



MINUTES of the Bodmin Town Council Planning Committee Meeting held on Wednesday 26 January 2022 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 P Cooper, J R Gibbs, G Mountcastle and H Blacklaw

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

Meeting commenced at 18.30

P/2022/017 - Chairman's Announcements and Apologies;

There were no announcements

Apologies for absence were received from Cllrs Coppin and Crowle.

P/2022/018 - Declarations of Interest – Members to declare interests in respect of Any items on the agenda;

Cllr Ahearn declared a non-pecuniary interest in item P/2022/032 - PA22/00032 (applicant known to them)

Cllr Brown declared a non-pecuniary interest in item P/2022/026 - PA21/12346 (applicant known to them)

P/2022/019 - Correspondence sent and received:

1. Update re Scarlett's Well from Operational Contracts Manager SWW

Cllr Ahearn briefed the meeting at this stage (was under item P/2022/024)

Meeting was held 24.1.2022 at Shire House. Attended by Cllr Ahearn, Cllr Skea, Cllr Cruse, Cllr Rushworth, Mr Raymond Haffron, Operations Contracts Manager, South West Water and Officers P Martin, L Pinnegar.

They produced evidence that movement in and out of the site had reduced, intend to reduce again over next 4 weeks. It was stated that there are still problems with some contractors not going to a from the site as per the new directions. He has asked for footage of this so he can follow this up.

SWW are actively look for an alternative site to operate out of, they will be moving out of that site within the 12 months once the contract is up, sooner if a suitable site can be found. CC representative at the meeting will assist with liaising with potential sites.

KPI data will be sent through to us every 4/5 weeks of traffic movement.

The sewage treatment plant will continue at the site.

Highways have refused to put a no entry sign up. SWW in discussions with CC regarding the trees and on Alexander Road and SWW have offered to contribute to the maintenance costs.

Community Engagement brochure was presented to the meeting offering possible funding opportunities, Cllr Ahearn will present at Full Council.

Cllr Cooper was disappointed with the information received and the way SWW and Cornwall Council have managed this from the outset, without the appropriate regulations or consideration of their neighbours and found it hard to believe that they are unable to find alternative land. He has received correspondence from residents who still feel the speed and number of vehicles is excessive.

Cllr Ahearn stated that she has spoken to residents who have noticed a marked improvement.

Cllr Cooper requested that tracker information be sort from the operators in particular speeds on Alexander Road, for last 30 days. Cllr Brown requested that we receive written confirmation from the operators / Cornwall Council that the site will not be used in this way going forward

Cllr Ahearn agreed this could be done.

2. Re Town And Country Planning Act 1990 – Section 247
Stopping Up Of Highway At Beacon Technology Park, Bodmin, Cornwall PL31 2FR
Os Grid Reference: E:205450, N:066900

Noted

2. Launceston Road, Bodmin - S278 works – response to consultation comments

Cllr Cooper stated that we asked for an audit on the road which CC have said they cannot do, disappointed with the response.

Cllrs would like to know why CC put in wider footpaths and cycle routes a couple of years ago, for someone to come along and dig it up to put a turning area in the centre of the road in the current set of road works. A road audit should have been able to predict this waste of ratepayer's money.

Town Clerk agreed to write a follow up letter (had a Teams meeting about 12 months ago with Highways) to the County Member Cllr Leigh Frost.

P/2022/020 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 two members of the public present.

A gentleman attended to speak about the material amendments to P/2022/028 - PA22/00214. He explained they are trying to be environmentally aware, putting in heat source pumps for example but from a maintenance point of view would like to use heritage style high quality UPVC windows rather than timber.

CH spoke about Scarlett's Well. She requested that her comments be recorded and were as follows:

"thanked Cllr Ahearn and team for all their work, and agreed entirely with Cllrs Cooper and Brown. She thought the residents Cllr Ahearn had spoken to possibly slept at the back of their properties and went to bed about 10pm, because the resident living in the block overlooking the entrance to the Site says the opposite, and quoted this email of yesterday:

*I've been working for almost 10 days/nights straight now...so i can't really tell you much, just been through the update now...i can't say if the traffic has reduced like they say but what i can definitely say is that speeding is a joke,they are more aggressive than ever,it's like they are taking the *iss for being reported for speed and that the late night traffic has become more regular, so i don't really understand what they are really trying to achieve by coming up with this updates...it's all dust in the eyes! From one of the quietest places to live in bodmin we have ended up in the middle of an industrial estate, one of the most noisiest,circulated and polluted places now! I personally don't think they are really looking to relocate too soon,why would they,they already own this place, it's free and no one is taking any action against them...*

SWW speak about their 'long term plans' - they do not mention they are looking for premises elsewhere. They appear to be extremely confident Scarletts Well Water Treatment Plant can continue to be used as a Commercial Base, ignoring Planning and Regulations.

