



MINUTES of the Bodmin Town Council Planning Committee Meeting held on Wednesday 17 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, J R Gibbs, and P Brown

ALSO PRESENT: Cllr P Cooper (till 11 am) but did not vote as not a member 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/2021/051</b> Chairman's Announcements and Apologies;</p> <p>Apologies were received from Cllr A Coppin</p> <p>There were no announcements</p>	
<p><b>P/2021/052</b> Declarations of Interest – Members to declare interests in respect of Any items on the agenda;</p> <p>Cllr P Brown declared a non-pecuniary interest in Item P/2021/063 - PA21/01146 (will abstain) Cllr J Cooper declared a non-pecuniary interest in item P/2021/064 – PA21/01317</p>	
<p><b>P/2021/053</b> Correspondence sent and received:</p> <p>No correspondence to report</p>	
<p><b>P/2021/054</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 public present.</p>	

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	P/2021/075	The minutes of 17.3.2021 were confirmed for accuracy.	

<p>CH wished to speak. Wrote to CC, as CC should no longer need the leisure centre land, it should not be on the allocation, so has asked that this green space should be taken off. Certificate B issued by CC.</p> <p>CPRE have put their 4 page document in objecting to the Halgavor proposal, had to chase it going on the planning portal, it is on there now and cross referred to the objections.</p> <p>Cllr J Cooper re-iterated that Cllr Frost said he would assist with any issues regarding the planning portal and documents not being loaded.</p>	
<p><b>P/2021/055</b> To consider and, if approved, adopt the Minutes of the Planning Committee Meeting held Wednesday 24 February 2021 and Extra-ordinary planning committee meeting of 4 March 2021. <b>Copies to follow, and to be signed off by Chairman on next visit to office.</b></p> <p><b>It was RESOLVED to confirm the accuracy of the minutes of 24.2.2021 and 4.3.2021.</b></p>	
<p><b>P/2021/056</b> Actions arising from previous minutes:</p> <p>P/2021/033 Put a copy of correspondence in an agenda pack on website SAA/MS – done</p> <p>P/2021/036 "Following discussions on Actions arising from previous minutes: The Clerk to follow up with CC about people not being able to get on the portal, to include Cornwall Councillors in correspondence (see item 6 of correspondence) It was RESOLVED to ask for a meeting with the Strategic Authority and the local MP" TC</p> <p>P/2021/039 - PA21/00933 It was RESOLVED to defer this application to the next meeting pending receipt of information from the Highways Officer. SAA/MS – emailed CC for more information, they have requested a highways report, awaiting response.</p> <p><b>See item P/2021/068</b></p> <p>P/2021/043 - PA21/00666 It was RESOLVED to defer this decision until clarification can be provided by Cornwall Council planning department on the roof line and whether it is within the accepted guidelines. SAA/MS – emailed CC for further information regarding roofline, awaiting response.</p> <p><b>See item P/2021/067</b></p>	

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<p><b>P/2021/057 - PA21/01123</b>  <b>Change of use, minor extensions and internal adaptations for a short breaks residential institution (C2) for young people with a disability.   Cardinham Barns Bodmin Cornwall PL30 4AL Ms Yvette Yates disabled children and therapy services, CC</b></p> <p>Whilst it was felt by the Council that this application should be supported due to the nature of the facilities on offer. There was an extreme concern expressed about the road to the facility. It is a busy, narrow road and there was concern for the safety of all users. It was RESOLVED that as BTC were the consulting authority they are obliged to ensure that the infrastructure is in place.</p> <p>It was RESOLVED that this application be deferred back to Cornwall Council for an in-depth highways report on what the Bodmin Town Council feel is an unfit stretch road for all the current users.</p>	SAA/MS to feedback
<p><b>P/2021/058 - PA21/01213</b>  <b>Installation of car park management system (ANPR system and associated signage   Bodmin Jail Bodiniel Road Bodmin PL31 2NR. Mr Jaden Fish, Parking Eye Ltd</b></p> <p>Bodmin Town Council declare that there potentially could be a conflict of interest if they comment on this application due to the Tenancy at Will in place and legal agreement regarding signage and operation of this car park.</p> <p>Therefore, Bodmin Town Council note this application.</p>	
<p><b>P/2021/059 - PA21/01214</b>  <b>Advertisement Consent for Car Park Management including 12 non illuminated signs   Bodmin Jail Bodiniel Road Bodmin PL31 2NR. Mr Jaden Fish Parking Eye Ltd</b></p> <p>Bodmin Town Council declare that there potentially could be a conflict of interest if they comment on this application due to the Tenancy at Will in place and legal agreement regarding signage and operation of this car park.</p> <p>Therefore, Bodmin Town Council note this application.</p>	
<p><b>P/2021/060 - PA21/01215</b>  <b>Listed Building Consent for the Installation of car park management system (ANPR system and associated signage   Bodmin Jail Bodiniel Road Bodmin PL31 2NR. Mr Jaden Fish Parking Eye Ltd</b></p> <p>Bodmin Town Council declare that there potentially could be a conflict of interest if they comment on this application due to the Tenancy at Will in place and legal agreement regarding signage and operation of this car park.</p> <p>Therefore, Bodmin Town Council note this application.</p>	

