



MINUTES of the Bodmin Town Council Planning Committee Meeting held on Wednesday 16 February 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 R Gibbs, G Mountcastle, H Blacklaw and B Crowle

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

Meeting commenced at 6.30 pm

P/2022/0039 - Chairman's Announcements and Apologies;

Apologies were received from Cllrs J Cooper, A Coppin & P Brown

There were no announcements

P/2022/040 - Declarations of Interest – Members to declare interests in respect of Any items on the agenda;

There were no declarations of interest.

P/2022/041 - Correspondence sent and received:

1. **Letter to CC Councillors re highways issues and Scarlett's Well Treatment Plant**

Noted

P/2022/042 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 was one member of the public present. He spoke regarding item P/2022/051 - PA22/00646. Previous application by previous owner to fell two trees was approved but has since expired. The additions to the application are on the recommendation of a Tree Surgeon, relating to Crowning and Ash die back, along with one tree damaging a boundary and interfering with the roof of a neighbouring property.

P/2022/043 - Minutes of the previous meeting

To confirm the accuracy of the minutes of the meeting held on 26 January 2022 (as circulated). (LGA 1972, Sch 12, para 41(3), LG (Miscellaneous Provisions)1976, s41)

It was agreed to confirm the accuracy of the minutes of 26.1.2022. Cllr Crowle abstained as not present at that meeting.

P/2022/044 - Actions arising from previous minutes

See Appendix – shared with the committee and updates received.

P/2022/045 To receive Risk Management updates - none

P/2022/046

To receive further information from Cornwall Council and South West Water on issues regarding Scarlett's Well Treatment Plant, and highway matters in Bodmin, mainly Launceston Road and Scarlett's Well following a request for attendance at meeting.

Cllr Cruse and Rogerson accepted our invitation to answer members questions at this meeting, Cllr Frost sent his apologies as unable to attend. No response yet from Operations Contract Manager SWW. However, at request of Town Clerk and Chair the invitation to attend was postponed until next meeting of 9.3.2022 due to absence of some members of the planning committee.

P/2022/047

To receive further information on 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

The response gained from Cornwall Council Planning was read out as follows:

"A change of use application would not be needed for this proposal as both the current use and the proposed use would fall within Class E of the Use Classes Order. Changes of use within the same Use Class do not require consent. Likewise, Listed Building consent is not required for a change of use and is only required for the physical changes to the building."

It was RESOLVED to support this application.

P/2022/048

To receive further information following submission of comments re a plan for displaced parking for street and parking bays. Arterial route and why road closure and not traffic management 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

The response to our enquiries was received from Kelly Communications Traffic Management Valdiation Team, and read out to the committee:

"the road closure is not required as the works can be done in the parking bay without affecting the traffic flow.

We will cone of the bays and work in sections, unfortunately all the works apart from the start and end are going through the bays. This unfortunately is unavoidable as the footway is narrow and we will have to occupy the bays if we are digging up the entire length of the footway. I have set these works for 2 days to minimise the impact on the residents as best we can.

We can also send out a letter drop to residents advising them of the works as well."

NOTED by the Planning Committee

P/2022/049

**To receive more information on P/2022/011 - PA21/11647 & P/2022/025 - PA21/11647 and to note subsequent 5 Day Protocol decision re 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**

Further information was shared with Planning Committee and on receipt of a 5 day protocol it was RESOLVED by the majority to Agree with the Planning Officers recommendation to Approve the application.

NOTED by the Planning Committee

P/2022/050 - PA22/00580

The proposed erection of a detached dwelling and the installation of a sewage treatment plant | Land Opposite Camel Valley Cottages Dunmere Road Bodmin PL31 2RD. Mr S Knowles Jnr

There were strong concerns with creating a new access onto a busy A road, along with the gradient of the site.

It was RESOLVED not to support this application due to the necessity to create a new access on to a busy A road. In addition, the gradient of the site was considered unsuitable for the application.

