



MINUTES of the Bodmin Town Council Planning Committee Meeting held on Wednesday 7 April 2021 at 10.00 a.m. via Zoom conference call.

PRESENT: Councillor E M Ahearn presiding; together with Councillors, P L G Skea, J A Bassett, J R Gibbs,

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

Meeting commenced at 10.02 am

<p>P/2021/071 Chairman's Announcements and Apologies;</p> <p>There were no announcements</p> <p>Apologies were received from Cllr J Cooper & Cllr P Cooper (not a member of the committee)</p>	
<p>P/2021/072 Declarations of Interest – Members to declare interests in respect of Any items on the agenda;</p> <p>There were no declarations of interest received</p>	
<p>P/2021/073 Correspondence sent and received: Item 1 - Letter to R Jenrick Secretary of State Item 2 – Response from Scott Mann's Office</p> <p>Copies of correspondence were made available to committee and public. It was noted that the letter to R Jenrick was generated following a meeting to discuss further actions regarding application PA20/07691 (Land of Castle St), whereas the reply from Scott Mann's officer mainly referred to Halgavor.</p>	
<p>P/2021/074 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>	

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<p>There were 5 members of the public present.</p> <p>CH spoke of a letter Scott Mann had sent previously to R Jenrick which was specifically regarding Halgavor.</p> <p>JS wanted to speak about PA21/01829, previously under PA19/01360. A comment on PA19/01360 was brought to the committee's attention as it suggested a soakaway from the existing property in this area leaks onto neighbouring land. There were concerns that another septic tank would increase the pollution, and with the current soakaway appears to be full most of the time and could be overflowing into the river. He has no issue with the building of the property but would like to ensure that no more pollution is added to the river and the necessary checks have been done by the Environmental Agency.</p> <p>HB – re PA21/02000, she has been in discussions with the developer re hedge boundary and solicitors are in touch. The developer plans to put chain link fencing all along for all the residents on the road and plant another hedge alongside that. She feels this is a satisfactory outcome and thanked BTC Planning Committee for their support in the matter.</p>	
<p>P/2021/075 To consider and, if approved, adopt the Minutes of the Planning Committee Meeting held Wednesday 17 March 2021. Copies to follow, and to be signed off by Chairman on next visit to office.</p> <p>The minutes of 17.3.2021 were confirmed for accuracy.</p>	
<p>P/2021/076 Actions arising from previous minutes</p> <p>See agenda items below 077, 078 and 079</p>	
<p>P/2021/077 - PA21/00933 To receive further information from CC Planning (minute P/2021/039 & P/2021/068 refers) re 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</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. Report now received which said "Following assessment, including consideration of concern raised by BTC, I have no objection to this application."</p> <p>The highways opinion was discussed. There were still concerns by some members about reversing onto Pound Lane.</p>	

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<p>It was RESOLVED to support the application as the highways department have confirmed they have no issues with the egress from the property. However, Bodmin Town Council would like it noted that they have concerns and would recommend that cars exit the property forward facing</p>	
<p>P/2021/078 – PA21/01123 To receive further information in depth Highways Report) (minute P/2021/057 refers) Re 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</p> <p>A copy of the email response from CC Planning was provided as follows:</p> <p>“I have taken this application to my case review meeting this week and it is deemed that the roads to the site are acceptable. The proposal does not include any extensions to the existing accommodation, therefore no increase on the existing six bedrooms which exist across the three units of accommodation. Therefore there will only be a minimal increase in traffic, taking into account staff and pick-ups/drop-offs. Based on this we cannot justify a highways objection and there isn’t a highways reason for refusal.”</p> <p>Due to concerns with highway safety Bodmin Town Council requested further information from Cornwall Council Planning. Following receipt of that information addressing the concerns, the planning committee RESOLVED to support the application.</p>	
<p>P/2021/079 - PA21/01833 To receive further information (minute P/2021/065 refers) re 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</p> <p>SAA/MS was asked to read out the latest correspondence from CC Planning Department as follows:</p> <p>“I have received feedback just recently from the applicant (Coastline Housing) as follows:</p> <p>I note the TC's concern about contributions and confirm that we are not proposing to vary the triggers, quantum or facilities on which the contributions are to be spent.</p>	

