

Minutes Planning Committee

Date 05/10/2022
Time 18:30 - 19:45
Location Shire House Suite, Mount Folly Square, Bodmin PL31 2DQ
Chair Cllr P L G Skea
Attendees Cllr E Ahearn, Cllr P T Cooper, Cllr H Blacklaw, Cllr J P Cooper,
Cllr B Crowle, Cllr J Gibbs,

Mr P Martin (Town Clerk); Mrs A Bright (CS Manager/Assistant Town Clerk
and Mrs S Gooch (Senior Administration Assistant)

P.2022.248 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 Brown -due to work commitments

P.2022.249 Declarations of Interest – Members to declare interests in respect of any items on the agenda;

Minutes:

Cllr H Blacklaw declared an interest in Item 256 PA21/02000 Reserved matters application for residential development of up to 45 dwellings. land SW of Westheath Road, Bodmin PL31 2RD. Cllr Blacklaw will listen to the discussion but will not participate in the result.

P.2022.250 Correspondence sent and received:

Decision:

It was **RESOLVED** to **NOTE** the correspondence

Minutes:

The only response BTC has received from Cornwall Council is the automatic response.

P.2022.251 PUBLIC REPRESENTATION SESSION

Minutes:

There were four members of the public present at this evenings meeting who made representation on the following two items

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Agenda Item 267 PA22/07887 the construction of 21no replacement parking spaces at Bodmin Community College.

Agenda Item 256 PA PA21/02000 Residential development land SW of West Heath Road.

Agenda 267

Concerns were raised with regard to the surface water run off/flooding of the local areas from the new 21 car parking spaces. The drains in the locality have not been cleared by Cornwall Council for a long time.

Another member of the public said there should be a consistent approach adopted with regards to development in the area including Halgover Moor

Agenda 256 Residents of Westheath Road received a letter from Cornwall Council regarding alterations contained with the reserved matters. There will be a 2 meter buffer zone between the boundaries but residents feel this is just too close. The residents on Westheath Road do not live on a housing estate and this development will be too close. Some roof design alterations have been made in an attempt for the current residents to have some sight through the development. There is history to this development site with 56 objections to the scheme but it was still approved by Cornwall Council.

BTC also feel frustrations with Cornwall Council planning application process where objections are not carried over with a revised planning application number, and cases where changes have been made with no recollection. Members of the public were advised to keep checking the portal for updates on planning applications and to log an interest whereby you'll receive notifications of updates.

The 'Lets Talk' portal for residents to log comments, is not Cornwall Council but the relevant development and any comments will not find there way back to the planning portal.

BTC have carried out research on the scheme and found that Highways roads and bridges were of great concern to local residents. This information was submitted to Cornwall Council and it would appear have been ignored.

P.2022.252 Minutes of the previous meeting

Decision:

It was **RESOLVED** to **CONFIRM** the accuracy of the minutes from 24th August 2022

P.2022.253 Actions arising from previous minutes – see Action Sheet

Decision:

The actions were **NOTED**.

P.2022.254 To receive Risk Management – Planning risks scoring 11+

Decision:

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It was **RESOLVED** to keep RISK 159 NDP at the same level

Minutes:

It was agreed to keep RISK 159 at the same level

P.2022.255 PA22/07623 Application for tree works in a Tree Preservation Order (TPO) including: Felling of an Ash Tree, Trehills Love Lane Bodmin Cornwall PL31 2BL.

Decision:

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

Minutes:

The Planning Committee had no adverse comments on the application and agreed by majority to support it.

P.2022.256 PA21/02000 Reserved Matters application following Outline approval PA18/08551 dated 1st June 2020 for appearance, landscaping layout and scale for residential development of up to 45 dwellings. Land SW of Westheath Road, Westheath Road, Bodmin PL31 2RD

Decision:

It was **RESOLVED NOT** to **SUPPORT** this application on the grounds of lack of consultation and lack of consideration by developers on an undertaking to consult with BTC on the design of the gateway entrance to the town. And also object because of the highways design appears to be dangerous when calibrated against the roads and bridges construction guidelines and the NPPF safe access for all users. Also objecting on the basis of Policy 12 of the Local Cornwall Plan Design overlooking and reasonable privacy.

Action items:

To register objection on planning portal and follow up with letter

Minutes:

Cllr J Cooper and Cllr P Cooper had previously met with local residents and agreed to represent residents at Cornwall Councils strategic planning meeting. The main items that they discussed were their extreme concern over highways arrangement, cycle lane and refuge points etc. Cornwall Council had agreed that they will consult with BTC regarding the appearance of the gateway into Bodmin before submitting any plans but BTC do not recollect seeing anything,

Cllr J Cooper reiterated that if the developers continue with the road construction as proposed and the splay with the right turning into the proposed development there will be a fatality.

The drawings are all segmented but it would seem they are proposing to move the 30 mph speed limit just a few metres down hill from the iron railway bridge that crosses over the railway line and it is therefore obvious that it is a nasty piece of road because just before the new proposed 30

mph gateway they wish to propose a new caution right hand bend sign therefore already recognising the safety implications. Also they propose between the double roundabouts between the entrance to the new development a parallel bus stop which could block the highway. The highway design is dangerous.

Cllr J Cooper proposed **NOT** to support this application on the grounds of lack of consolation and lack of consideration by developers on an undertaking to consult with BTC on the design of the gateway entrance to the town. And also object because of the highways design appears to be dangerous when calibrated against the roads and bridges construction guidelines and the NPPF safe access for all users. Also objecting on the basis of Policy 12 of the Local Cornwall Plan Design overlooking and reasonable privacy.

The proposal was seconded and supported by all.

