



Planning Committee Minutes

Date 03/08/2022
Time 18:30 - 19:25
Location Shire House Suite, Mount Folly Square, Bodmin PL31 2DQ
Chair Cllr P L G Skea
Attendees Cllr P Skea – Chair, Cllr E Ahearn – Vice Chair, Cllr H Blacklaw, Cllr P Brown, Cllr J P Cooper, Cllr B Crowle, Cllr G Mountcastle, Mr P Martin (Town Clerk), and , Mrs S Gooch (Senior Administration Assistant)

P.2022.213 Chairman’s Announcements and to receive and resolve upon apologies from committee members.

Decision:

It was RESOLVED to accept the apologies for absences tendered.

Minutes:

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

Apologies were received from Cllr P Cooper (family commitment) and John Gibbs and were accepted by the committee

P.2022.214 Declarations of Interest – Members to declare interests in respect of any items on the agenda;

Minutes:

There were no declarations of interest received.

P.2022.215 Correspondence sent and received:

Minutes:

There were no items of correspondence.

P.2022.216 PUBLIC REPRESENTATION SESSION

Minutes:

There were no members of the public present at this meeting.

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P.2022.217 Minutes of the previous meeting

Decision:

It was **RESOLVED** to **CONFIRM** the accuracy of the minutes of 13th July 2022

Decision:

it was **RESOLVED** to **CONFIRM** the **ACCURACY** of the minutes of 27th July 2022 with the following amendment at page 3 "on behalf of Cornwall Council's development arm could achieve more than 30% affordable homes".

Minutes:

The minutes of 13th July 2022 were agreed as a true and accurate record of the meeting.

Cllr J Cooper abstained from voting.

The minutes of the Extraordinary planning Committee meeting of 27th July 2022 were discussed and were agreed as a true and accurate record of the meeting with the amendment at paragraph 3 on page 3 which should read .." **on behalf of Cornwall Council's development arm could achieve more than 30% affordable homes**". these comments will be annotated in the Chair's signature box

P.2022.218 Actions arising from previous minutes – see Action Sheet

Decision:

It was **RESOLVED** to **AGREE** to request both a FOI and EOI with regards to the Feedback from the Cornwall Design Review panel re Project South of Priory Road, Bodmin (observation only)

Action items:

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

Minutes:

All actions have been completed.

BTC have requested the notes from the Cornwall Design Review panel re Project South of Priory Road, Bodmin (observation only) but were informed that they were not available. [The 'confidentiality' of pre-app cases prevents them from immediately sharing the report with observers, however it might be re-assuring for you to know that this guidance report will be made 'public'

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at the time that a formal application is made]

it was proposed that BTC should request a FOI and an EIR, (Environmental Information Request) due to potential issues at the Leat.

P.2022.219 To receive Risk Management – Planning risks scoring 11+

Minutes:

None received

P.2022.220 PA22/06430 | Non-material amendment (NMA1) for various amendments to decision PA22/00657 dated 08.06.2022 | Home Bargains Dunmere Road Bodmin Cornwall PL31 2QN, T J Morris Ltd

Decision:

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

Minutes:

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

P.2022.221 PA22/06607 | Single storey side extension and alterations. | 23 Crabtree Lane Bodmin Cornwall PL31 1BL, Mr & Mrs K Toms

Decision:

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

Minutes:

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

P.2022.222 To note the decision of the Planning Committee re 5 Day Proctol PA22/04760 - 4 Jubilee Terrace.

Decision:

The Committee **NOTED** the 5 Day Protocol PA22/04760

Minutes:

The majority of the planning committee who responded agreed to disagree with the planning officer at Cornwall Council.

P.2022.223 Road Traffic Regulation Act 1984 S.14: Temporary Prohibition of Traffic - intention notice

Decision:

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It was **RESOLVED** to **NOTE** this road closure notice.

Action items:

Road Traffic Regulation Act 1984 S.14: Temporary Prohibition of Traffic - intention notice Location: Turf St, Mount Folly, St Nicholas St

Minutes:

Location: Turf St, Mount Folly, St Nicholas St

Members felt that BTC should approach Cormac Solutions to ensure access to the Suite should be maintained.

P.2022.224 Road Traffic Regulation Act 1984 S.14: Temporary Prohibition of Traffic - intention notice

Decision:

It was **RESOLVED** to **NOTE** the traffic notice and for the SAA to contact Cormac Solutions to seek assurance that sufficient diversions are in place to route the HGV's responsibly through the town.

Action items:

Road Traffic regulations Priory Road, Bodmin

Minutes:

Location: Priory Road, Bodmin

Members felt that BTC should approach Cormac Solutions to seek assurance that sufficient diversions are in place to route the HGV's responsibly

P.2022.225 Road Traffic Regulation Act 1984 S.14: Temporary Prohibition of Traffic - intention notice

Decision:

It was **RESOLVED** to **NOTE** the road traffic regulation notice.

Minutes:

Location: St Marys Road, Bodmin

Members NOTED the road traffic regulation notice.

P.2022.226 Road Traffic Regulation Act 1984 S.14: Temporary Prohibition of Traffic - approval notice

Decision:

It was **RESOLVED** to **NOTE** the road traffic regulation notice.

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Minutes:

Location: Priory Road to Carminow Road
Members NOTED the road traffic regulation notice.