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<p>The application simply relates to removal of the obligation to provide a guarantee bond to the Council prior to commencement of the development and vary the trigger for the transfer of the Junction Land to the Council.</p> <p>The suggestion to revoke the s278 Agreement and incorporate its obligations into the s106 Agreement was simply for the sake of clarity in the future and provides one less agreement for the Council to monitor. Obviously we would be happy to simply modify both agreements if that is the Council's preference".</p> <p>Highways Development Management:</p> <p>"Subject to all previously agreed provisions being secured, the legal means in how it is delivered/secured, is a matter for the Local Planning Authority".</p> <p>Planning Case Officer advice:</p> <p>On the basis of the clarification from the applicant and position taken by our Highways Development Management consultee, I would be supportive of this proposal (subject to our Legal Team working reviewing this proposal and (if they agree) to move to complete the necessary variation of the Section 106 Agreement to decision PA16/00768 to remove the requirement for Guarantee Bond, revoke the Section 278 Agreement and amend trigger for transfer of Junction Land.</p> <p>I hope this assists the Town Council in their assessment of PA21/01833."</p> <p>Following receipt of the advice of the Planning Officer and the explanation from the applicant the Town Clerk and Bodmin Planning Committee felt that as this was subject to the legal teams input it did not resolve their concerns about removing the requirement for a guaranteed bond and the consequences of that.</p> <p>It was RESOLVED that BTC could not comment further or support this application until the legal team had offered their advice and explanation.</p>	
<p>P/2021/080 - PA21/01829 Construction of new 1.5 storey three-bedroom dwelling with detached garage, access drive and associated external works. Land Adj To Halgavor House Halgavor Road Bodmin Cornwall PL30 5AA. Webb</p> <p>This application was discussed along with the concerns raised during the public session regarding pollution of the local waterways. Whilst there was no objection to the building itself, Septic Tank Regulations of 1 January 2020 were referred to, and it was felt it necessary for the Environment Agency to provide a detailed assessment and re-assurance that this development would not cause further issues in an already sensitive area.</p>	

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<p>Therefore at this stage it was RESOLVED that BTC cannot support this application.</p> <p>Cllr P Skea abstained.</p>	
<p>P/2021/081 - PA21/01635 Demolition of existing sunlounge and replace with slate roofed, single storey extension. 10 Foulston Way Bodmin PL31 2QH. Mr Darren Stephens</p> <p>It was RESOLVED to support this application</p>	
<p>P/2021/082 - PA21/02328 Listed Building Consent to undertake scarf repairs to four dormer windows and their surrounding areas positioned on northeast, northwest, southwest and southeast of The Keep, Bodmin, Cornwall, PL31 1EG. Mr Philip Dickens, Amey Defence</p> <p>It was RESOLVED to support this application</p>	
<p>P/2021/083 - PA21/02196 Change-of-Use from C2 (Healthcare Staff Training Centre) to C3 (Residential - Three Dwellings) Fairview House Corporation Road Bodmin Cornwall. Jeff Jenner, Blockworks Group Ltd</p> <p>It was RESOLVED to support this application</p>	
<p>P/2021/084 - PA21/02041 Replacement of existing retaining wall Kew Klavji Bodmin Cornwall PL31 2FE Mr Chris Matthews Livewest Homes Ltd</p> <p>It was RESOLVED to support this application</p>	
<p>P/2021/085 - PA21/02000 Reserved Matters application following Outline approval PA18/08551 dated 1st June 2020 for appearance, landscaping, layout and scale for residential development of up to 45 dwellings Land SW Of Westheath Road Westheath Road Bodmin Cornwall. Vistry Partnerships</p> <p>It was felt necessary to gain further information from a member of the public who spoke earlier. A vote was taken to suspend standing orders.</p> <p>Standing orders were suspended at 10.49 a.m.</p> <p>A local resident confirmed that they are in negotiation to have the boundary hedge signed over to the residents, and the developers are putting in place their own boundary fencing and screening.</p>	

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<p>Standing orders re-instated at 10.51 a.m.</p> <p>Cllr Ahearn had concerns with the access road and the fact that it was currently a 60-mph speed limit. There was also reference to a roundabout that has not materialised.</p> <p>It was RESOLVED not to support the application until a highways report is viewed and confirmation of any speed restrictions that might be put in place are received. It was also requested the legal agreements negotiated with the residents are formalised and in place before this application is supported.</p>	
<p>P/2021/086 - PA21/02129 Shed for the storage and repair of agricultural machinery. Land At Lower Margate Farm Bodmin Cornwall PL30 4AL Mr K Hoskin</p> <p>It was RESOLVED to support this application</p>	
<p>P/2021/087 – PA21/02784 Works to 2 x Lime trees and 1 x Holly tree 11 Foulston Way Bodmin Cornwall PL31 2QH</p> <p>It was RESOLVED to note this application</p>	
<p>P/2021/088 To consider further information received in respect of PA20/07691 Residential development comprising the construction of 170 dwellings with associated access, estate roads, infrastructure, open space and landscaping. Land Off Castle Street Bodmin Cornwall</p> <p>Documents were provided prior to the meeting giving a lengthy explanation from CC Planning, following meetings and representations by BTC and CC. However as not all the committee had been able to study the information in depth and as key members of the planning committee were not present it was RESOLVED to defer the discussion to the next meeting.</p> <p>SAA/MS to provide the documentation to the planning committee after this meeting to give them time to prepare.</p>	

Meeting closed at 11.10 am

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