

MINUTES of the Bodmin Town Council Planning Committee Meeting held on Wednesday 20 April 2022 at 6.30 p.m. at Shire Hall, Court Room 2

PRESENT: Councillor E M Ahearn presiding; together with Councillors, P Brown, P Skea, J P Cooper, G Mountcastle, H Blacklaw and B Crowle. Councillor M Barbery was present but did not vote as not a member of the planning committee.

ALSO PRESENT: Mr P Martin (Town Clerk), Mrs S Gooch (Senior Administration Assistant)

Meeting commenced at 6.30 p.m.

P/2022/108 Chairman's Announcements and to receive apologies from committee members.

The Chair drew members attention to the recording notice displayed and that the recording will be deleted once the notes of the meeting have been agreed.

A long-standing apology from Councillor A Coppin had been received.

It was agreed and confirmed the acceptance of the long standing apology from Cllr A Coppin.

P/2022/109 - Declarations of Interest – Members to declare interests in respect of Any items on the agenda.

There were no declarations of interest received

P/2022/110 - Correspondence sent and received:

P/2022/099- PA22/02769 – Response received from CC planning

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 Southwest Of Bodmin Retail Park Launceston Road Bodmin Cornwall Applicant Mr David Gogola Ryearch Ltd Ltd.

At its meeting on 30th March 2022, BTC agreed not to support, and the consultees comments were Bodmin Town Council Planning Committee agreed not to support this NMA application. For continuity, all properties on the site should have hanging slate tiles.

BTC subsequently received correspondence from the planning officer with further information and photographs of the units in question. It had been an architectural oversight not to include the slate hanging tiles on these units and given the urgency

for these properties to be occupied and the further cost and timescales to install the tiles requested this NMA.

The five-day protocol was invoked with six planning committee councillors responding. Of the six who responded, four were in support of the application and there was one councillor who abstained from voting and one councillor who did not support the application.

Comments of support for the application were then forwarded to Cornwall Council.

Scarletts Well Water Treatment Plant– letter of complaint and deferred items from planning meeting 30.3.2022. The letter of response from Cornwall Council was read out to the committee. A copy to be sent to C Howard for information. **SAA**

P/2022/111 - PUBLIC REPRESENTATION SESSION

There were eight members of the public who attended to comment on the following agenda items.

P/2022/115- PA21/09247 Retrospective planning application for the erection of a garage at the front of the property for storage including cars. Location 44 Queens Crescent Bodmin PL31 1QW Applicant Mr Brett Gomm.

Cllr M Barberry had been approached by residents who object to the erection of a garage on this site. Local residents also spoke and objected to the application; the garage encroaches on their boundary is too large and would like BTC to support them in their objections.

P/2022/118 - PA22/01176

Proposal Application for the installation of 3 x Bunkabins for residential use for the homeless Location. The Annexe 32 Normandy Way Bodmin Cornwall Applicant Mr Les Marston.

The Service Watch Limited Accommodation Manager described the ethos and necessity for the Bunkabins in Bodmin to provide temporary accommodation for three single men. There would not be 24-hour security provided on the site but there will CCTV and security cameras and a presence on site could be achieved within 20 minutes.

P/2022/120- PA22/02940

Proposal Variation of Condition 2 (approved plans) of Application No. PA19/10794 dated 24th March 2020 (Erection of 3no. residential dwellings at land to the rear of the existing Barclays Bank, Bodmin) Location Land East Of Barclays Bank Mount Folly Bodmin Cornwall Applicant Mr Ollie Ebelis Mount Folly Development Ltd

Mr Ollie Ebelis (background in listed buildings) addressed the planning committee, he had taken on board previous comments that the committee had made. Wants to treat the site a whole but the former bank building must be the lead here and to

maintain a commercial presence on the ground floor will be a priority. Alterations to the side elevations have been made and the use of UPVc elements.

**P/2022/110 deferred correspondence on Scarlets Well Water Treatment Works.
Christine Howard**

The leader of the Council has still not responded to CH's letter. CH feels they are negligent and not fit for purpose.

C Howard read out the following statement to the committee

"25 Jan 2022: Our Ward Cllr Jenny Cruze, 2 of our BTC, and Stephen Rushworth our Portfolio for Strategic Economic Growth had a meeting with SWW:
Mr Rushworth advised us to be '*Rest assured Glanville will be moving, and their contract will not be renewed in April*'.

