



MINUTES of the Bodmin Town Council Planning Committee Meeting held on Wednesday 30<sup>th</sup> March 2022 at 6.30 p.m. at the Shire House Suite, Bodmin

PRESENT: Councillor P Skea Vice Chair; together with Councillors, P Brown, J P Cooper, H Blacklaw and B Crowle

IN ATTENDANCE: Mr P Martin (Town Clerk) and Mrs S Gooch (Senior Administration Assistant).

Meeting commenced at 6.30 p.m.

**P/2022/084 Chairman's Announcements and to receive apologies from committee members**

The Chair drew members attention to the recording notice displayed as you enter the room.

Apologies were received from: Cllr E Ahearn, J Gibbs, G Mountcastle

**P/2022/085 Declarations of Interest – Members to declare interests in respect of any items on the agenda.**

There were no declarations of interest received.

**P/2022/086 Correspondence sent and received:**

Item 1 letter to Cornwall Council regarding PA22/00716 Bodmin Jail Swimming Pool

No response to the letter has been received from Cornwall Council.

A planning notice has been displayed at the site of the Jail closing date for comments is 21st April 2022. It was proposed that the TC contacts the planning office again and asks why our questions have not been answered. Need response and direction from Cornwall Council as at the moment the consultation process is flawed and therefore any decision they make is not valid.

It was **RESOLVED** that

The Town Clerk write to Cornwall Council planning office and asks why BTC questions have not been answered. **TC**

Item 2 letter of complaint to Cornwall Council regarding Scarletts Well Water Treatment plant.

The TC reported that he has received various emails on this topic today and it was proposed to defer all discussions regarding Scarletts Well to the next meeting scheduled for 20<sup>th</sup> April 2022 so all responses can be read and digested.

It was also felt that Bodmin's Cornwall Council representatives have shown very little support for BTC and that the Town Clerk should formally write to Cornwall Council/ local government ombudsman and raise a complaint over the lack of support and commitment over the last year and

It was **RESOLVED**

To **DEFER** items regarding to Scarletts Well to the next planning meeting on 20<sup>th</sup> April 2022. And the TC write to local government ombudsman and raise a complaint over the lack of support and commitment over the last year BTC have received from its local Cornwall Council members. **TC**

**P/2022/087 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 four members of the public in attendance today.

Mr Bell stated that agendas are not being displayed in a consistent manner across the Folly notice board and the Porch at Shire House.

The TC confirmed that agendas are posted on the website and the notice board on the Folly which is a conspicuous place but will post agendas on the porch also going forward.

Christine Howard has written to Linda Taylor regarding Scarletts Well. She has received a copy of a letter from enforcement a response that was the same as received by the TC. And happy to discuss further at the next planning meeting. CH's agreed for her comments to be included in the BTC's letter to the ombudsman.

P/2022/088 - Minutes of the previous meeting

To confirm the accuracy of the minutes of the meeting held on 9<sup>th</sup> March 2022 (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 9<sup>th</sup> March 2022.

**P/2022/089 - Actions arising from previous minutes – see Appendix 1**

See Appendix – shared with the committee and updates received.

**P/2022/079 update. The Toucan** is due to be completed at the end of next financial year. Members felt that if only Cornwall Council had agreed the land ownership of the original hedge it would have saved Cornwall Council thousands of pounds installing the crossing.

As the committee felt it had exhausted all avenues of dialogue with Cornwall Council a letter of complaint to the financial ombudsman should be written over misappropriation of funds. BTC should also share its efforts with the local community.

It was **RESOLVED** That

the TC write to the financial ombudsman over misappropriation of funds by Cornwall Council. **TC**

**P/2022/090 To receive Risk Management updates**

Although there is none to receive at this time it was proposed to include the risk of inaction from Cornwall Council to the risk register.

It was **RESOLVED**

To **AGREE** to include the risk of inaction from Cornwall Council to the risk register

**TC**

**P/2022/091 To consider and agree a response to agenda item 086 item 2.**

It was **AGREED** to defer this item for consideration to the planning meeting on 20<sup>th</sup> April 2022

**P/2022/092 – PA22/02749**

Works to a tree subject to a tree preservation order, works are to T1 (Sessile Oak) for crown reduction, reduce the height of tree by 1.5m to leave at 12.5m and radial crown spread on all sides by 1.5m to leave 4.5m. No cuts to be greater than 30mm diameter, taken back to suitable growth points. Location 13 Radnor Close Bodmin Cornwall PL31 2BZ

Applicant Mrs Kendall

Members felt this was a sensible tree management approach.

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

**P/2022/093 - PA21/12498**

Proposal Conversion of existing commercial premises into 2 no. flats  
Location 82 Fore Street Bodmin Cornwall PL31 2HR  
Applicant Mr Powell EPG Holdings Ltd

There is no parking associated with this application and it was felt that the town should not change retail to residential as it would be to the detriment of the town, as set out in The Cornwall local plan objective 3. Policy 4 paragraph 4 requires the application to demonstrate lack of demand for the premises.

