

MINUTES of the Extraordinary Planning Committee Meeting held on Monday 4 January 2021 at 10.00 a.m. via Zoom conference call.

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

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

The meeting commenced at 10.05 am

P/2021/001

Chairman's Announcements and Apologies;

P/2021/002

Cllr J Cooper sent his apologies, unable to attend due to work commitments

The Chairman announced that this meeting was being held in place of the meeting that could not take place on 23 December, due to not having enough members present and therefore not able to form a quorum.

Declarations of Interest – Members to declare interests in respect of Any items on the agenda;

There were no declarations of interest

P/2021/003

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 5 members of the public present

C Howard wanted to draw attention to email she had sent prior to meeting re a future planning application not on this agenda. The Chair confirmed she had the email and would respond in due course.

P/2021/004

To consider and, if approved, adopt the Minutes of the Planning Committee Meeting held Wednesday 9 December 2020. Copies to follow, and to be signed off by Chairman on next visit to office.

It was RESOLVED to adopt the minutes of 9.12.2020 as a true account.

P/2021/005 - PA20/10886

Non Material Amendment to Condition 12 of Application No. PA19/05744 dated 23rd October 2020 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 namely to remove reference to superseded details dated 1st October 2019 Location Beacon Technology Park Bodmin Cornwall Applicant Rachael Thomas

It was discussed that this application appeared to be taking away land earmarked for business use and allocating to housing development, and a increasing the housing allocation to 175 from 100. It was considered already too many dwellings for that area, and the priority should be creating commercial development areas. Member's do not support the reduction of B1 employment space.

It was noted that it would be beneficial to hear the views of the County Councillors on matters such as this.

It was RESOLVED not to support this application on the grounds that it is an excessive amount of residential development and it removes B1 employment space which is considered vital for the ongoing commercial development of Bodmin.

The Chair asked the Clerk to do a letter to Cornwall Council Councillors to ask for their opinions to which he agreed he would do.

P/2021/006 - PA20/10786

Proposed erection of an extension to the rear of the existing dwelling. Location 40 Roman Drive Bodmin PL31 1EN Applicant Mr P Clark

It was discussed this appeared in keeping with the area and other extensions in that area

It was RESOLVED to support this application.

P/2021/007 - PA20/09364

A new-build development of 6 C3 two-storey three-bedroom houses, and associated private gardens; common external spaces, access roadways and footpaths, and 2 dedicated private car parking spaces for each new house Location Car Park Site (Fairview House) Corporation Road Bodmin PL31 1FB Applicant Blockworks Group Limited Jeff Jenner

It was RESOLVED to support this application

P/2021/008 - PA20/11089

Non Material Amendment (2) to Application No. PA16/11965 dated 30th June 2017 of Re-plan application for 115 dwellings with associated open space and highways (re-plan of residential development with previous planning approval PA14/07891 dated 02.12.2014) namely approval of hedgerow planting as replacement of Cornish Hedgerow Location Land North West Of Bodmin Hospital Dunmere Road Bodmin Cornwall

The plans and details were studied and discussed at length.

It was RESOLVED to support the replacement of the hedges.

P/2021/009 - PA20/10977

Removal of 3 lower limbs of Oak tree at The Veterinary Surgery Harleigh Road Bodmin. Tom Chapman. (for noting only).

It was RESOLVED to support this application

P/2021/010 - PA20/09769 **Installation of semi permanent multi use trail to be used by the School and wider community. Berrycombe School Berrycombe Vale Bodmin Cornwall. Mrs Kathryn Williams.**

This was discussed in detail felt the information provided was confusing, but felt this was a good proposal due to encouraging outdoor activities.

It was RESOLVED to support this application

P/2021/011 - PA20/08074 **2 storey rear extension (retrospective) and existing single storey side workshop to be removed Location 11 St Marys Road Bodmin Cornwall PL31 1NF Applicant Ms Liliana Da Cruz c/o Norwich Architects**

It was RESOLVED to support this application

P/2021/012 - PA20/11170 **Non Material Amendment to Application No. PA17/09582 dated 12th April 2018 for the the approval of reserved matters (appearance, landscaping, layout and scale) following outline approval for PA12/12115 - Phase 1 Construction of 178 dwellings together with associated landscaping and infrastructure works namely amendment to the overall floor space of the apartment building and provision of bin stores Location Plots 118-133 Priory Meadows Tolgate Road Bodmin PL31 2FJ Applicant Mr Simon Wagemakers Persimmon Homes**

It was discussed that bin stores were an essential element, and as the overall floor space was increasing there was no reason not to support.

It was RESOLVED to support this application.

Cllr Brown asked if it was possible to write to the planning department and suggest they adopt a procedure of summarising the application as our committee has found that some of these applications have lacked clarity as to what the actual application is about. The Clerk agreed to write a letter.

Meeting finished at 10.48 am.