Yet today 20 April: email from our Ward Member to say she has written confirmation that '*Glanville will be moving eventually*'.

7 April 2022: Cllr Henderson spoke to the Head Teacher at Berrycoombe School, and *he has confirmed that the school have received no communication or correspondence about anything to do with the treatment works. They feel that they haven't been taken into consideration at all.*

It is believed that CC have said to the contrary, which put simply isn't true.

July 2007 Report by Ambios Ecology LLP

At that time there was concern regarding protected species such as Dormice, slow-worms, grass snakes and other common reptiles, roosting bats, and damage to tree roots etc.

'it was recommended that the EA was given notice of the intention to carry out any work on site, and that suitable working methods are agreed prior to work commencing'.

I have read somewhere in the report that '*should this site cease then it must be returned to its original state*'.

Over the years there have been no objections to the Water Treatment Plant - until SWW expanded about 2 - 3 years ago, clearing the site for storing Civil Engineering equipment and building materials, and using the site as a Depot – which has nothing to do with the disposal of sewage for which all the Planning Applications apply.

Yet CC have refused to take Enforcement Action against SWW – with the full knowledge Planning Regulations have been abused and that a full Planning Application, to include an EIA and other regulations/permits should have been submitted – due to the area of habitation cleared, and the number of large vehicles operating 24/7 through a residential area.

The public have a right to know exactly what is happening on this site.

My letter to the Leader of the Council (Linda Tayler) dated 5 April 2022 refers (it is in reply to her email of 01 April 2022 which is an exact duplicate of the e-mail to BTC dated 20-7-21 in response to their Formal Complaint)

I have had neither reply nor acknowledgement.

My correspondence is available to any member of the public, and my letter is attached to today's Agenda.

Surely this may well show '*Mal-administration*' as a whole, and therefore it follows further mal-administration in not consulting at least 23 statutory Consultees, on the part of CC.

that in my view that 'should a child, or anybody get killed or injured then it would be 'blind negligence' and CC are not showing a 'duty of care toward the public'."

P/2022/112 - Minutes of the previous meeting held on 30th March 2022.

Cllr P Skea proposed to confirm the accuracy of the minutes and was seconded by Cllr H Blacklaw. All in favour with Cllr E Ahearn abstaining from the vote as she was not in attendance.

It was **RESOLVED** to confirm the accuracy of the minutes of 30th March 2022.

P/2022/113 - Actions arising from previous minutes – see Action Sheet

Actions updated please see appendix

P/2022/114 - To receive Risk Management updates

None to be received.

P/2022/115- PA21/09247

Retrospective planning application for the erection of a garage at the front of the property for storage including cars. Location 44 Queens Crescent Bodmin PL31 1QW Applicant Mr Brett Gomm

Members took the decision not to formally vote on this application due to an employee of BTC living in close proximity to the application and had provided comments on the Cornwall Council portal.

Cllr Cooper proposed that the application should be noted and comments forwarded to Cllr Pat Rogerson. Cllr E Ahearn seconded the proposal.

BTC noted that they DO NOT support this application and it breaches a number of regulations, positioning, size and more.

It was **RESOLVED** to **NOTE** the application and that members do not support this application as it breaches a number of regulations. Comments will be passed on to Cllr P Rogerson for action on BTC behalf.

Councillor G Mountcastle left the meeting at 19.40.

P/2022/116- PA22/01453

Proposal Listed Building Consent to install two-metre palisade fencing to match existing fencing on the rest of the boundary and at side of site adjacent to Royfee

Way. Location Sir John Moore House Victoria Square Castle Canyke Road Bodmin
Applicant Chantelle Smith Environment Agency

Cllr P Brown proposed to support the application and Cllr J Cooper seconded and all were in favour.

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

P/2022/117- PA22/01950

Erection of a new primary health care centre Location Land West Of Chy Trevail
Beacon Technology Park Bodmin Cornwall Applicant Carnewater & Stillmore GP
Practices Carnewater & Stillmore GP Practices

Cllr J Cooper proposed to support this application which was seconded by Cllr B
Crowle.

