



BodminTown Council Minutes Planning Committee Meeting

Date 13/07/2022
Time 18:30 – 19.30
Location Shire House Suite, Mount Folly Square, Bodmin PL31 2DQ
Chair Cllr P L G Skea

Attendees Cllr P L G Skea Cllr E Ahearn, Cllr H Blacklaw, Cllr P Brown, Cllr B Crowle, Cllr J Gibbs, Cllr G Mountcastle

Mr P Martin (Town Clerk), and Mrs S Gooch (Senior Administration Assistant)

P.2022.188 Chairman's Announcements and to receive and resolve upon apologies from committee members.

Decision:

It was **RESOLVED** to accept the apologies for absences tendered.

Action items:

Teams meeting on 21st July with Louise Wood

Minutes:

The Chair's first announcement was to inform members that he was calling a special meeting of the planning committee on Wednesday 27th July at 18:30 which would be to talk about affordable housing. Lanteglos Parish Council will be invited together with Scott Mann and Louise Wood from planning.

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.

The Chair and Town Clerk have a teams meeting on Thursday 21st July at 11.00 with Louise Wood from Cornwall Council Planning department to discuss affordable housing and asked members to let him know if they wished to join the call.

Apologies were received from Cllr P Cooper (family commitment) and Cllr J Cooper (prior commitment) and were accepted by the committee.

P.2022.189 Declarations of Interest – Members to declare interests in respect of any items on the agenda;

Minutes:

There were no declarations of interest received.



P.2022.190 Correspondence sent and received:

Decision:

it was **RESOLVED** to **NOTE** the the four letters

Minutes:

Members noted the correspondence received.

P.2022.191 PUBLIC REPRESENTATION SESSION

Minutes:

There was one member of the public who wished to speak on item 201 PA22/05488 12 St Nicholas Street. A letter of objection has been received by BTC and the local resident had added his comments directly on the planning portal. The resident objected strongly to the retrospective planning application which bears no resemblance to what has been built to date and takes away any privacy that was afforded to the neighbours.

P.2022.192 Minutes of the previous meeting

Decision:

It was **RESOLVED** to **CONFIRM** the accuracy of the minutes of 22nd June 2022.

P.2022.193 Actions arising from previous minutes – see Action Sheet

Minutes:

Actions arising from previous minutes have been completed.

P.2022.194 To receive Risk Management – Planning risks scoring 11+

Minutes:

Risk ID 159 BTC lack of influence on decision made about Bodmin without an NCP (reputational).

Concern was raised regarding the tendering process for this Neighbourhood Plan. Members felt that given the timescale for submission of the plan by Christmas 2022 and members desire not to have to suspend financial regulations going forward it was agreed that this item should be discussed formally at the next Strategic Planning Committee on the 18th July then at Full Council on the 21st July 2022 whether to formally tender this process.

Members agreed that the Risk score of 12 was appropriate at this time.

P.2022.195 To consider and agree support for Bodmin College expansion plan

Decision:



It was **RESOLVED** to **AGREE** to support for Bodmin College expansion plan

P.2022.196 To consider and agree support for Lanteglos ombudsman enquiry

Decision:

it was **RESOLVED** to **AGREE** support for Lanteglos by Fowey Parish

P.2022.197 Feedback from the Cornwall Design Review panel re Project South of Priory Road, Bodmin (observation only)

Action items:

For BTC to chase up the notes from the meeting on 23rd June 2022.

Waste water treatment - discharged into the Camel Estuary

Minutes:

The Chair together with Cllr J Gibbs joined the virtual teams meeting of the panel on the 23rd June 2022 as observers only. Notes from the meeting have not yet been received but will be chased by BTC. Once the notes have been received the item will be agenda'd at the next available planning committee meeting.

The panel agreed that Bodmin's infrastructure is insufficient for the high number of new homes proposed on the development at this time. There is only outline planning approval on this scheme., however the number of new homes on this scheme would exceed 500.

There was no mention of sewerage at the meeting. Cllr P Brown suggested that a survey should be carried out on the Leat's capacity. As Bodmin is situated in a valley, then flooding would be the biggest threat to face Bodmin should it fail. The lagoon has now been closed. The treated water will be discharged into the River Camel and this should be a future agenda item.

P.2022.198 PA22/05113 Install an additional window Location: 8 Treingle View, Bodmin, Mrs Christine Davis

Decision:

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

Minutes:

Members had no reservations regarding this application and agreed to support it.

P.2022.199 PA22/05431 Proposal Kitchen, utility/W.C. and first floor extensions. 98 Queens Crescent Bodmin. Mr Mike Phillips

Decision:

it was **RESOLVED** to **SUPPORT** this application



Minutes:

Members agreed to support this application based on the precedent had already been set and therefore would not be out of character with other properties nearby.

P.2022.200 PA22/05465 Proposal Works to trees in a conservation area (TCA), works include - Works to trees in a Conservation area, Beech (T390) Cavity at base of tree/thinning crown/phytophthora like staining- fell due to proximity of play area. Ash (G9) Fell Signs of die back, overhanging car park replace with London plain Ash (T175) Heavy die back over road, Fell Location Land West Of Bodmin Pre School Priory Road Bodmin. Sam Lebborn Bodmin Town Council

Decision:

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

Minutes:

Members Noted this application

P.2022.201 PA22/05488 Retention of existing rear garden decking works. 12 St Nicholas Street Bodmin. Blaine Butler

Decision:

it was **RESOLVED** to **OBJECT** against this retrospective planning application.

Minutes:

Members discussed this item and all agreed to object against this retrospective planning application.

P.2022.202 PA22/05921 Proposal Non-material amendment in relation to decision notice PA22/03851 dated 16/06/2022 for change sought - Extend the existing garage length by 600mm to the front elevation of the garage, to create sufficient room for the applicant to park their car. 18 Gedon Way Bodmin. Mr Darren Dennis

Decision:

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

Minutes:

Members had no adverse comments to this application. and agreed to support it.

P.2022.203 PA22/05941 Proposal Change of use and external alterations of Unit 2 from Class E(a) (formerly A1 Retail) to Use Class E(d) to be used as a gym with removal of condition 5 of decision PA21/03141 dated 04.06.2021 Bodmin Retail Park, Unit 2 Launceston Road Bodmin



Decision:

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

Minutes:

Members discussed this application and agreed to support the application based on the facility being popular with local residents and the noise review letter contained within the application did not raise any concerns.

P.2022.204 PA22/06153 Proposal Works to trees in a conservation area (TCA), works include the reduction of the canopy of two Silver Birch trees. 8 St Nicholas Street Bodmin Cornwall PL31 1AD

Decision:

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

Minutes:

Members had no adverse comments to this application. and agreed to support it.

P.2022.205 PA22/01152 PREAP Borough View

Decision:

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

Minutes:

The land was classified for retail/commercial use but Cornwall Council changed the classification for housing and in this case for 17 affordable homes on this scheme. This could be discussed on 21st July.

Members were not in support of this pre application.

P.2022.206 Traffic Notice - Castle Street, Bodmin. 11th July 2022 to 15th July 2022 (24 hours) For Noting

Decision:

it was **RESOLVED** to **NOTE** this application.

Minutes:

Members NOTED this traffic notice

P.2022.207 Date and Time of Next Meeting

Wednesday 3rd August 2022 @ 18.30