

Minutes Planning Committee Meeting

Date 07/12/2022
Time 18:30 - 19:14
Location Shire House Suite, Mount Folly Square, Bodmin PL31 2DQ
Chair Cllr P L G Skea
Attendees Cllr H Blacklaw, Mrs A Bright (CS Manager/Assistant Town Clerk), Cllr P Brown, Cllr B Crowle, Mrs L Pinnegar (Senior Administration Assistant) and Cllr P Skea

P.22.320 Chairman's Announcements and to receive and resolve upon apologies from committee members.

Minutes:

There were no announcements except to remind participants of the meeting that it will be recorded for the purpose of the minutes. The recording would be deleted on satisfactory production of those minutes.

Apologies were received from

Cllr P Cooper (unwell), Cllr J Gibbs (recovering from ill health), Cllr A Ahearn

P.22.321 Declarations of Interest – Members to declare interests in respect of any items on the agenda;

Minutes:

There were one declarations of interest. Cllr P Skea retrospectively declared on item 338 during the public representation section, as he lives in Halgavor Road.

P.22.322 Correspondence sent and received:
 Consultation highway matters West Heath Road, Bodmin

Minutes:

The Chair directed the Cllrs to IBABs to view.

P.22.323 PUBLIC REPRESENTATION SESSION

Action items:

Trees needing attention in Halgavor Lane

Minutes:

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There were 5 members of the public present.

CH spoke re item 338 (Road closure notice Halgavor Road). There are Trees hanging in Halgavor Lane and if the work is to do with tree cutting she would like them to proceed into Halgavor Lane, has internet problems, and access problems. (The road closer is due to a bridge inspection).

Cllr Skea agreed he could look into this problem again for her as he previously did. Some trees were cut, but they disagreed that Halgavor Lane was as bad as he was saying it was. Cllr Skea retrospectively declared on item 338 as he lives on Halgavor Road.

The applicant of item 329 spoke regarding the application. The land was purchased with existing planning permissions that they made a meaning full start on (making it legal), but as the developer he felt it would not be quality stock, the units were small (6 flats) and not up to current building regulations. He feels they would be legal but substandard in size, insulation standards for example. The new proposal is for terrace of 4 units, houses, with same materials and standards as the 3 already agreed and currently being built. Been in consultation with conservation and Cornwall Council and feel the new plans are best use of the land.

Cllrs were invited by the Chair to raise any questions. Cllr Brown and Cllr Crowle asked for further information and clarification on the type of units and building standards.

Member of the public, JS raised a point about the speed limit changes proposed on Westheath Avenue, feeling the speed limit should be reduced even lower to say 20 miles an hour. This comment was noted.

Item 332 (to note the 5 day protocol PA21/02000 Land SW of Westheath Road. A member of the public asked for an explanation of what this meant. This was given by the Chair Cllr P Skea. It was explained that even though it has been objected to strongly by BTC it could go to a delegated decision.

P.22.324

Minutes of the previous meeting held on 16th November 2022

To confirm the accuracy of the minutes of the meeting held on 16th November 2022 (as circulated).

Decision:

It was RESOLVED that the minutes of the 16.11.2022 were a true and accurate record of the meeting.

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Minutes:

The Chair was not at the meeting of 16.11.2022 so he asked someone to move the minutes on his behalf, which was taken up by Cllr Crowle and seconded by Cllr Blacklaw that the minutes were a true and accurate record.

Cllr P Skea and Cllr P Brown abstained.

P.22.325 Actions arising from previous minutes – see Action Sheet

Minutes:

All the actions have been completed.

P.22.326 To receive Risk Management – Planning risks scoring 11+ none

Minutes:

There were no items for discussion.

P.22.327 Fairview Park Corporation Road Bodmin Cornwall PL31 1AN

Non Material Amendment (1) to Application No. PA22/07390 dated 12th October 2022 for 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, namely, amendment to Condition 3 for the substitution of Plan No. FH SK 52B with Plan No. FH SK 52C - Landscape Layout. Mr Jeff Jenner Blockworks Group

Decision:

It was RESOLVED to support this application

Minutes:

It was discussed that it is hard to see what the changes are, and it would be good to receive a synopsis from Cornwall Planning as to what the amendments were. These appeared to be landscaping changes.

P.22.328 PA22/09969 Woodland East Of Treningle View Beacon Lanes Bodmin Cornwall

Upgrading of existing grassed woodland tracks to become stone surfaced tracks to facilitate the felling and extraction of diseased Ash trees for public safety purposes. These works are in line with the approved

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Forestry Commission Woodland Management Plan (June 2021). Mr Adam Chell, Cornwall Council

Decision:

It was RESOLVED to support the application

Minutes:

It was discussed that there was tree work, improvements to access in particular opening the woodland area up to more users, and that the area is usually well managed.

P.22.329 PA22/09334 Erection of 4 no residential dwellings Location Land North East Of Mount Folly Mount Folly

Decision:

It was RESOLVED to support this application.

Minutes:

Comments were received from Cllr A Coppin summarised as follows: It is a great shame that another area of urban greenery is being sacrificed for housing and the loss of more trees. I have noticed the first of these buildings being erected and will have quite an impact on Priory Park which was always surrounded by greenery and will now have modern housing to one side. The first floor windows will overlook the childrens play park, but this could be seen as a positive as may discourage anti-social behaviour at night. The gardens look to be small and with the existing high stone wall will not offer great amenity space for the future residents. I feel that they have crammed in too many units. Removing the trees and soil to be replaced with houses and roofs will cause quite an increase of surface water. I see that this is intended to feed to a pond but that will still ultimately end up in the Leat or could flood the pond and possibly Priory Park. Finally; my biggest concern is the amount of additional traffic on a road that certainly wasn't built for it and has a poor junction onto Priory Road . There is not a pavement between Priory Road and the bottom gate of Priory Park so there may be an increased risk of a car hitting a child who as we know don't always have good road sense!

