



MINUTES of the Bodmin Town Council Planning Committee Meeting held on Wednesday 15 December 2021 at 6.30 p.m. at the Shire House Suite, Bodmin

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

ALSO PRESENT:

Cllr H Blacklaw who did not vote as not members of the planning committee.

IN ATTENDANCE: Mr P Martin (Town Clerk) Mrs Amanda Bright (Community Services Manager/DTC) and Ms L Pinnegar (Senior Administration Assistant / Mayor's Secretary).

Meeting commenced at 18.30

**P/2021/246** - Chairman's Announcements and Apologies;

Apologies were received from Cllrs J Cooper, G Frost, A Coppin.

Announcements – The Chair requested that a card received from Bodmin Age Concern be read out, thanking BTC for their continued support.

**P/2021/247** - Declarations of Interest – Members to declare interests in respect of Any items on the agenda;

Cllr P Brown declared a nonpecuniary interest in Item 260, he is a friend and neighbour of the applicants.

**P/2021/248** - Correspondence sent and received:

1. Closing of Highway Beacon Technology Park  
**NOTED**
2. Street Trading Grant application - Mr Ian Wilson trading as 'Snack Shack' from private parking space at the White Hart Inn, Pool Street, Bodmin - LI21\_004803  
**NOTED**
3. Letter formalising comments already sent to CC re St Lawrence Urban Extension  
**NOTED**
4. Update from SW Water Operations Manager re Scarlett's Well Treatment Plant  
**NOTED**

**P/2021/249**

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

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minutes will be allocated for this session as there will be a time constraint of 5 minutes per speaker);

There were two members of the public present.

CH read out the correspondence she has had with Planning Enforcement Cornwall Council as follows:

*Email to JD Environmental Protection Officer Cornwall Council. Planning Enforcement and various other recipients dated 11.12.2021*

*Please see attached letter to BTC from SWW explaining the 'Change of Use at the Scarlett's Well Water Treatment Site' by KIER/GLANVILLE.*

*I am sure you don't need any further proof for Enforcement to issue a final date for this Private multi-million pound Company, with so many other Depots, to Relocate.*

*This unauthorised change of use is taking Cornwall Council and the Public for 'fools'.*

*It has taken the Residents and our Local Councillors to do the job of the CC Planning Enforcement, to look seriously into this mockery, and continue to state the file will be 'closed after 6 weeks'. Surely, the '6 weeks' should now apply to KIER/GLANVILLE and SWW - not the Residents.*

*Response Email from JD Environmental Protection Officer Cornwall Council dated 13.12.2021*

*I do not cover change of uses, this is something that Planning Enforcement potentially cover, and I note you copied them in on your email, and am sure they will forward this to the case officer for their information.*

*As per my previous emails, unfortunately I am unable to deal with this issue as a noise complaint as it is specifically excluded from being a nuisance in law, so I am unable to assist you further. I don't need to be included on any future email chain as I'm unable to take any action related to this issue. I have copied in everyone you did so they are aware that I am unfortunately unable to assist you further.*

CH informed the committee:

*"We are told SWW have a permit of a 'different kind'. However, CC have been unable to supply me with a copy of any document in respect to a 'Noise and Vibration Management Environmental Permit', or 'Change of use' Approval.*

*Regarding bringing the issue, by us, to the Planning Enforcement – registered Number: EN21/01904: it has been confirmed the complaint has been forwarded to the Enforcement Officer, for her information and consideration as part of the ongoing enforcement investigation."*

CH thanked Town Councillors and Jenny Cruse for their assistance regarding this matter.

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The Chair responded to say that it was her intention to invite SWW and the Contractors at Scarlett's Well Treatment Plant back for a further meeting for an update on their investigations into finding new a new site and any other developments. She will make contact in the New Year to arrange.

**P/2021/250** - Minutes of the previous meeting

To confirm the accuracy of the minutes of the meeting held on 17 November 2021 (as circulated). (LGA 1972, Sch 12, para 41(3), LG (Miscellaneous Provisions)1976, s41)

It was RESOLVED to confirm the accuracy of the minutes of 17 November 2021. Cllrs P Skea and P Brown abstained as they did not attend that meeting.

**P/2021/251** - Actions arising from previous minutes

1. P/2021/236 - Masterplanning in Bodmin - Cornwall Transport Plan - It was RESOLVED that Councillor Frost and Councillor Bassett would work together on this consultation and present their views back to the committee via email before submitting to Cornwall Council. The survey is open until 24 December 2021 – FOR NOTING

Cllr Basset updated as to progress, unfortunately Cllr Frost has been unwell, so has been unable to assist. Ideas were discussed, such as shared distribution centres, bottling and canning facilities locally, use of public transport type of vehicles currently in use. **It was NOTED that Cllr Bassett will collate the ideas and put forward a Response on behalf of the Committee. She also encouraged people to response personally.**

2. P/2021/238 - PA21/10320 - removal of Ash tree due to ash die back - It was RESOLVED that they wished to see a report from the Tree Officer before the tree is felled along with confirmation that a physical visit took place by the Tree Officer. They wished for details of the guidance used for planting replacement trees. Officers to follow up. – RESPONSE RECEIVED & RESOLVE FOR NOTING.