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

P/2022/118 - PA22/01176

Proposal Application for the installation of 3 x Bunkabins for residential use for the
homeless Location. The Annexe 32 Normandy Way Bodmin Cornwall Applicant Mr
Les Marston

Cllr P Brown acknowledges the need and the idea for temporary accommodation but
felt the site at Normandy Way was inappropriate and would not be in the best
interests of the residents. Cllr Cooper agreed on the basis of Policy 5 of the Cornwall
Local Plan. Cllr P Skea also agrees with the need and felt there should be alternative
sites available.

Cllr P Brown proposed not to support this application and was seconded by Cllr J
Cooper. Cllr E Ahearn abstained from voting and Cllr P Skea voted for the
application. BTC would like the opportunity to work with Mr Les Marston to find an
alternative site in Bodmin.

It was **RESOLVED** to **NOT** support this application, but BTC would like the
opportunity to work with Mr Les Marston to find an alternative site within Bodmin.

P/2022/119 - PA22/02551

Proposal Alterations to existing mobile diagnostic unit parking area and provision of
new external air handling unit serving Bodmin Treatment Centre. Location Bodmin
NHS Treatment Centre Boundary Road Bodmin Cornwall Applicant Mr Adam Peters
Cornwall Partnership NHS Foundation Trust

Cllr H Backlaw proposed to support this application and was seconded by Cllr P
Brown, all in favour.

It was **RESOLVED** to support this application

P/2022/120- PA22/02940

Proposal Variation of Condition 2 (approved plans) of Application No. PA19/10794 dated 24th March 2020 (Erection of 3no. residential dwellings at land to the rear of the existing Barclays Bank, Bodmin) Location Land East Of Barclays Bank Mount Folly Bodmin Cornwall Applicant Mr Ollie Ebelis Mount Folly Development Ltd

The original application was for block and painted walls which was not inkeeping with the rest of the town.

Callywith stone will now feature on the two ends of the terrace which will be more inkeeping, with UPVC windows and fascia boards and a lead substitute.

Cllr E Aheard proposed to support the application and Cllr H Backlaw seconded.

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

P/2022/121- PA22/03111

Proposal Non-Material Amendment (1) to Application No. PA21/09842 dated 3rd February 2022 for Internal alterations to dwelling, demolition of existing garage, utility, and kitchen, and proposed new extension to rear of dwelling, namely, replace annex lounge/dining window with french door to northwest elevation Location 61 Athelstan Park Bodmin Cornwall PL31 1DT

Cllr J Cooper proposed to support the application and Cllr E Ahearn seconded, all in favour.

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

P/2022/122 – To consider Cllr P Cooper's proposal regarding a parking order at Turf Street on safety grounds

Safety concerns have been raised regarding parking on pavements throughout the town, especially in Turf Street, which was not included on the parking order. Parents with pushchairs and mobility buggies are forced onto the road and on occasion being hit by a vehicle whilst trying to get around town.

Turf Street was initially included in the no waiting zone around Bodmin, however a local trader objected and CNS did not take this any further as it was cost inhibited as it would have had to go to full public consultation.

Cllr J Cooper said he had received an email from Community Network Scheme (the TC was not included on the distribution list) which outlined a bid they were planning to submit. BTC need to enquire whether this new bid included Turf Street.

Cllr P Cooper proposed that BTC formally write to Cornwall Council to encourage them to take action

It was **RESOLVED** to

- i) **NOTE** the proposal for Turf Street and
- ii) For the TC to contact the Community Network Scheme to ascertain whether their new proposal includes Turf Street and
- iii) to for them include the TC on their distribution list.
- iv) Check the planning consents on the businesses on Turf Street
- v) To **DEFER** this proposal to Full Council for discussion

P/2022/123 To consider CC Planning Officers response to BTC and agree whether BTC should amend its response.

The five-day protocol was invoked with six planning committee councillors responding. Of the six who responded, four were in support of the application and there was one councillor who abstained from voting and one councillor who did not support the application.

Comments of support for the application were then forwarded to Cornwall Council.

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

P/2022/124 - Road Traffic Regulation Act 1984 S.14: Temporary Prohibition of Traffic- Wallace Road, Bodmin

It was **NOTED**.

ITEMS CONTAINING EXEMPT INFORMATION

To consider passing the following Resolution in respect of the items listed below:

“That the press and public be excluded from the Meeting in accordance with Section 1 of the Public Bodies (Admission to Meetings) Act 1960, for the following items of business on the grounds that they involve the likely disclosure of confidential and exempt information”.

Cllr J Cooper proposed to enter into confidential session and was seconded by Cllr E Ahearn.