

MINUTES of the Bodmin Town Council Planning Committee Meeting held on Wednesday 11th May 2022 at 6.30 p.m. in the Shire House Suite.

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

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

Meeting commenced at 6.30 p.m.

P/2022/127 - 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.

A long-standing apology from Councillor A Coppin had been received, also Councillors P Brown and G Mountcastle tendered their apologies.

It was agreed and confirmed to accept the apologies.

P/2022/128 - Declarations of Interest – Members to declare interests in respect of Any items on the agenda;

There were no declarations of interest received

P/2022/129 - Correspondence sent and received:

1. Cubert Parish Council. **NOTED**
2. PA22/00716 & PA22/00717 BODMIN JAIL SWIMMING POOL & SPA response from Principle Development Officer, Cornwall Council. To be discussed later on the agenda.
3. Proforma received from ombudsman in respect of complaint. The Financial Ombudsman has written to say they we cannot make a complaint.

P/2022/130 - 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 six members of the public present. Topics discussed included Scarlett's Well Water Treatment Plant, Bodmin Jail's application for spa and swimming pool and the application for Barclays Bank.

Mr Ellis spoke regarding PA22/00716 Bodmin Jail Spa and swimming pool and car park.

An email from Mr Ellis has been shared with members.

The proposed car park is a field next to where Mr Ellis lives No public consultation has been carried out for the car park. The swimming pool will not be open to the public, the car park is not secure and could potentially attract anti-social behaviour. and would rely on valet parking. Bodinel Lane is a single lane with very few passing points

On a positive note BTC have recently taken part of the car park back for the use of local residents.

Mr Ebelis spoke regarding P2022/145 PA22/04204 Proposal Works to trees. The removal of trees is being carried out in stages and only when necessary. Once removed a sympathetic approach to planting replacement trees will be taken.

Mr Ebelis spoke regarding P/2022/141- PA22/03872 Change of use of Barclays Bank to 3no apartments with retention of Commercial area with associated building works. Where practical and possible windows etc will be repaired rather than replaced. The intention is the open up the smaller rooms to be more usable spaces and will retain the commercial element to the building.

C Howard spoke about Scarletts Well Water Treatment Plant and the Cornwall Council's response. A copy of E Howard's response to CC has been shared with members.

Cllr E Ahearn has spoken to the car parking enforcement officer who will be monitoring the car parking.

P/2022/131 - Minutes of the previous meeting

To confirm the accuracy of the minutes of the meeting held on 30th March 2022 (as circulated). (LGA 1972, Sch 12, para 41(3), LG (Miscellaneous Provisions)1976, s41)

Cllr P Skea proposed to confirm the accuracy of the minutes and was seconded by Cllr E Ahearn

It was **RESOLVED** to confirm the accuracy of the minutes of 20th April 2022.

P/2022/132 - Actions arising from previous minutes

P/2022/101 - PA20/05442 Dunmere. 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. The application was not supported.

It was agreed for the TC to write to Cornwall Council regarding the ongoing development works on this site and to request a prohibition notice be served. **TC**

P/2022/118 - PA22/01176 3 x Bunkabins. 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. A possible location has been identified (Mooreview). Meeting to be arranged with TC and Planning Committee. **TC**

P/2022/122. Turf Street Parking order. For the TC to contact the Community Network Scheme to ascertain whether their new proposal includes Turf Street and for them include the TC on their distribution list, Check the planning consents on the businesses on Turf Street To DEFER this proposal to Full Council for discussion. Still waiting for information from the CNS. **TC**

P/2022/133 - To receive Risk Management updates

None received.

P/2022/134 PA22/03237 Installation of a temporary building to be used as an ad hoc meeting room for a period of 260 weeks. Bodmin Hospital, Boundary Road, Bodmin PL31 2QT

The portacabin is already on site. Cllr J Cooper proposed to support the application and Cllr B Crowle seconded, all were in favour.

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

P/2022/135-PA22/03851 Single storey extension incorporating additional living space and rear garden storeroom. Also, minor alteration to include removal of existing garage door and setting it back to allow an undercover area for the occupants use. 18 Gedon Way Bodmin Cornwall PL31 2FW

Cllr P Skea proposed to support the application and Cllr B Crowle seconded, all were in favour.

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

P/2022/136- PA22/03822 Rear extension to provide kitchen/diner and lounge Location 18 Boxwell Park Bodmin Cornwall PL31 2BG

Cllr P Skea proposed to support the application and Cllr J Gibbs seconded, all were in favour.