P.2022.227 Road Traffic Regulation Act 1984 S.14: Temporary Prohibition of Traffic - intention notice

Decision:

it was **RESOLVED** to **NOTE** the Road Traffic Notice

Minutes:

Location: Cooksland Road, Bodmin
Members noted that there is a new set of pedestrian traffic lights from the lane behind Penny Bridges Lane across to Tulip factory. However, BTC have been asking for traffic light control from Westend Motors on to Launceston Road a far busier junction without success.

Members **NOTED** the road traffic regulation notice.

P.2022.228 Road Traffic Regulation Act 1984 S.14: Temporary Prohibition of Traffic - intention notice

Decision:

It was **RESOLVED** to **NOTE** this Road Traffic Notice

Minutes:

Location: Whitestone Road, Bodmin
Members **NOTED** the road traffic regulation notice.

P.2022.229 Road Traffic Regulation Act 1984 S.14: Temporary Prohibition of Traffic - intention notice

Decision:

It was **RESOLVED** to **NOTE** this road traffic notice

Minutes:

Location: Kirland Road, Bodmin
Members **NOTED** the road traffic regulation notice.

P.2022.230 PA22/05624 | Change of use from a glasshouse to a shed of the same size | 10 Bawden Road Bodmin Cornwall PL31 1PT , Roger White

Decision:

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

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Minutes:

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

P.2022.231 PA22/06596 | Works to trees subject to a Tree Preservation Order, namely, Oak (G1) (E1/8K7B6/187) cut back overhanging crowns to a height to clear the properties roofs | Field Adjoining 13 Scarletts Well Road Bodmin, Mr Philip Williams

Decision:

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

Minutes:

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

P.2022.232 PA22/06661 | Application for works to trees in a Conservation Area: Felling of 16 Lawson Cypress and 2 Sycamore trees | 51 St Nicholas Street Bodmin Cornwall PL31 1AF, Mr Terrance Mallet

Decision:

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

Minutes:

CLlr E Ahearn declared an interest in this agenda item and will therefore not participate in the discussion/vote on this application.

The Chair felt this application should not just be for noting.

Members **NOTED** this application

P.2022.233 Road Traffic Regulation Act 1984 S.14: Temporary Prohibition of Traffic - Intention notice

Decision:

Members **NOTED** the road traffic regulation notice.

Minutes:

Location: Castle Canyke Road, Bodmin

Members **NOTED** the road traffic regulation notice.

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P.2022.234 PA22/06346 | Application for proposed Starbucks Drive-Thru and Seated Cafe. | Bodmin Retail Park Launceston Road Bodmin Cornwall PL31 2GA Mr T King Colesbourne Asset Management Ltd.

Decision:

It was **RESOLVED** to **OBJECT** to this planning application on the grounds of S105 and S107 of the NPPF accessing sites should be safe and suitable for all users.

Minutes:

Cllr J Cooper has read the travel plan statement which notes the site was previously granted planning permission in 2003 with an expectation it would be completed in 2004. However, at that time no one envisaged a drive through McDonalds being there.

BTC have made numerous cases to Cornwall Council that Launceston Road is becoming a traffic nightmare and another drive through facility would overload the junction even further.

Eighteen months ago, BTC were promised a traffic safety audit on Launceston Road and can not see how Cornwall Council could consider this application which would increase the use of the junction which could become unsafe. When are Cornwall Council going to put in a controlled traffic order in on the junction and at the top of the hill? How do we ensure that this road is made safe?

The Chair feels BTC has a duty of care to people’s safety and proposes to not support this application on safety grounds and concerns on the volume of traffic in the area.

Cllr G Mountcastle agrees with Cllr Cooper – two drive ins will make it very complicated for uses and should be rejected.

Cllr P Brown said the site will be developed with or without BTC’s support, the traffic management plan on the site appears to be good. However, understands Cllr J Cooper’s concerns but feels that the junction is not as bad as that of Asda.

J Cooper proposed that the Committee objects to this application on the grounds of S105 and S107 of the NPPF accessing sites should be safe and suitable for all users. Traffic is often queuing down the road waiting to enter McDonalds creating a dangerous situation on Launceston Hill. Traffic calming measures and a controlled junction at the Asda Junction and Westland Motors Junction would serve to slow and control the flow of traffic creating a safer environment for all users. Subject to a transport safety audit

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from Cornwall Council where it can be evidenced that S106 provision should be made to remedy the problems that will be created.

The majority of the members were in favour of objecting to the planning application.

P.2022.235 To consider and agree writing to Cornwall Council in respect of the lack of attendance at Bodmin Town Council meetings by Bodmin County Councillors

Decision:

It was **RESOLVED** to **RECOMMEND** to Full Council that a letter is sent to Cllrs, J Cruse, L Frost and P Rogerson suggesting that at least one of them should attend in person at BTC Full Council meetings. This could be achieved by rota.

Action items:

Recommendation to Full Council

Minutes:

Members discussed how best to encourage attendance at BTC committee meetings by its County Councillors.

It was proposed to recommend to Full Council that a letter is sent to Cllrs, J Cruse, L Frost and P Rogerson suggesting that at least one of them should attend in person at BTC Full Council meetings. This could be achieved by rota.

Date of next meeting: Wednesday 24th August 2022 at 18.30

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