

Minutes Planning Committee Meeting

Date 16/11/2022
Time 18:30 - 19:18
Location Shire House Suite, Mount Folly Square, Bodmin PL31 2DQ
Chair Cllr E Ahearn
Attendees Cllr E Ahearn, Cllr H Blacklaw, Cllr P T Cooper, Cllr J Gibbs, Cllr B Crowle

Mr P Martin (Town Clerk), Mrs A Bright (CS Manager/Assistant Town Clerk and Ms L Pinnegar (Senior Administration Assistant)

P.2022.298 Chairman’s Announcements and to receive and resolve upon apologies from committee members.

Decision:

It was **RESOLVED** to accept the apologies for absence.

Minutes:

Chair let the participants know the meeting would be recorded, and the recording deleted once the minutes were produced.

There were apologies received from:
 Cllr P Skea - on holiday
 Cllr J Cooper - family commitment

P.2022.299 Declarations of Interest – Members to declare interests in respect of any items on the agenda;

Minutes:

There were no declarations of interest received.

P.2022.300 Correspondence sent and received:

None

Minutes:

There was no correspondence.

P.2022.301 PUBLIC REPRESENTATION SESSION

Minutes:

There were 5 members of the public present.

CH spoke and wished her comments to be recorded as follows:
 Re Item P.2022.318

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Matters of accuracy	Minute ref	Comment	Chairman signature
	P/22/324	It was resolved to confirm the accuracy of the minutes at the meeting of 7.12.2022	

Protocol PA22/05488

We were away at the time this retrospective application was discussed and missed it.

However, we note that BTC did not approve it, but would like our concerns recorded please.

We own Number 6 which is part of the boundary of number 12.

Our concerns are that the Planning Conditions laid down by Planning are adhered to in full and in accordance with the approved plans 'Elevations SV5'.

These plans clearly show that the ground level will be reduced and the fence projecting about 900mm above the current boundaries.

These conditions, confirmed by CC (Policy 12 of the Cornwall Local Plan Strategic Policies 2010-2030), are to protect the neighbouring privacy.

We also have concerns that the fencing does not undermine the existing Cornish Wall.

Other members of the public were present to raise their objections to item P.2022.319 Consultation Westheath Avenue/ Laninval Hill, Bodmin, speed limit alterations and traffic improvements. Concerns were expressed on the impact of the area and Bodmin as a whole. Town Clerk advised the public to make their representations via the Cornwall Council Planning portal as members of the public can make their views know as will Bodmin Town Council

P.2022.302

Minutes of the previous meeting held of 26th October 2022

To confirm the accuracy of the minutes of the meeting held on 1st June 2022 (as circulated). (LGA 1972, Sch 12, para 41(3), LG (Miscellaneous Provisions)1976, s41)

Decision:

It was **RESOLVED** to confirm the accuracy of the minutes of the 26.10.2022. Cllr Ahearn & Cllr Crowle abstained as they were not at that meeting.

Action items:

minutes 26.10.2022

Minutes:

It was noted that the resolve was on the minutes of 26.10.22 and not minutes of 1.6.2022.

P.2022.303

Actions arising from previous minutes – see Action Sheet

There are no outstanding actions

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Matters of accuracy	Minute ref	Comment	Chairman signature

Minutes:

No actions to be discussed

P.2022.304

To receive Risk Management – Planning risks scoring 11+

None

Minutes:

None

P.2022.305

To consider and agree to appoint a member of the planning committee to lead The Town Centre and Tourism working sub group of the Neighbourhood Planning steering group.

Decision:

There was no **RESOLVE**

Action items:

to appoint a member to steering group on neighbourhood plan

Minutes:

Nobody felt they were able to put themselves forward due to other commitments on the neighbourhood planning group.

P.2022.306

To note the response to five day protocol PA22/08223 Land of the old St Lawrences Hospital

Decision:

It was **RESOLVED** to ask the Ward member to investigate and follow up.

Decision:

It was **RESOLVED** to note

Action items:

To note the response to five day protocol PA22/08223 Land of the old St Lawrences Hospital

contact the ward member

Minutes:

Noted by the committee that they agreed to disagree.

Cllr P Cooper asked that this is highlighted to the Ward Member to

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follow up as why this action was taken when he feels it was against the regulations.

P.2022.307 To note the response to five day protocol PA22/06630 The Orchard

Decision:

It was **RESOLVED** to note this decision.

