



MINUTES of the Bodmin Town Council Planning Committee Meeting held on Wednesday 5 January 2022 at 6.30 p.m. at the Shire House Suite, Bodmin

PRESENT: Councillor E M Ahearn presiding; together with Councillors, 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/ATC) and Ms L Pinnegar (Senior Administration Assistant / Mayor's Secretary).

Meeting commenced at 18.30

P/2022/001 - Chairman's Announcements and Apologies;

Apologies were received from Cllrs Brown & Coppin

Town Clerk advised that the meeting would be recorded and that all recordings would be deleted on completion of the minutes.

P/2022/002 - Declarations of Interest – Members to declare interests in respect of Any items on the agenda;

There were no declarations of interest made.

P/2022/003 - Correspondence sent and received:

1. Responses from BTC to Cornwall Transport Plan

Noted

2. From member of public re Scarlett's Well Treatment Plant

The Chair and Town Clerk updated the committee. SWW are looking for an alternative site.

Cllr Bassett was keen that BTC investigate alternative uses for this site should it become available.

The Chair has requested that a letter sent to SWW and other interested parties to arrange a meeting for an update.

P/2022/004 - 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);

CH spoke. Regarding Scarlett's Well Treatment Plant, she is dissatisfied by the lack of action taken by Cornwall Council Enforcement and Environment. She would want any new

site owners to gain the Noise and Vibration Permit which SWW or Glanville do not have. She has continued to receive complaints from her tenant regarding vehicle traffic disturbing their peace.

CH requested more information about the location of the planned new gate at Bodmin Beacon Nature Reserve Item P/2022/008 - PA21/11437. This was explained to her satisfaction by the Chair.

CH requested information about item P/2022/013 Beacon Road and whether parking on Harleigh Road would be permitted during the works. It was agreed Cllr P Skea would find this information out and report back to the member of the public.

P/2022/005 - Minutes of the previous meeting

To confirm the accuracy of the minutes of the meeting held on 15th December 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 15 December 2021.

P/2022/006 - Actions arising from previous minutes

See Appendix 1 (agenda pack)

Updates were received and recorded in Actions spreadsheet.

P/2022/007 - To receive Risk Management updates

None

P/2022/008 - PA21/11437

To receive further information on 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 (see report in agenda pack)

Report received from James Rhys Cormac Solutions and presented to Committee. The contents of the report were discussed at length. It was felt the reasons for the request were reasonable and could be justified.

It was RESOLVED to support the application.

P/2022/009 - PA21/11749

Works to trees subject to a tree preservation order for the removal of 3 weeping ash trees with severe ash die-back which are to be replaced with 3 weeping beech trees. | Treveth Holdings Development Land Reperry Gardens Bodmin Cornwall. Mr A Mansell Treveth Holdings

It was discussed that it was hoped that the decision of what species of the replacement trees should be made by a qualified person.

It was resolved to support this application on the condition that the replacement trees are deemed suitable to the environment of the site, existing development and any future development.

P/2022/010 - PA21/12156

Certificate of lawfulness for existing use of single storey building to rear of 4 Lower Bore Street as three separate flats. | 2-4 Barley Sheaf Lower Bore Street Bodmin PL31 2JX
Jonathan Whitham Coastal Properties

It was resolved to support this application.

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

This application was discussed at length. It was raised as to whether there were facilities for disabled people factored into the new plans. It didn't appear clear from the information received.

It was RESOLVED to ask for further information about provision of disabled toilet facilities before making a consultation comment.

P/2022/012 - PA21/11795

Conversion of former public house and owners' accommodation into five flats. Removal of part of C20th single-storey rear extension. | 19 Honey Street Bodmin PL31 2DL
Mr Graham Cousins Mahala Estates Limited

There was concern about the sizing of the flats and lack of parking, but this was counterbalanced with the need for single occupancy accommodation and town regeneration. Parking available at Priory Car Park.

It was RESOLVED to support this application

P/2022/013

Road Traffic Regulation Act 1984 S.14: Temporary Prohibition of Traffic
Location: Beacon Road, Bodmin
Timing: 3rd January 2022 to 14th March 2022 (24 hours) – For Noting

Noted

P/2022/014

Road Traffic Regulation Act 1984 S.14: Temporary Prohibition of Traffic
Location: Queens Crescent, Broomfield Drive, Kay Crescent
Timing: 4th January 2022 to 14th January 2022 (07:30 to 17:00 hours daily) – For Noting

Noted

P/2022/015

To receive an update on request for a visit by the Tree Officer and for details of the guidance used for planting replacement trees. Response from Cornwall Council for consideration.

Correspondence was shared with the Committee. Cornwall Council do not currently have the manpower to grant this request. Information was provided on how to source information about trees in the borough via Cornwall Councils interactive mapping system webpage, links provided to:

<https://www.cornwall.gov.uk/planning-and-building-control/planning-advice-and-guidance/trees/>

<https://www.gov.uk/guidance/tree-preservation-orders-and-trees-in-conservation-areas>

Noted

P/2022/016

Intention Notice, Helland Road, Bodmin, 7th February 2022 to 9th February 2022 (07:30 to 17:00 hours daily) Cormac Solutions

Noted

Meeting finished at 19.43