The email from SWW 1.12.2021 states:

SWW has introduced a step change to ensure improved service 24/7 to network failures as they occur across the region. To support this our supply chain partners (Kier/Glanville) now work continually from site to replace lengths of sewers that have collapsed to restore nominal flow 24/7.

SWW, Kier and Glanville are fully aware that a 'change of use planning 'Approval' and a 'noise and vibration permit' is required for their Commercial development. Residents do not ask for a 'summary' of vehicle movements - they ask that KIER/Glanville move from Scarletts Well Water Treatment Plant as a priority. I cannot accept such large Companies cannot find an alternative site, and understood the Contract finished in April 2022 – not in a year's time. SWW state there has been 'near incidents' – what is an 'incident?' – are they waiting for a serious accident – there is a Primary school nearby.

We would like assurances put in writing, as this has been since last June that the situation has been so bad.

Email from our MP Scott Mann yesterday:

Dear Christine and Jack

Thank you for the update, this is an inconsiderate time to be undertaking work in a residential area. I am sure the council will respond soon or the Cornwall Councillor will action it, if you have no joy, let me know and I will raise it with the council on your behalf.

Cllr Cooper agreed with the residents comments and was disgusted that Cornwall Council and Highways could allow this abuse of a residential road. SWW have not produced a noise survey as requested.

It was suggested that Highways and SWW be invited to a planning meeting to allow members and residents to ask questions or the police be informed about speeding infringements.

P/2022/021 - Minutes of the previous meeting

To confirm the accuracy of the minutes of the meeting held on 5 January 2021 (as circulated). (LGA 1972, Sch 12, para 41(3), LG (Miscellaneous Provisions)1976, s41)

Officer Title DTC to change to ATC. It was RESOLVED to confirm the accuracy of the minutes of 5.1.2022. Cllr Brown and Cooper wished to abstain as not at that meeting.

P/2022/022 - Actions arising from previous minutes

It was confirmed that the actions were all in hand and completed.

Member of public mentioned a road sign she considered dangerous. She was encouraged to contact the ward member and copy BTC in so they could support the action.

P/2022/023 To receive Risk Management updates - None**P/2022/024**

To receive an update from the Chair of the meeting between BTC and SWW re Scarlett's Well Treatment Plant

Update given previously - See Item P/2022/019 (under correspondence item 1)

P/2022/025

**To receive more information on P/2022/011 - PA21/11647 Demolition of two temporary storage units and construct extension to main building to the rear with relocation of toilet facilities including new storage building onto the right corner adjacent to car wash bay | Bodmin Service Station Dennison Road Bodmin PL31 2LW
Mr Ramanan Muthulingam Smart Fuels Ltd**

Cllr Cooper asked if it was appropriate for Cornwall Council to be adjudicating on this application as they own the land and possibly the premises? He is unable to find the leasing information. He would like confirmation that the applicant has the necessary lease in place to entitle him to apply.

It was RESOLVED to write to Cornwall Council to ask if it is appropriate for them to adjudicate on this application and has the applicant got the necessary lease arrangements in place to apply for planning permission.

Town Clerk confirmed he will do this letter

**P/2022/026 - PA21/12346 | Proposed change of use from a self contained annexe to a residential dwelling. | Post Box Barn Fletchersbridge Hill Cardinham Bodmin PL30 4AN
Mr & Mrs K Renals**

It was RESOLVED to Support this application.

Cllr Brown abstained from the vote.

P/2022/027 - PA21/12195

Replacement conservatory. | 2 Park Drive Bodmin PL31 2QF. Mr & Mrs K & N Beer

It was RESOLVED to Support this application.

