

MINUTES of the Planning Committee Meeting held on Wednesday 24 February 2021 at 10.00 p.m. via Zoom conference call.

PRESENT: Councillor E M Ahearn presiding; together with Councillors, P L G Skea, J P Cooper, P Brown and J R Gibbs (arrived 10.57)

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

Meeting commenced at 10.00 am

<p>P/2021/031 Chairman's Announcements and Apologies;</p> <p>There were no announcements Apologies were received from Cllr Coppin, Cllr Bassett and Cllr Gibbs (log on issues)</p>	
<p>P/2021/032 Declarations of Interest – Members to declare interests in respect of Any items on the agenda;</p> <p>Standing order item 63b – Cllr Ahearn re item P/2021/041 - PA20/10198</p>	
<p>P/2021/033 Correspondence sent and received:</p> <p>Item 1</p> <ul style="list-style-type: none"> a) Open letter dated 8.12.2020 to K Kennally Chief Executive Cornwall Council re Masterplan b) Reply from K Kennally dated 15.12.2020 <p>Item 2</p> <ul style="list-style-type: none"> a) Letter to Cornwall Councillors re PA20/10886 b) Replies from Cornwall Councillors <p>Item 3</p> <ul style="list-style-type: none"> a) Letter to L Wood Head of Planning re Halgavor (copy sent to MP with email asking him to investigate deficiencies) PA20/10618 b) Response from CC re Halgavor PA20/10618 <p>Item 4</p> <ul style="list-style-type: none"> a) Letter from BTC to planning to request a summary of planning applications b) Response from CC to that request <p>Item 5</p> <ul style="list-style-type: none"> a) Email correspondence re PA20/11270 Priory House b) Planning officer response <p>Item 6</p> <ul style="list-style-type: none"> a) Email correspondence to Louise Wood CC re PA20/10618 and issues with logging comments and response back <p>Item 7</p> <ul style="list-style-type: none"> a) Email re Land South of Priory Road <p>The correspondence was provided to Councillors for perusal and it was requested that a copy goes on the website in an agenda pack.</p>	SAA/MS
<p>P/2021/034 PUBLIC REPRESENTATION SESSION – An opportunity for local residents to make representations or ask questions relating to items on this agenda. (Note:</p>	

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.

Will Morris Marengo wished to update the committee on the changes re item P/2021/038 - PA20/07691. Summary of changes; some 4 bed affordable housing added, extended some of pedestrian footways; pedestrian cycle route north to west through the site to link up with College and south and east. Minor tweaks around planting and gates plus 10% biodiversity. Tweak to cable underground to Asda site.

A member of the public (HB) expressed concerns regarding P/2021/041 - PA20/10198, Blowinghouse Lane, and potential damage to the bridge due to its narrowness and potentially static caravans being transported through it.

A member of the public (CH) updated the committee on her correspondence to the GLL re Asset of Community Value Dragon Leisure Centre, and read out the reply email she received from GLL as follows:

I can confirm I have checked the detail of GLL's lease for Bodmin Leisure Centre and today I met with Cornwall Council property team, to discuss your letter and specifically Halgavor Moor. As I understand it Wain Homes are currently seeking planning consent for this development. As you state in your letter the site is land locked and I believe there has been discussions about access to the site being given through the top car park at the Leisure Centre rather than the bottom car park and through the unused piece of land, past our tennis courts, the Football pitch has not been discussed with Cornwall Council. However, Wain Homes are currently exploring other options and as you say have applied for consent for an alternative access point, which they would prefer to utilise.

Cornwall Council officers have made it clear the matter over the access very much sits with the planners and their decision will determine next steps. However, what I can tell you is GLL's lease and contract does permit Cornwall Council to remove the piece of land in question from our lease for the sum of £1. This was written in to our contract at the award and GLL will be powerless to prevent Cornwall Council from exercising their right to take this land back, if they choose to do so. GLL would be compensated for loss of car parking with alternative car parking made available on our site.

Cornwall Council have confirmed it will not be until May / June that a decision is made on the current application and pending the decision there is no immediate plan to discuss the lease with GLL, or any required changes.

Obviously GLL will be keen to retain the current leisure provision and to continue to work with the community and Cornwall Council to develop and grown the membership of this Centre. I am more than happy to keep you posted, or have a meeting with you if you wish to discuss this matter any further.

