclists and open up land for development, including two urban extensions located on the north-east and south-east of the town."

He does not feel he has seen any of that come forward.

He drew Council's attention to Bunny homes Design and Access Statement, Page 17 "Further negotiations have taken place to provide a separate access to the area allocated for commercial development behind Callywith College. He would like to know with who, as Bodmin Town Council have not been involved in those talks, and what was the result of those negotiations?"

He feels that as this is an allocated site you should expect Cornwall Council to adhere to their own guidance documents and if they don't, they are in dereliction of their duties. He suggests that CC are giving permissions to sites that are unsound as they are unable to deliver the improvements, they have put in their Strategic Plan.

Cllr Brown is concerned that the way development is being encouraged in this County it is going to spoil it. He concurs we need housing, but they need to be primary residences.

Cllr Ahearn read a quote from the Principle Development Officer for the case asking that we give planning reasons for referring to Strategic Planning, a simple request is not sufficient under the agreed protocols.

Cllr Brown concurred that this meeting was called to specifically do that, rather than the wider issues.

Cllr Bassett, wanted to put forward that a one-way system was explored as previously explained in the meeting, and wanted to know why no one had thought about putting an access to the employment area through Cooksland Lane, and should have access to the employment area have not been consider when developing the retail area there.

Cllr Brown felt both ends of Cooksland Lane were dangerous, Cllr Bassett stated that this could be improved, and both agreed that one way coming off Launceston Road would possibly work.

Cllr P Cooper suggested there should be data regarding the previous one-way system that was introduced in Bodmin during the road works, and that some people found the system favourable at the time. He also quoted the CC Placeshaping Toolkit document as evidence:

"To create sustainable communities, providing housing and employment opportunities alone is not enough; there is a need to provide the necessary supporting 'infrastructure' to support the local population and those who visit or work in the area. Infrastructure can take many forms: physical infrastructure such as roads, energy supply, water supply and drainage; green space such as parks, woods, orchards and space for wildlife and connections such as cycle and pedestrian paths; and social and community infrastructure such as schools, doctors' surgeries, emergency services, community facilities."

Cllr J Cooper stated that CC had not provided the strategic upgrade planned for Launceston Road. He did not feel he had satisfactory answers from the Highways Officer at the recent meeting, there was no evidence of a traffic census being completed.

**It was RESOLVED by the Bodmin Town Council Planning Committee inline with the previous resolution to object to the planning application PA20/07691 and call it to Eastern Strategic Planning for consideration.**

Bodmin Town Council sight the following rationale:

Cornwall Council have not provided the strategic upgrade for Launceston Road and Callywith Gate to mitigate against the impact of growth; improve conditions for pedestrians and cyclists and open up land for development as detailed in the Cornwall Council Development Plan Document.

Bodmin Town Council also sight Section 109 of the National Planning Policy Framework which states:

“Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.”

Bodmin Town Council also refer to Section 110 National Planning Framework Policy:

“Within this context, applications for development should:

- a) give priority first to pedestrian and cycle movements, both within the scheme and with neighbouring areas; and second – so far as possible – to facilitating access to high quality public transport, with layouts that maximise the catchment area for bus or other public transport services, and appropriate facilities that encourage public transport use;
- b) address the needs of people with disabilities and reduced mobility in relation to all modes of transport;
- c) create places that are safe, secure and attractive – which minimise the scope for conflicts between pedestrians, cyclists and vehicles, avoid unnecessary street clutter, and respond to local character and design standards;
- d) allow for the efficient delivery of goods, and access by service and emergency vehicles”

Also, Cornwall Council have not given credence to their own policy as stated in the Place Shaping Community Toolkit, in particular key infrastructure.

Cllr Brown wanted to state before the meeting closed of the importance now of engaging the wider community.

Cllr J Cooper proposed that a working party be formed after this meeting.

**Meeting closed at 10.53**