P/2022/028 - PA22/00214

Non Material Amendment (1) to Application No. PA19/10794 dated 24th March 2020 for the Erection of 3no. residential dwellings at land to the rear of the existing Barclays Bank, Bodmin., namely, amendments to sash windows to white plastic; dormer lead to grey single ply roofing membrane; fascia/soffit gutters and downpipes to white plastic fascia soffit and black cast iron replica gutters and downpipes and side stone elevations to white painted smooth cement rendered finish | Land East Of Barclays Bank Mount Folly Bodmin Cornwall, Mr Ollie Ebelis

Cllr Cooper feels it is in one of the most historical parts of the Town, surrounding buildings are built with Callywith Stone or granite. Whilst he understands the rationale to the change to the windows but does not like the change to white render and does not feel it is in keeping with the area.

NPPF 130 b & c were referred to. Planning policies and decisions should ensure that developments:

- b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
- c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);

Councillors in attendance agreed with these comments.

It was RESOLVED not to support this amendment as the outside finish should pay homage to the heritage of the local area in accordance with NPPF 130 b & c.

Cllr Skea abstained

It was proposed that if the applicant would like to meet with the planning committee with amended plans they would be happy to do so.

P/2022/029 - PA21/12239

Replacement of existing two storey rear extension with new extension and terrace. | 61 St Nicholas Street Bodmin PL31 1AF. Mr Eddy

It was RESOLVED to support this application

P/2022/030 - PA21/12585

Listed Building Consent for Internal alterations to form training room, 1-1 interview room and installation of new W.C and replacement of internal finishes. Partial removal of existing stud partition, with the installation of mechanical ventilation. | 3 Market House Arcade Fore Street Bodmin PL31 2JA Sarah Mayes Seetec Pluss Ltd

Cllr Cooper queried whether this should have a change of use application submitted in what is a retail outlet property.

It was RESOLVED to defer this application until further information received on the change of use criteria.

P/2022/031 - PA21/12791 | Works to trees in a conservation area (CA), works include cut back laurel & maples trees 3m to boundary. | Bodmin Post Office St Nicholas Street Bodmin PL31 1AA, Bodmin Post Office

It was RESOLVED to support this application

P/2022/032 - PA22/00032

Demolition of single garage and construction of double garage with store room over. | 1 Moor View Bodmin Cornwall PL31 1DG. Mr Neil Greenaway

It was discussed whether the roof line was subservient, and whether in time the storage space would become a residential space.

It was RESOLVED to support this application

Cllr Cooper abstained as he would have liked assurances on the massing.

Cllr Ahearn abstained.

P/2022/033 - PA21/12654

Extension to light industrial unit to provide additional capacity for manufacturing and storage. Unit 6 Cooksland Industrial Estate Bodmin PL31 2QB. Mr Andy Knight CHX Products Ltd

It was RESOLVED to support this application

P/2022/034

Road Traffic Regulation Act 1984 S.14: Temporary Prohibition of Traffic – Intention Notice

Location: Corporation Road, Bodmin

Timing: 28th February 2022 to 4th March 2022 (24 hours)

Noted

P/2022/035

Road Traffic Regulation Act 1984, S.16A

The below event road closure request has been received.

Event: Bodmin St Pirans Day

Date: 4th March 2022

Times: 10:00 to 12:00

Noted

P/2022/036

Road Traffic Regulation Act 1984 S.14: Temporary Prohibition of Traffic

Openreach have requested to close the following road(s) to carryout works to their apparatus.

Location: Higher Bore Street, Bodmin

Timing: 7th March 2022 to 9th March 2022 (19:00 to 07:00 hours daily)

Contact: Kelly Traffic Management - Tel: 079407 99402

It was RESOLVED that the committee wanted to know if there was a plan for displaced parking for street and parking bays. Arterial route and why road closure and not traffic management

P/2022/037

Road Traffic Regulation Act 1984 S.14: Temporary Prohibition of Traffic

Location: Tanwood View, Bodmin

Timing: 14th March 2022 to 16th March 2022 (07:30 to 17:00 hours daily)

Noted**P/2022/038 - PA22/00430****Conversion and extension of a double garage to create a ground floor annexe and first floor master suite. | 8 Priors Barn Bodmin PL31 2JT. Avila Foreman****It was RESOLVED to support this application**

Meeting finished at 19.51