The Chair thanked CH for all her efforts in this campaign.

Cllr J Cooper reminded the meeting of the development plan document which states all development is subject to a suitable masterplan and the building of

<p>a new road linking Carminow Cross roundabout to the Halgavor development. If this infrastructure is not provided, relevant authorities should be held to account.</p>	
<p>P/2021/035 To consider and, if approved, adopt the Minutes of the Planning Committee Meeting held Wednesday 3 February 2021. Copies to follow, and to be signed off by Chairman on next visit to office.</p> <p>The minutes were agreed as a true and accurate record of the meeting of 3.2.2021.</p>	
<p>P/2021/036 Actions arising from previous minutes</p> <p>a) 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)</p> <p>TC – feels there is an issue, has received emails from residents who cannot get on the portal, BTC have forwarded these on to CC</p> <p>Cllr P Brown would like a meeting with CC as not happy with some of the processes so far and Cllr J Cooper agreed that the situation is unacceptable and ask for a meeting with strategic planning and the local MP.</p> <p>TC said next option was to put a formal complaint to the Ombudsman.</p> <p>It was RESOLVED to ask for a meeting with the Strategic Authority and the local MP</p>	TC
<p>P/2021/037- PA21/00418 Proposal: Non Material Amendment (3) to Application No. PA15/06688 dated 1st March 2016 for the Creation of a new College Campus including the demolition and removal of single storey outbuildings and the phased delivery of four education buildings, an artificially lit sports pitch, signage and the associated landscaping, parking and access road provision namely various design alterations to Building 2 (as per application form) and additional and relocated parking spaces, additional covered bicycle shelter and relocated smoking area Location: Old Callywith Road Bodmin PL31 2DZ Applicant: Mr Peter Ward</p> <p>Cllr J Cooper felt they should support this application as Callywith College is a positive for the town. The road network is the problem, and CC need to put money into the road networks in overcrowded towns.</p> <p>Cllr P Brown agreed that his concern was the road network, and parking, but supports the College. CC are failing the town in its duties to manage the traffic situation.</p> <p>Cllr P Skea supports the College and does not feel we can turn this application down. Does understand the concerns of the traffic but this is often the case in towns around colleges.</p> <p>It was RESOLVED to support the application providing Cornwall Council</p>	

<p>provide a Statement of Common Ground and Community Engagement addressing the highways issues and pay some homage to Section 109 NPPF as follows:</p> <p>“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.”</p>	
<p>P/2021/038 - PA20/07691</p> <p>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 & R Mudge</p> <p>Cllr J Cooper thanked the developers for taking previous comments on board. He sighted Section 109 NPPF that some consideration could be given by CC of a statement of community engagement as detailed in the CC design guide. He still has reservations about access to the development and the masterplan that has been created in that he feels insufficient consideration has been given to B1 and B2 allocation and feels there is capacity to look at alternative access via the ransom strip from the retail park.</p> <p>Cllr P Brown – had concerns re materials schedule and the phasing and does not understand why Callywith Road cannot be brought to standard to cope with the new traffic, he felt the master planning needs to be bought forward.</p> <p>10.43 am meeting adjourned as not quorate (Cllr Ahearn left meeting due to internet issues) 10.48 am meeting re-commenced when Cllr Ahearn joined back into the meeting.</p> <p>Cllr J Cooper felt the actual development and design was one of the better ones that he has seen, and he appreciates the way the developers have worked with the Council keeping them informed, however he feels that due to the number of objections and his wish for a statement of community engagement from CC he proposed they request the application go to strategic planning to give the community the opportunity to express their concerns.</p> <p>It was RESOLVED to request this application is considered by the Strategic Planning Committee, and for Cornwall Council to provide a statement of community engagement.</p>	
<p>P/2021/039 - PA21/00933</p> <p>Reserved Matters application following Outline approval PA18/03824 dated 26th September 2018 for access, appearance, landscaping and layout Former Workshop On Car Park Of Cherrywood House Pound Lane Bodmin Cornwall PL31 2BT Mr Brian Perkins</p> <p>10.57 am Cllr J Gibbs joined the meeting</p> <p>Cllr J Cooper – safe and suitable access and ingress was a concern, the plans show a vehicle nose first going into the site with what looks like an inadequate turning space, therefore could have to reverse out onto Pound</p>	