It was **RESOLVED** to  
**NOT** to support this application

**P/2022/094- PA22/00572**

Non-material amendment in relation to decision notice PA15/04595 dated 28.07.2015 for a change of colour to the cladding from chili red and solent blue to chestnut and slate blue. Location 17 Normandy Way Bodmin Cornwall PL31 1EX  
Applicant Mr Balu Madhvani

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

**P/2022/095- PA22/02400**

Non-Material Amendment (1) to Application No. PA21/04858 dated 22nd November 2021 to Extend second floor bathroom and bedroom, construction of workshop with utility and toilet to rear and remove existing wall between kitchen and dining room, namely, change double windows to one single window on ground floor west elevation; install downstairs toilet using part space under stairs and extending the current hallway into dining room and put utility room at the end of dining room  
Location 10 Moor View Bodmin Cornwall PL31 1DG  
Applicant Mr & Mrs S Luxton Shane and Lin Luxton

There was a difference of opinion from members regarding whether changes are just a not material amendment or just too much of a change.

Some members felt that this is more than just a non-material amendment to the original permission.

Cllr Crowle proposed to support this application and Cllr Brown seconded and Cllr Backlaw supported Cllr J Cooper and the Chair abstained from the vote.

It was **RESOLVED** to  
**SUPPORT** the application.

**P/2022/096- PA22/02495**

Construction of Flat Roof Rear Extension and Associated Works  
Location 57 Athelstan Park Bodmin Cornwall PL31 1DT  
Applicant Mr & Mrs Bullen Grid Ref 207762 / 66394

It was **RESOLVED** to  
**SUPPORT** this application

**P/2022/097-PA22/01980**

Proposal Application for Listed Building Consent to repair and render stonework wall Location 57  
Maisonette Fore Street Bodmin Cornwall  
Applicant Mr Colin Bell Grid Ref 206963 / 67041

The Chair asked a member of the public to contribute to the discussion if they have further information to support this item.

The member of the public have had discussions with the historical environmental department who have confirmed that lime mortar would be the best solution for the job and was submitted to the planning officer yesterday.

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

**P/2022/098-PA22/02216**

Proposal Listed building consent for material changes to driveway and boundary walls Location 21 Castle Street Bodmin Cornwall PL31 2DX  
Applicant S Thomas Grid Ref 207379 / 67130

Councillor Crowle proposed to support this application, Cllr Brown seconded, other members were in favour but Cllr J Cooper voted against the application.

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

**P/2022/099- PA22/02769**

Non-material amendment (NMA5) to amend vision panels to front doors from two square openings to one rectangular opening, omit vertical slate hanging (units 31, 32, 33 and 43) and add vertical slate hanging to high level dormers (units 41 and 42) in respect of decision PA18/09961 dated 06.09.2019  
Location Land South West Of Bodmin Retail Park Launceston Road Bodmin Cornwall Applicant Mr David Gogola Ryearch Ltd Ltd

Members felt that for continuity across the site then all the buildings should have vertical hanging slate. Councillor J Cooper proposed not to support this application and was seconded by Councillor Crowle.

It was **RESOLVED** to  
**NOT** to support this application.

**P/2022/100 - PA22/01880** Proposal Proposed erection of C2 use class children's home with associated parking and landscaping.

Location Fairview Park Corporation Road Bodmin Cornwall  
Applicant Mr Jeff Jenner Blockworks Group Ltd

This is an application for one new build four bed house as infill on the site and the main planning application has been presented to committee previously.

Cllr J Cooper proposed to support the application and Councillor Brown seconded with all in favour

It was **RESOLVED** to  
**SUPPORT** this application

**P/2022/101 - PA20/05442**

Conversion of dwelling house and erection of a single storey rear extension and conversion of 4no. outbuildings to provide for 9 no. supported-living units with associated staff accommodation and office. Location St Annes Grove Dunmere Road Bodmin Cornwall  
Applicant Mrs Jennifer O' Sullivan Pivotal Homes Ltd.

Councillor J Cooper doesn't feel that this is appropriate and has concerns over access including the bus stop outside the site and does not support this application on road safety grounds. The development is in conflict with Cornwall local plan policy 27 requiring safe access National Planning Policy Framework Section 7 para 88 talks about development outside the town and another hamlet in the gaps which should be maintained. And in contravention of the Cornwall Local Plan policy 3 para 1.67 details of how Cornwall is made up of separate hamlets. They have continued building there despite not having full planning permission there against both the BTC planning committee and building control.

Councillor Brown doesn't have issues with this application/visibility and road safety grounds  
The Chair proposes not to support this application on road safety grounds. Approach Cornwall Council to call it in to strategic planning for enforcement. Seconded by Cllr P Skea and supported by Cllr H Blacklaw. Cllr's Brown and Crowle abstained from voting.

It was **RESOLVED** to  
**NOT** to support this application on the grounds of road safety, and for the TC  
To **APPROACH** Cornwall Council to call it in to strategic planning for enforcement. **TC**

**P/2022/102-** To receive an update on Toucan Crossing –Dunmere Road. Planning Application PA19/06006

It was **RESOLVED** to  
**NOTE**

P/2022/103

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

Location: Lower Bore Street, Bodmin

Timing: 3rd May 2022 to 9th May 2022 (24 hours)

The TC has written to Cornwall Council in respect of all road closures but has not received a response to date.

It was **RESOLVED** to  
**NOTE** the update.

**P/2022/104**

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

Location: WPD Crinnicks Hill Bodmin

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

The above closure has been approved. To be noted

It was **RESOLVED** to  
**NOTE** the road closure