

MINUTES of the Bodmin Town Council Planning Committee Meeting held on Wednesday 1st June 2022 at 6.00 p.m. in the Shire House Suite.

PRESENT: Councillor P Skea presiding; together with Councillors, J Gibbs, P Cooper, P Brown, H Blacklaw B Crowle and E Ahearn

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

Meeting commenced at 6.00 p.m.

P/2022/149 To receive and consider the presentation on Bodmin College Expansion Plan

A copy of the information relayed to members can be found via SharePoint at [Planning 01.06.2022](#)

Members thanked Peter Coad for his time and would like to support in any way they could. It was suggested that the college should use social media as a consultation vehicle.

The committee agreed to enter a ten-minute recess and reconvened at 18.30

P/2022/150 To Appoint a new Vice Chairman for Planning Committee

It was **RESOLVED** to appoint Cllr E Ahearn as Vice Chairman for the Planning Committee.

P/2022/151 Chairman's Announcements and to receive and resolve upon 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.

There were no apologies received.

The Chair announced that Item 160 was being brought forward on the agenda.

P/2022/152 Declarations of Interest – Members to declare interests in respect of any items on the agenda.

There were no declarations of interest received.

Cllr J Cooper joined the meeting.

P/2022/153 - Correspondence sent and received:

1. Complaint letter Lanteglos by Fowey Parish (to be discussed 22.06.022)
2. Planning application PA20/05442, Dunmere, Bodmin to Louise Wood and acknowledgement email.

The letter from Lanteglos by Fowey Parish will be included on the next planning committee agenda for 22nd June 2022.

The acknowledgement email to PA20/05442 was noted.

P/2022/154 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 21 members of the public present. Topics discussed were:

Item 160 Temporary accommodation – Moorview, Bodmin

Members of the public were uncomfortable with the proposal for this accommodation at this location. Local residents had previously been surveyed on the future use of this land and housing was not agreed upon.

The Chair noted comments received in the public discussion and reiterated that no decision by Bodmin Town Council had been made to agree to this temporary accommodation on the land at Moore View and therefore closed the discussion on this item.

Item 161-PA/03606 – 18 Normandy Way.

Pastor, Stephen Ovens of the New Life Christian Fellowship outlined the benefits for the conversion from offices to place of worship in order to better serve the community of Bodmin.

The public session closed.

P/2022/160 To receive a proposal to erect 14 residential lodges on the site at Moor View, Bodmin, for temporary/emergency accommodation for primarily homeless families under licence with Cornwall County Council. And to consider and agree consultation with local residents for this purpose.

The proposal was to provide accommodation for homeless people who have been displaced at a site at Moore View, Bodmin.

BTC had already agreed to keep this area as green space and to reinstate a park there and cannot be rescinded. Neither Cornwall Council or BTC have proposed this venture.

It was proposed to reject this proposal in its current form and look to holding a public meeting in the near future with Cornwall Council and interested parties to discuss housing and funding for the people of Bodmin.

It was **RESOLVED** to **REJECT** this proposal. And to hold a public meeting to include interested parties and Cornwall County Council and the Chair of Estates Committee to discuss housing and funding for the people of Bodmin as soon as possible.

TC

P/2022/155 Minutes of the previous meeting

To confirm the accuracy of the minutes of the meeting held on 11th May 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 11th May 2022.

P/2022/156 Actions arising from previous minutes – see Action Sheet

P/2022/157 To receive Risk Management – Planning risks scoring 11+

None received.

P/2022/158 To consider and agree the current sub committees and members that sit under the Planning committee (Neighbourhood Plan and Climate Working Party)

At the last Full Council, it was agreed that the Climate Working Party would be dissolved and all members of the planning committee were to be included on the Neighbourhood planning group and to lead on the working sub-groups.

There Steering Group is led by:

Cllr JP Cooper (Chair)

Cllr D Henderson (Vice Chair)

Cllr P Cooper (Mayor) and all three would act as cross pollinators to the working subgroups.

Town Centre and Tourism

Cllr Graham Mountcastle

Housing

Cllr John Gibbs

Community Infrastructure and Education

Brian Crowle

Regeneration and Employment

Cllr P Brown

Movement and accessibility

Cllr P Skea

Open Space, greening and biodiversity

Cllr E Ahearn

Design and Heritage

Cllr H Backlaw

Information will be forwarded onto AWP and will arrange to meet with each group to seek a way forward and timescales etc.

Both Jason Coad and Stephen Ovens should be approached to join the subgroups in their educational and pastoral experience and knowledge.

The Steering group flow chart can be found [Reference Documents](#) on Sharepoint

It was **RESOLVED** to **AGREE** the lead members on the working subgroups.

P/2022/159 Five Day Protocol - PA22/00657 - Unit 1, Dunmere Road, Bodmin

BTC Planning Committee noted the recommendation to proceed with a delegated decision on this basis.

The Chair requested members that they responded to all five-day protocol requests within the timescales set out.

P/2022/161-PA22/03606 Proposal Proposed change of use from offices use class E(g)(i), to place of worship (church) use class F1(f), along with minor non-structural internal alterations and proposed enclosed timber walkway. Location, 18 Normandy Way, Bodmin, Cornwall, PL31 1EX, Applicant, Pastor Stephen Ovens, New Life Christian Fellowship

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

P/2022/162 PA22/02749 Five-day protocol. 13 Radnor Close, Bodmin – 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 1.4m to leave at 12.3m 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.

BTC Planning Committee agreed with the recommendation that this application is refused.

P/2022/163 PA22/04760 Proposal Two-storey extension to side plus new parking bay to front. Location, 4 Jubilee Terrace, Dunmere Road, Bodmin, Cornwall, Applicant Mr M Irwin.

Concerns included the parking bays that Cornwall Council are putting in to alleviate parking in the area which could result in blocking parked cars.

Representations have been made from members of the public concerning the inability to park along the road.

There is no design and access available for the planning application and BTC planning committee should see a statement from the Highways Agency before it can make an informed decision on this application. Consultation on this application ends on Monday 13th June 2022.

It was **RESOLVED NOT** to Support this application but to seek information and clarification in relation to a design and access statement from the Highways Agency before BTC planning committee can make an informed decision **TC**

P/2022/164 PA22/04800 Proposal Works to trees subject to a Tree Preservation Order (TPO), works include fell ash tree with ash dieback (T4). Location 18 Barons Meadow, Bodmin, Cornwall, PL31 2DD Applicant Mr Gerald Jeffery

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

P/2022/165 Road Traffic Regulation Act 1984 S.14 Queens Jubilee Street Party - Meadow Place, Bodmin (To note)

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

P/2022/166 Road Traffic Regulation Act 1984 S.14: Temporary Prohibition of Traffic St Marys Road and Westheath Road (intention notice)

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

P/2022/167 Road Traffic Regulation Act 1984 S,14: Temporary Prohibition of Traffic.
Castle Street, Bodmin (intention notice)

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

P/2022/168 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”.

P/2022/169 - Confidential Minutes of the previous meeting

To confirm the accuracy of the minutes of the meeting held on 20th April 2022 and 11th May 2022 (as circulated). (LGA 1972, Sch 12, para 41(3), LG (Miscellaneous Provisions)1976, s41)

It was **RESOLVED** to confirm the accuracy of the confidential minutes of 20th April and 11th May 2022.

Date of Next meeting: **22nd June 2022**