The Committee heard the explanation of the plans from the developer in the public representation section and were able to ask questions.

P.22.330 PA22/09472 Land At Priory Road Bodmin Cornwall

Reserved Matters application (layout, scale, appearance and landscaping) for the construction of 527 dwellings, including the delivery of affordable homes and flexible live/work accommodation, as well as open space provision (inc NEAP, LAP and kick about area) community

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facility, allotments/community orchard, cycle and pedestrian linkages, SUDs, landscaping and other associated infrastructure following Outline planning permission under application reference PA12/12115 (with this Reserved Matters Application relating to Phases 2, 3, 4, 5 and 6 as per the approved Condition 5 Phasing Plan application reference PA17/06094). (Outline planning application PA12/12115 -EIA application subject to an Environmental Statement). Hawkstone 2002 & Persimmon Homes (Cornwall)

Decision:

It was RESOLVED that this application cannot be supported in its current form and Bodmin Town Council would like the following points to be taken into consideration:

- a. Need to see SWW and Environment Agency make representation regarding the impact of such additional discharges into both their existing sewage infrastructure and into the Leat, particularly from the new roads.
- b. Considerations made as to the provisions for Primary Schools in the area. Persimmon indicate their provision of Community Assets as part of their Scheme, but no mention of a School;
- c. If Planning Approval is to be granted, then perhaps specific Conditions should be imposed and subsequently monitored, eg
 - (i) No construction of any dwelling is permitted until:
 - 1. the access crossover from Priory Road is completed to Highways standard
 - 2. A wheel washing facility becomes operational as soon as the Crossover is complete
 - 3. New Stormwater and foul sewage connections routed through the new Roads until existing Live infrastructure is complete
 - (ii) The Community Assets as proposed and offered shall be completed and made operational no later than following the completion of say the 1st Phase of 20 dwellings. Failure to have such a restriction might result in the Assets never being provided.
- d. The ratio of Council Tax Band C, D and E shall be such as to maximise the benefit to the Bodmin Town Council precept.
- e. It might be prudent to delay this development until such time that there is a marked improvement in the availability of Surgery provision. Bosvena Health seem to be under extreme pressure at present, and an influx of new Patients will have serious consequences until the new Surgery becomes operational and adequately Staffed.
- f. can Bodmin Town Council be confident that both Section 106 monies and all other Developer Grants are correctly calculated and made available to the Town in a timely manner.
- g. Consideration be given to the objections of the 1st Castle Canyke (4th Bodmin) Scout Group. It would appear that an allotment/orchard area on

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the original proposals has now been changed to show dwellings very close to the site boundary of the land leased from Cornwall Council on a long-term basis, by the Scouting Movement for children's activities.

Minutes:

Cllrs received some comments from the public which were shared with the committee, and have been posted on the public comments on the Planning Portal. The comments from Mr Hammond and Mr Hancock were thought to be valid and meaningful.

Cllr Brown had concerns that there was no report from the environment agency and had concerns whether the Leat could cope with the development. The original plans have changed with properties now up to the scouting areas. School capacity is a concern. Flood risk, drainage capacity tests done in the summer, should they be in the winter?

Cllr Crowle shared with the committee an email from member of public Mr H listing a number of points for consideration.

P.22.331 PA22/10307 Trees at Claveles Love Lane Bodmin, Works to trees subject to a tree preservation order ie to fell Ash tree due to Ash Die back (T17) in rear corner of site address

Decision:

It was RESOLVED to support this application

P.22.332 To note the 5 day protocol PA21/02000 Land SW of Westheath Road

Decision:

Noted by the planning committee

Minutes:

The Chair requested a list of committee members who responded to the 5 day protocol request which was confirmed as followed; Cllr J Cooper, Cllr P Cooper, Cllr H Blacklaw; Cllr P Skea, Cllr B Crowle. The majority decision was to disagree with the recommendation.

The Chair reminded the committee of the importance of responding promptly to these requests.

P.22.334 Highway works Turf St & Priory Road - for noting

Decision:

Noted by the planning committee

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P.22.335 Consultation 30 mph Westheath Avenue - to note BTC comments as directed at planning meeting 16.11.2022

1. Letter to M Evans CC Planning - Consultation highway matters WestHeath Road, Bodmin

Decision:

Noted by the planning committee

Minutes:

The Chair directed the committee to IBABS to view the correspondence.

P.22.336 PA22/10522 land at Respryn Road, Trebyan. Non-material amendment in relation to decision notice PA20/00778 dated 21/12/2020 for elevational material changes

Action items:

To receive more information / summary of material changes to applications

Minutes:

It was discussed that the committee did not feel they had enough information to know what the amendments to this applications were. They asked the ATC to write to Cornwall Planning for more information on this and other applications of this type.

No decision was made on this application.

P.22.337 To note the road closure intention notice - Blowinghouse Lane, Bodmin

Decision:

This was noted by the planning committee

P.22.338 To note the road closure intention notice - Halgavor Road

Decision:

It was resolved by the planning committee to note this decision

Explanation:

proposed by Cllr Crowle, seconded by Cllr Blacklaw, the Chair abstained due to declaring an interest.

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