P/2022/051 - PA22/00646 | Works to trees in a Conservation Area, namely:- 1. Cedar (T1) and (T2) - Fell because of structural weaknesses 2. Group consists of eight Sycamore trees and four Ash trees (G1) - Crown reduction to all Sycamore trees, Fell Ash trees as showing signs of dieback 3. Sycamore (T3) and (T4) - Crown reduction 4. Lime (T5) and (T6) - Crown reduction 5. Laburnum (T7) - Excessive growth and will cause structural problems to adjacent boundary wall | Land East Of Barclays Bank Mount Folly Bodmin Cornwall, Mr Ollie Ebelis Mount Folly Development Ltd

It was RESOLVED to support the application.

P/2022/052 - PA21/11227

**Change of use from a professional office to a restaurant | 70 Fore Street Bodmin PL31 2HR
Miss Mari Monteiro**

It was noted that on the application form
Section 13 Foul Sewage – disposal of was “Unknown”
Section 14 Waste Storage and Collection, do the plans incorporate areas to store and aid the collection of waste? Answer “No”. Have arrangements been made for the separate storage and collection of recyclable waste? Answer “No”.
Section 15 Trade Effluent, does the proposal involve the need to dispose of trade waste? Answer “No”

Being an application for a restaurant there was particular concern regarding the Trade Waste disposal, and more clarification was requested.

It was RESOLVED not to support the application until further clarification is received regarding these matters.

P/2022/053 - PA21/12256

Replace existing rotting wooden windows and door with uPVC in wood effect (Golden Oak). No change to pattern of windows or door, but different material for longevity and sustainability. | 57 Higher Bore Street Bodmin PL31 1JS Mr Tim Coombe

It was noted on the application form that the uPVC doors and windows were to be in wood effect (Golden Oak), however the Proposed Shop Front document it stated "Glazed shopfront Window frame, cil & door. UPVC white finish.

It was RESOLVED to support the application in principle however the committee noted on the application form that the uPVC doors and windows were to be in wood effect (Golden Oak), however the Proposed Shop Front document it stated "Glazed shopfront Window frame, cil & door. UPVC white finish. The committee would like this to be investigated and any discrepancy dealt with.

P/2022/054 - PA22/00242

Conversion of building into 9 Flats with the addition of 2 new floors. | 81A Fore Street Bodmin PL31 2JB Mr Sultan Ahmed

The application was discussed as to whether adequate provision has been made for parking, and bin storage and recycling. It was also appreciated that there was a need for this type of accommodation and footfall in the town.

It was RESOLVED to support in principle providing there are at least one parking space per flat, given the location being a high street where parking is difficult and very limited.

P/2022/055 - PA22/00657

Extension to existing retail unit (Class E) including new entrance exit lobby, secure compound, external display area, sprinkler tank, pump house, and amendments to servicing and car parking arrangements; erection of 1no. unit for use within Class E(b)/sui generis hot food takeaway; and associated works." | Unit 1 Dunmere Road Bodmin PL31 2QN. T J Morris Limited

It was RESOLVED to support this application.

P/2022/056

Intention Notice

Location: WPD Crinnicks Hill Bodmin

Timing: 28th March 2022 to 4th April 2022 (09:30 to 16:30 hours daily)

There was concern as to this clashing with the works on the bridge over the railway between Lostwithiel Rd and Beacon Road.

It was a RESOLVED to make contact with the operators and suggest that they defer the works until the Bridge re-opens.

P/2022/057

Intention Notice

Location: Dunmere Road

Timing: 14th March 2022 to 19th March 2022 (19:00 to 06:00 hours daily)

NOTED

P/2022/058

Intention Notice

Location: St Marys Road and Westheath Road

Timing: 14th March 2022 to 18th March 2022 (07:30 to 17:00 hours daily)

NOTED

P/2022/059

Closure Approval – For Noting

Event: Bodmin St Pirans Day

Date: 4th March 2022

Times: 10:00 to 12:00 hours

NOTED