P.2022.257 PA22/06630 Improved site access. The Orchard Adjacent To 4 Camel Valley Cottages Dunmere Bodmin. Applicant Mrs M Evans

Decision:

It was **RESOLVED NOT** to support the application on the grounds of Section 108 of the NPPF safe and considerate access to the site.

Minutes:

More recent comments from Highways have been uploaded on Cornwall Council's planning portal. However, the committee does not feel they can support the application because of the speed of traffic on the road.

The Chair proposed **NOT** to support the application on the grounds of Section 108 of the NPPF safe and considerate access to the site.

P.2022.258 PA22/07390 New-build development of 4 two-storey with attic accommodation 4-bed houses, associated private gardens, common external spaces, access roadways and footpaths with 2 dedicated private car parking spaces for each house, in lieu of Planning Permission PA20/09364. Fairview Park

Decision:

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

Minutes:

There were no adverse comments from the planning committee members on this application.

it was proposed to support this application, the motion was seconded and all were in favour

P.2022.259 PA22/08060 Non-material amendment with respect to decision PA19/05744 dated 23.10.2019. Beacon Technology Park Bodmin Cornwall

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Decision:

It was **RESOLVED NOT** to **SUPPORT** this application

Minutes:

The Committee felt it was despicable that Cornwall Council should bring forward a housing development with an affordable allocation of 30%. The Committee understands the need of new housing in Bodmin, however Cornwall Council have had affordable housing units empty for over three years. This site was initially allocated as employment space and questioned whether Cornwall Council could evidence if they have explored every opportunity for its original use before exploring the notion of housing under Policy 5. Cornwall Council Local Plan.

It was proposed **NOT** to **SUPPORT** this application, it was seconded and all were in favour.

P.2022.260 PA22/07513 Works to trees covered by a Tree Preservation Order, namely, A1 - Sycamore, T12, T9 and T10 - Beech - Cut overhanging branches - all works required for highway safety Location Berryfields House

Decision:

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

Minutes:

There were no adverse comments from the planning committee members on this application.

it was proposed to support this application, the motion was seconded and all were in favour

P.2022.261 Road closure, Bodmin Bike Lights 2022

Decision:

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

P.2022.262 Road closure Cooksland Road

Decision:

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

P.2022.263 Road closure Fore Street Bodmin

Decision:

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

P.2022.264 Road closure Priory Road

Decision:

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

P.2022.265 Road closure St Mary's Road

Decision:

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

P.2022.266 Road closure Turf Street, Mount Folly, St Nicholas St

Decision:

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

P.2022.267 PA22/07787 Construction of 21no. replacement parking spaces. Location Bodmin Community College Lostwithiel Road Bodmin Cornwall Applicant Bodmin College

Decision:

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

Minutes:

There were no adverse comments from the planning committee members on this application and it was noted that BTC supported the expansion plan for Bodmin Community College.

it was proposed to support this application, the motion was seconded and all were in favour

P.2022.268 PA22/08041 Demolition of existing garage & construction of garage ground floor rehabilitation gym with home office over Location Higher Laveddon Cottage Blowinghouse Lane Bodmin Cornwall

Decision:

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

Minutes:

There were no adverse comments from the planning committee members on this application.

it was proposed to support this application, the motion was seconded and all were in favour

P.2022.269 PA22/08279 Works to trees subject to a Tree Preservation Order (TPO), works include T1 - Sycamore height 22m spread 9m. Mature Twin stemmed tree bifurcating at 1.5m. Situated on the edge of an old stone wall adjacent to roadside. suggest 6.5m reduction in height and 1/2 m spread to alleviate any potential windthrow. T2 - Lime. Suggest fell as crown is obviously dying back and proximity to house is not acceptable for a dead tree of this size. Tamara Castle Street

Decision:

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

Minutes:

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There were no adverse comments from the planning committee members on this application.. The address should be Castle Hill and NOT Castle Street.

it was proposed to support this application, the motion was seconded and all were in favour

P.2022.270 PA22/08224 Non-material amendment to decision PA22/00657 dated 08.06.2022 for the omission of the entrance tower. Location Home Bargins Dunmere Road Bodmin

Decision:

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

Minutes:

There were no adverse comments from the planning committee members on this application..

it was proposed to support this application, the motion was seconded and all were in favour

P.2022.271 PA22/08223 Works to a tree subject to a Tree Preservation Order for Monterey Pine (T1) - fell to ground level due to tree having a limited life expectancy, decline of the condition of the tree which is exposed with a one-sided crown, and close proximity of tree to proposed new development. Proposing to replant with two Pinus Nigra (Austrian Pine) following completion of the new development. Land Of The Old St Lawrences Hospital

Decision:

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

Minutes:

BTC Planning Committee objected to the original development. Many substantial trees in the old St Lawrence's ground were subject to a TPO with some of them being felled without permission.

It was proposed **NOT** to support this application, it was seconded and all were in favour.

P.2022.272 PA22/08230 Proposed alterations and additions to existing dwelling. (re-submission: PA21/07918) Location 60 St Marys Road Bodmin

Decision:

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

Minutes:

Cllr E Ahearn declared an interest in this application as the applicant is known to her.

There were no adverse comments from the planning committee members on this application..

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It was proposed to support this application, the motion was seconded and all were in favour

P.2022.273 Road traffic approval Whitestone Road

Decision:

It was **NOTED**

P.2022.274 Road traffic notification remembrance

Decision:

It was **NOTED**

P.2022.275 Road Traffic Regulations Kirland Road

Decision:

It was **NOTED**

P.2022.276 Road Traffic Regulations Bodmin Christmas Lights

Decision:

It was **NOTED**

Meeting closed at 19.45

Date and time of next meeting 26th October 2022 @ 18.30