**NOTED**

3. P/2021/241 - PA21/10997 - Land East Of St Annes Chapel Dunmere Road Bodmin PL31 2RD Mr & Mrs Elston - There was concern about Phosphates and the use of the modern technology methods yet to be tested along with policing of the maintenance of the systems. It was RESOLVED to seek the advice of Environment Agency before making a decision. Officers to progress and report back. – RESPONSE RECEIVED FOR NOTING.

**NOTED**

4. P/2021/217 - to request that a Tree Officer attends a Planning Meeting to talk to the Planning Committee and explain all processes and timelines involved in assessing and condemning trees, and to provide if possible, a map of the protected trees in the Borough of Bodmin

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Officers confirmed that there had been no response to the three email requests sent to Cornwall Planning.

**It was RESOLVED to ask Officers to write to Louise Wood Service Director for Planning & Sustainable Development, Cornwall Council to escalate their request and seek a response.**

**P/2021/252**

To receive Risk Management updates

**NOTED**

**P/2021/253**

To receive the data and slides from the Neighbourhood Plan Survey and authorise its dissemination to the public as required.

Disappointment was expressed by some that only 800 responded, when so many were given the opportunity to engage and have their say.

**It was RESOLVED to agree to share in the public domain, via the Website, with a comment as to the importance of receiving the public's views.**

**P/2021/254**

Cornwall Council Planning and Sustainable Development Consultation on Planning Application Validation List. TO NOTE any responses received.

**No responses received. NOTED**

**P/2021/255**

FW: EDG1983 - Launceston Road, Bodmin - S278. Response submitted from the Planning Committee. – FOR NOTING

**NOTED**

**P/2021/256 - PA21/08784**

To note the decision via email consultation on: Proposed conversion of existing single storey annexe building to create a single residential dwelling Location: Land South East Of Fair View House Corporation Road Bodmin Cornwall PL31 1LF Applicant: Mr Jeff Jenner – FOR NOTING

**NOTED**

**P/2021/257**

5 Day Protocol 5 Day Protocol PA21/04858 10 Moor view. it was RESOLVED at the meeting of 17.11.2021 and via email consultation to Agree with the Planning Officers recommendations. – FOR NOTING

**NOTED**

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**P/2021/258**

Intention Notice Temporary Prohibition of Traffic, Castle Canyke Road, Bodmin, 11th January 2022 to 11th January 2022 (09:30 to 15:30 hours)

**NOTED****P/2021/259 - PA21/09975**

Proposed 3 no. flats under a new raised roof and rear single storey extension and extension to staff rooms | 50 Higher Bore Street Bodmin PL31 1JW. Mr Choudhury

**It was RESOLVED to support this application.**

**P/2021/260 - PA21/08185**

Proposed construction of four x 1 bed flats and communal amenity space. | Land Rear Of St Leonards Flats Higher Bore Street Bodmin Cornwall. Mr Jonathan Whitman Coastal Construction (Cornwall) Ltd

There was concern regarding parking facilities, due the fact that the area already seems to be under pressure, and there is no provision for parking in the application.

**It was RESOLVED to OBJECT to this application on the grounds that there is no provision for parking in the plans and the impact this will have on Highway's safety due to possible increase of parked vehicles in the local streets in an area already congested by parking.**

**P/2021/261 - PA21/11796**

Non Material Amendment (NMA1) to allow the glass bays to be used for the tipping of DMR during the redevelopment of the Bodmin Materials Recycling Facility in respect of decision PA20/01439 | East Cornwall Recycling Centre Bodmin Business Park Bodmin PL31 2RQ Mr Niall Kelly Cornwall Energy Recovery Ltd

**It was RESOLVED to support this application.**

**P/2021/262 - PA21/10729**

Retrospective Change of use of previously vacant land at Bodmin Business Park to bus depot (sui generis) with temporary cabins and installation of bus wash and fuelling facilities | Go Cornwall Bus Depot Bodmin Business Park Bodmin Cornwall PL31 2RT. Mr Mark Horide Go South West

**It was RESOLVED to support this application.**

**P/2021/263 - PA21/11257**

Works to trees covered by a Tree Preservation Order, namely, pruning works around the pole | Street Record Lostwithiel Road Bodmin Cornwall. Miss Joanne Harkness

**It was RESOLVED to support this application.**

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**P/2021/264 - PA21/11746**

Non-material amendment (NMA1) to increase size of proposed landing window and replacement of existing lounge window with a new full height window in respect of decision PA21/08267 | 1 Broomfield Drive Bodmin Cornwall PL31 1QT. Mr Ashley Hayward

**It was RESOLVED to support this application.**

**P/2021/265 - PA21/11437**

Hedgerow Removal Notice to remove 5m of hedgerow to create new gateway in corner of field to improve farm access onto land. | Bunt's Meadows Southwestern Corner Of Bottom Field Bodmin Beacon Local Nature Reserve Bodmin Cornwall. James Rhys Parry Cormac Solutions

There was concern that this could be well established Cornish stone hedging and not sufficient information in the detail provided to make a comment.

**It was RESOLVED that further information be requested as to the reason for this application.**

**P/2021/266**

Community Network Highways Scheme (CORMAC) progress update – FOR NOTING

**NOTED**

Meeting finished at 19.37

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