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<p><b>P/2021/061 - PA21/01164</b>  <b>Change of use from A1 (previously a beauty salon) to mixed use A1/A4 (off licence and bar)   The Piazza Body And Soul Crockwell Street Bodmin Cornwall PL31 2DR. Mrs Sarah Roberts</b></p> <p>It was RESOLVED to support this application providing all the licencing laws are satisfied and that the organisation commit to the Challenge 25 protocol and manage general conduct in the area. There was also a concern as to whether the toilet facilities were adequate, there appeared to be just one unisex.</p>	
<p><b>P/2021/062 - PA21/01172</b>  <b>Replacing PVCu windows and decorative panels below to front and rear facades   13-24 Flamant Park Flamank Park Bodmin PL31 1LX. Mr Mike Biggs, Cornwall Housing</b></p> <p>It was resolved to support this application</p>	
<p><b>P/2021/063 - PA21/01146</b>  <b>Full application for proposed side extension to existing garage, including raising of walls and formation of new flat roof.   Torestin Hillside Park Bodmin Cornwall PL31 2SA. Mr &amp; Mrs Saggs</b></p> <p>Cllr Brown has planning permission to build a house on the land backing onto this property. He has not registered any concerns with this application with the planning authority.</p> <p>It was RESOLVED to support this application.</p> <p>Cllr P Brown abstained from the vote due to non-registrable interest.</p>	
<p><b>P/2021/064 - PA21/01317</b>  <b>The proposal is for a single story, pitched (slate) roof, timber framed extension to the rear of the dwelling   7 Foulston Way Bodmin PL31 2QH. Daniel Fitzpatrick</b></p> <p>Cllr J Cooper declared a non-registerable interest.</p> <p>It was noted that the applicant has taken time to consult with neighbours and keep them informed.</p> <p>It was RESOLVED to support this application</p> <p>Cllr J Cooper abstained from the vote due to non-registrable interest.</p>	
<p><b>P/2021/065 - PA21/01833</b>  <b>Variation of S106 Agreement relating to decision PA16/00768 to remove requirement for Guarantee Bond, revoke the Section 278 Agreement and amend trigger for transfer of Junction Land   Land South Of Bodmin Community Hospital St Lawrence Road St Lawrence Bodmin Cornwall</b></p>	

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<p><b>Liz Bracelin, Coastline Housing</b></p> <p>It was discussed that it was difficult to understand the detail of this application, and there were concerns about the incomplete infrastructure in the area.</p> <p>SAA/MS confirmed that she had been in contact with S Kirby Planning Officer, regarding more clarification and at present awaiting further information.</p> <p>Cllr P Cooper reminded the committee about the 106 monies pledged for improvements to Priory Park, and to be mindful of that when making any decisions.</p> <p>It was RESOLVED to defer this decision until more information can be gained, and BTC Planning committee has requested that Mr Stephen Kirby be invited to attend the next planning meeting, schedule for 7 April to explain some of the points that are not clear to the committee and enable a two way discussion to take place to enable a meaningful decision to be made.</p>	
<p><b>P/2021/066 - PA21/01189</b>  <b>Demolition of existing single storey side extension and construction of 2 storey side extension and single storey front extension   76 St Marys Road Bodmin PL31 1NL. R Sims</b></p> <p>It was discussed whether massing was a consideration. The extension also does not appear to have a subservient roof.</p> <p>It was proposed not to support this application unless further clarification can be received from the planning authority that the application is considered to be within the massing and subservient roof parameters.</p>	
<p><b>P/2021/067 – PA21/00666</b></p> <p>To receive further information from CC Planning re Demolish the existing rear single story kitchen extension, garage and porch. Rebuild with two story rear extension, new porch and garage, 8 Kay Cresecent Bodmin, Mr Thomas George</p> <p>SAA/MS has queried with planning officer about subservient roof as requested by planning committee at last meeting. Not received the information required as of yet.</p> <p><b>It was RESOLVED not to support this application as Cornwall Council have not demonstrated back to Bodmin Town Council that this application has the correct subservient roof line.</b></p>	
<p><b>P/2021/068 – PA21/00933</b></p> <p>To receive further information from CC Planning re Reserved Matters application following Outline approval PA18/03824 dated 26th September</p>	