Minutes:

Noted

P.2022.308 To note the response to five day protocol Bodmin TRO 2022

Minutes:

Noted.

P.2022.309 PA22/09009 Construction of a two storey Special Education Needs and Disability (SEND) school (use class F), provision of hard and soft landscaping, a Multi Use Games Area (MUGA), sports facilities, new means of access and car parking. Location Land Off Turfdown Road

Decision:

It was **RESOLVED** Whilst Bodmin Town Council do support a school being built, but not necessarily in that area. It was proposed that the application not be supported under ground of size, scale and character per Section 124 of the National Planning Framework:

Achieving appropriate densities

Planning policies and decisions should support development that makes efficient

use of land, taking into account:

a) the identified need for different types of housing and other forms of development, and the availability of land suitable for accommodating it;

b) local market conditions and viability;

c) the availability and capacity of infrastructure and services – both existing and

proposed – as well as their potential for further improvement and the scope to

promote sustainable travel modes that limit future car use;

d) the desirability of maintaining an area’s prevailing character and setting

(including residential gardens), or of promoting regeneration and

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change; and
 e) the importance of securing well-designed, attractive and healthy places

Minutes:

Documents were shared on screen as requested. A public comment from a member of public (from the portal) was read out by Town Clerk. Cllr P Cooper didn't feel taking the verges down would help. Cllr Blacklaw, didn't feel the traffic from the centre would be that impactful.

Cllr Crowle would have preferred a more town location where there are more appropriate sites, it was discussed that this may be as it was a facility for the larger area.

Cllr Ahearn felt it was a large development and not in keeping with the surrounding area.

Cllr Gibbs did not feel it was a crowded area but agreed it wasn't a good road.

P.2022.310 PA22/09164 Construction of an outside storage building at the front of the property and a small extension at the front of the property for a small porch and utility room extension. Location 32 Bawden Road

Decision:

It was **RESOLVED** to support this application

Action items:

Add comment to CC portal

P.2022.311 PA22/09685 Works to trees within a conservation area: Dismantle to ground level 3x Ash trees (T393, T394, T395) and 1x Lawsons Cypress tree (T1). Location St Petrocs Residential Home St Nicholas Street

Decision:

It was **RESOLVED** to support this application

Action items:

CC planning portal

Minutes:

the supporting documents were reviewed, and due to ash die back was mindful to support.

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P.2022.312 PA22/08374 Replace rotten wooden casement windows with 3 x 4 pane x 2 pane period appropriate in uPVC double glazed Location 70A Fore Street

Decision:

It was **RESOLVED** to support this application provided it complies with Cornwall Council's guidance on shop front design and being in keeping with the area.

Minutes:

It was discussed that this should be kept in keeping with the area, a committee member pointed out that the applicaton was for the flats above. It was felt the work should be carried out in accordance with Cornwall Councils general guidance on shop front appearances and in keeping with the area.

P.2022.313 PA22/09082 Works to trees subject to a Tree Preservation Order (TPO), reduce the overall habit by 1.5m. Location 26 Athelstan Park

Decision:

Bodmin Town Council Supports this application

Minutes:

it was noted that this was routine maintenance.

P.2022.314 Intention Notice St Lawrence Road

Decision:

It was **RESOLVED** to note

Minutes:

Noted

P.2022.315 Road traffic notice Castle Canyke to note

Decision:

It was **RESOLVED** to note

Minutes:

Noted

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P.2022.316 Road traffic notice Fore Street to note

Decision:

It was **RESOLVED** to note

Minutes:

noted

P.2022.317 Road traffic notice Kirland Road to note

Decision:

It was **RESOLVED** to note this decision

Minutes:

noted

P.2022.318 To note the response to five day protocol PA22/05488 12 St Nicholas Street

Decision:

It was **RESOLVED** to note this decision

Minutes:

The response was noted

P.2022.319 Consultation - Westheath Avenue/Laninval Hill, Bodmin. Speed limit alterations and traffic improvements. Closing date for comments 30.11.2022

Action items:

It was **RESOLVED** that the Town Clerk would form a response based on previous discussions had by the planning committee on the subject. Consultation documents held by admin with instructions as to where to send response.

Minutes:

It was noted that we have received some comments from the general public.

It was noted that the bridge cannot be widened. Reference to previous discussions and recorded comments was made. Concern was expressed for safety.

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