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

P/2022/137 - PA22/03702 Proposal Conversion of vacant bank to restaurant incorporating takeaway and installation of kitchen extract system Location 5 Fore Street Bodmin Cornwall PL31 2HX

Cllr J Cooper proposed to support the application and Cllr B Crowle seconded, all were in favour.

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

P/2022/138 - PA22/03792 Proposal Proposed replacement of existing roof and formation of additional floor level and roof space with dormers. Conversion of part ground floor, first floor, second floor and new third floor to flats and flat to new roof space. Location 5 Fore Street Bodmin Cornwall PL31 2HX.

Cllr P Skea proposed to support the application and Cllr J Gibbs seconded, all were in favour.

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

P/2022/139 - PA22/03797 Proposal Non-material amendment in relation to Decision Notice no. PA18/09961 dated 04/09/2019 to amend vision panels to front doors, omit vertical slate hanging to side elevations of Units 43, 31 and 9 and add vertical slate hanging to high level dormers maintenance issues (units 41 and 42). Location Land South West Of Bodmin Retail Park Launceston Road Bodmin CORNWALL

Non material amendments have been requested previously to omit vertical hanging slates. Now there are more slates being reduced. The committee cannot be expected to accept piece meal attempts to dilute aspects of the development over time. This is not a non material amendment as it does change the appearance.

Cllr J Cooper proposed not to support this application and Cllr E Ahearn seconded, all were in favour.

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

P/2022/140- PA22/03004 Proposal Conversion of existing attached double garage to a bedroom and en-suite, extension to the front of the garage. Location 7 Dawe Crescent Bodmin Cornwall PL31 1PY

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

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

P/2022/141- PA22/03872 Change of use of Barclays Bank to 3no apartments with retention of Commercial area with associated building works Location 7 Mount Folly Bodmin PL31 2DE Applicant Mr Ollie Ebelis Mount Folly Development Ltd

Members were pleased that the commercial aspect of the application will be retained and it will support the regeneration of the area.

Cllr B Crowle proposed to support the application and Cllr J Cooper seconded, all were in favour

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

P/2022/142- PA22/04082 Proposal First floor extension to rear of property and creation of additional bedroom in loft Location 16 St Leonards Road From Dunmere Road Junction To Higher Bore Street Bodmin Cornwall

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

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

P/2022/143 PA22/00716 & PA22/00717 BODMIN JAIL SWIMMING POOL & SPA To note the response from the Principal Development Officer at Cornwall Council and to agree a response.

Cllr J Cooper said the committee were seeking clarification from Cornwall Council around the matter of the loss of car parking spaces. Cornwall Council should take a more robust approach with scrutinising's this application. The principle has been missed on the response from Cornwall Council.

There are at least three instances to substantiate that the field is not suitable for a car park, namely

Documents associated with this application under PA17/0086/0087 can be found on the planning website, all providing negative assumptions for the field to be used as a car park.

- i) The use of the upper field for temporary carparking report by Mr C Wilkes of Bodmin Jail. Dated 10.03.2017 when the questions arose about the field Upper field/Marshalls Field. It recommends that this field was not suitable for parking.
- ii) The ARUP report also states the road network, gradient of the field etc does not support the field to be used as a car park.
- iii) Bodmin Jail applied to create a glamping and swimming pool on this field but did not progress as it was found not to be viable.

The TC to share the supporting documents provided by Cllr J Cooper, with J Cruse **TC**

Cllr J Cooper proposed **NOT** to support the applications and Cllr E Ahearn seconded, all were in favour. The decision is based upon the National Planning Policy Framework safe and suitable access and Cornwall's Local Plan Access for emergency vehicles.

It was **RESOLVED NOT** to SUPPORT the application.

P/2022/144 PA22/04128 Proposal Second storey extension. Location 31 Sherwood Drive Bodmin Cornwall PL31 2PR

Cllr P Skea proposed to support the application and Cllr E Ahearn seconded, all were in favour.

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

P2022/145 PA22/04204 Proposal Works to trees in a conservation area (CA), works include felling of T1 (Group 1), T2, (Group 1), T3 (Group 1)
Location Land East Of Barclays Bank Mount Folly Bodmin Cornwall

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

P/2022/146 Road Traffic Regulation Act 1984 Rhind Street

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

P/2022/147 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 E Ahearn proposed to enter confidential session and was seconded by Cllr P Skea.