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<p>2018 for access, appearance, landscaping and layout   Former Workshop On Car Park Of Cherrywood House Pound Lane Bodmin Cornwall PL31 2BT</p> <p>SAA/MS confirmed she has requested a highways report as requested by the committee at the last meeting. It has been confirmed that this has been requested via CC planning, highways have 21 days to respond so not available yet.</p> <p><b>It was RESOLVED to defer this discussion to the next meeting when the highways report should be available.</b></p> <p>It was discussed that a site visit maybe valuable, it was agreed under COVID restrictions this should be completed individually.</p>	
<p><b>P/2021/069 – PA21/01789</b>  <b>Proposed roof over an existing livestock gathering area   Callybarrett Farm Callybarrett Road Cardinham Bodmin Cornwall PL31 2AZ. RJ CY Matthews &amp; Partners</b></p> <p>It was RESOLVED to support this application.</p>	
<p><b>P/2021/070 - PA21/02400</b>  <b>Non Material Amendment (4) to Application No. PA18/10506 dated 2nd August 2019 for Reserved Matters application for the residential development of 71 units at land off Boundary Road in respect of outline application PA16/00768 namely the schedule of amendments listed on the amended site layout drawing.   Land South Of Bodmin Community Hospital St Lawrence Road St Lawrence Bodmin Cornwall. M Dudley Vistry Partnerships South West</b></p> <p>SAA/MS been in contact with S Kirby Planning Officer CC for some further information and clarification on this application, additional information provided by email and available to councillors in drop box.</p> <p>Planning Officers summary:</p> <ol style="list-style-type: none"> <li>1. As advised previously, in order to retain the Cornish Hedgebank that encloses the development along the boundary and have therefore opted to replace a visitor parking space with a space to be allocated to Unit 1. I personally have no issue with that. The estates roads will be adopted so visitor parking on street would not significantly impacted.</li> <li>2. The second part of this NMA is adjustments to the boundary treatment for 3 units. I have set out below feedback I have received from the applicant to clarify this:</li> </ol> <p>" I have updated the boundary treatment plan to better show the three locations where we have had to change the boundary treatments.</p>	

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- i). Behind plot 17, the road in this location is about 1m above the garden for the house. To achieve the appropriate foundations to underpin the road, the engineers have created a large section of reinforced concrete wall. They have said that these foundations are not appropriate to support a 1.8m rendered block wall. We are proposing a fence in this area because currently it is the only practical solution that we have.
- ii). Behind plot 28 we can still have a wall but the foundations are only suitable for a wall which is 225mm wide. Therefore, according to the good building guide the wall can only be 1200mm high, therefore we propose a trellis to match the parking area to make the wall 1800mm.
- iii). Behind plot 10 the area below the lower section of wall would be compromising the soakaways installed for the houses in this location.

Across the rest of the site we are ok keeping all the walls that are already planned for, we just wish to replace the brick coping for a PPC coping that will divert water away from the wall better on a 300mm wide wall."

In following up I have advised the applicant with regard to the change of boundary treatment to the three specific plots, and taking into account of their explanation of what has led to the change in each case, my only additional observation is that plot 10 should include additional landscaping (small tree(s) and bushes along the eastern boundary where this faces the estate road, to soften the appearance of fencing and aesthetically improve the appearance of this boundary over time (given that this will be one of several routes into the wider St Lawrence Urban Extension situated to the south and west of this site).

So I have left it with them to follow that up. I will be expecting an updated soft landscaping plan at some point to reflect our discussions.

The Committee discussed this in depth. They were happy with the retaining of the hedgerows but did not support the idea of losing a parking space.

**It was RESOLVED to support these proposals but not to support the loss of any planned parking spaces so cannot support the amendment of the visitor's parking space if it means a parking space has been lost overall.**

Meeting finished at 11.06 am

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