<p>Lane. Council did not feel they had enough information and wanted the advice of the highways department.</p> <p>It was RESOLVED to defer this application to the next meeting pending receipt of information from the Highways Officer.</p>	<p>Next meeting</p>
<p>P/2021/040 - PA21/00968 Double garage with games room above. Arlington Cross Lane Bodmin PL31 2EH Mr & Mrs S Evans</p> <p>Cllr Brown declared a non-pecuniary interest as the applicant is known to him and wished to abstain.</p> <p>TC read the standing orders 63a & b</p> <p>It was RESOLVED to support this application</p> <p>Cllr P Brown abstained from voting.</p>	
<p>P/2021/041 - PA20/10198 Reduction in camping pitches from 40 to 33 and provision of 5no. additional static caravans, 2no. shepherds huts and 1no. additional toilet block Kymsland Blowinghouse Lane Bodmin PL30 5BN</p> <p>Cllr Ahearn has been contacted by a number of residents. She has requested this be added to the agenda as it falls under Lanivet Parish but due to the fact that the entrance is Blowinghouse Lane, Bodmin it concerns Bodmin residents and they have asked for BTC support regarding this proposal. The objections she has received from residents sight the narrowness of the lane, residents put their own laybys in, but these are now being used by campsite users, the narrowness of the ancient bridge. Nearby residents don't feel the original planning requirements are being adhered to such as advertising statics as 11 month a year residential occupancy.</p> <p>It was RESOLVED not to support this application due to the access road from Bodmin which it is felt is the more used access rather than from Lanivet Parish side.</p> <p>The residents in that area have made private provision for passing on the road in that area, therefore Bodmin Town Council would like to see a report from the Highways Officer in relation to this application.</p> <p>Bodmin Town Council also request a statement of Community Engagement evidencing that the applicant has discussed the application with the residents in a meaningful way, along with a Statement of Common Ground which is a requirement under the Cornwall Council design guide to show that concerns have been mitigated appropriately.</p> <p>Sections 108 and 109 of the NPPF were sighted, regarding impact on the highway and achieving suitable and safe access for all users. Along with Section 163 as the area has a river going through it and could be a potential flood risk. The National Design guide was also referred to where areas should be appropriate and suitable for the health and wellbeing of the people living in those areas.</p>	

<p>P/2021/042 - PA21/01181 Proposed extensions to the existing dwelling. 3 Bawden Road Bodmin PL31 1PT. Mr M Buscombe</p> <p>It was felt this application was not out of character with other properties in the area.</p> <p>It was RESOLVED to support this application.</p>	
<p>P/2021/043 - PA21/00666 Demolish the existing rear single story kitchen extension, garage and porch. Rebuild with two story rear extension, new porch and garage 8 Kay Crescent Bodmin PL31 1QU Mr Thomas George</p> <p>It was discussed whether the extension roof was subservient.</p> <p>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.</p>	Next meeting
<p>P/2021/044 – PA21/01330 Variation of Condition 7 of Application No. PA20/09637 dated 31st December 2020 (Planning application for the continuation of use of the vehicle depot and workshop and alterations to workshop building, relocation of vehicle ramps and to allow for the importation, storage and transfer of waste materials) Mr James Stewart-Irvine Biffa Waste Services</p> <p>It was discussed that this was a change/extension of operation times. There were concerns regarding the highway and large trucks accessing onto the road and extension to the operation hours may create greater hazard to other road users as per section 109 of the NPPF. The splay is not considered to be large enough and it was felt that the speed limit on the main highway should be reduced from the national speed limit.</p> <p>Until these concerns are mitigated Bodmin Town Council cannot support this application.</p>	
<p>P/2021/045 Street name for Moorland View, Treveth Holdings</p> <p>We have already agreed 4 names for other roads of the estate, this is for the 5th road running through the estate and it was suggested by the developer we use "Avenue" as it was tree lined.</p> <p>Tregaer - Cornish for "place of the camp" (according to the book) was proposed, so it was suggested Tregaer Row as the new street name, or happy to accept "Avenue".</p> <p>It was RESOLVED to propose Tregaer Avenue as the 5th street name.</p>	
<p>P/2021/046 RTA Notice Crinnicks Hill</p> <p>Noted</p>	

Meeting closed 11.34 am