

## **Minutes**

### **Planning Committee Meeting**

**Date** 08/03/2023  
**Time** 18:00 - 19:12  
**Location** Shire House Suite, Mount Folly Square, Bodmin PL31 2DQ  
**Chair** Cllr P L G Skea  
**Attendees** Cllr E Ahearn, Cllr H Blacklaw, Cllr P Brown, Cllr P T Cooper, Cllr B Crowle, Cllr J Gibbs, Cllr P Skea and Cllr J Whatton

Mr P Martin, (Town Clerk), Mrs A Bright (CSM/ATC), Mrs S Gooch (Senior Administration Assistant).

#### **P.2023.044 To receive Landscape Visual Assessment presentation from Nexus Planning regarding Turfdown Road, Ref: PA22/09009**

*Minutes:*

Members from Nexus Planning presented the planning overview of the proposed SEND school which would support children with special needs. The school would support 65 students with social, emotional, and mental health issues (SEMH), aged 4 - 16, from the immediate and surrounding areas. The new school will comprise a 2 storey teaching block (circa 2,094 sq.m) with associated car parking, hard play, soft informal landscape, all weather five-a-side pitch and MUGA.

The application has been based on key planning considerations, i.e with the school building being proposed on the right hand side of the site due to sewer and water mains on the left hand side of the site. It is proposed that the site entrance is positioned further down the lane and the overhead power cables will be buried under ground.

The Chair thanked the team for their presentation and asked members if they had any further questions.

A member enquired about what percentage of labour and materials would be local?

The developer (Kier) will endeavour to use local labour and materials if possible and a "meet the buyer event" will be arranged to engage with local organisations.

A question was asked about the estimated cost of the build, but this could not be answered at this stage and would not be available until the project is completed

A member enquired about the road network and the fact that Turfdown Road is nothing more than a lane which gets extremely busy when the crematorium is in use.. She was concerned that with increased number

of vehicles that could be needed to transport the 65 students plus staff.

A travel plan has been prepared to promote sustainable travel usage for staff, pupils and visitors and the new access way had been designed to accommodate any queuing traffic and is off set against the junction to the land and is not opposite to the crematorium.

Over time it is hoped that the school would be able to open up the facilities both internally and externally for use by the local community.

Cllr P Rogerson, who sits on the Children and Families Overview and Scrutiny Committee for Cornwall Council spoke in favour of the much needed, proposed new SEND in Bodmin and urged the committee to support the proposals.

Cllr J Gibbs arrived at 18.30.

**P.2023.045 Chairman's Announcements and to receive and resolve upon apologies from committee members.**

*Decision:*

It was **RESOLVED** to **RECORD** and accept the apologies received from Cllr J Cooper

*Minutes:*

The Chair welcomed everyone to the meeting and reminded members that the meeting is being recorded for minute taking purposes and that the recording will be deleted once the minutes have been ratified.

Cllr Pat Rogerson was welcomed to the meeting. Cllr Rogerson was attending the meeting to add support and first-hand knowledge of the application for the new SEND school in Bodmin which is being discussed at this meeting.

Apologies have been received from Cllr J Cooper due to work commitments.

**P.2023.046 Declarations of Interest – Members to declare interests in respect of any items on the agenda;**

*Minutes:*

Cllr E Ahearn declared an interest in item P.2023.055 - to note the Road Closure at Rosevallon Lane, Bodmin 13th - 16th March (24 hours) as it is of personal interest to her.

Cllr Ahern was thanked by the Town Clerk for bringing this to his attention.

**P.2023.047 Correspondence sent and received:**

*Minutes:*

There were no items of correspondence to discuss.

**P.2023.048 PUBLIC REPRESENTATION SESSION**

*Minutes:*

There was one member of the public present.

**P.2023.049 To consider and resolve upon, if appropriate, presentation regarding ref. PA22/09009 Turfdown Road.**

*Action items:*

It was **RESOLVED** that the original decision made in November 2022 be rescinded if, in line with standing orders 7. a written notice by at least nine councillors is presented at the next planning committee meeting on 29th March 2023

*Minutes:*

Members agreed that Bodmin is the right location for a new SEND school and are in full support of it, however, still had concerns over transport infrastructure and road network having negative impact for 65 students, staff and visitors.

Members agreed that they wished to amend the resolve made in November 2022 as they now feel issues they raised previously have now been explained and reduced in scale..

In November 2022 BTC Planning Committee reached the following resolve under P.2022.309 PA22/09009:

"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":

In accordance with Standing Orders 7 Previous Resolutions

- a) A resolution shall not be reversed within six months except by a special motion, which requires written notice by at least nine councillors to be given to the Proper Officer in accordance with standing order 9.
- b) When a motion moved pursuant to standing order 7 (a) has been disposed of no similar motion may be moved for a further six months.

The Chair proposed to rescind the original decision made in November 2022 and to bring the original motion back to the next planning committee on the 29th March with a written notice by at least nine councillors in support of the application for a new SEND school in Bodmin.

This was agreed by all.

Cllr P Rogerson left the meeting at 18.47

## Bodmin Town Council Minutes – Planning Committee Meeting 8th March 2023

Cllr P Cooper left the meeting at 18.47 and returned at 18.49  
Cllr H Blacklaw left the meeting at 18.48 and returned at 18.51

- P.2023.050 Minutes of the previous meeting - To confirm the accuracy of the minutes of the meeting held on 15th February 2023 (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 15th February 2023

*Minutes:*

Members had no queries with the minutes from 15th February 2023 and were agreed by everyone present.

- P.2023.051 Actions arising from previous minutes – see Action Sheet if any**

*Minutes:*

There were no outstanding actions from previous minutes to discuss.

- P.2023.052 To receive Risk Management – Planning risks scoring 11+**

*Minutes:*

Members were advised that the risk management for planning has not changed since the last committee meeting. The Chair reported that the risk management group have recently met and any updates will be provided at the next meeting.

- P.2023.053 PA23/01314 | Construction of a garden kitchen prep barn | 2 St Lawrence Road St Lawrence Bodmin Cornwall PL31 2QU**

*Action items:*

it was **RESOLVED** to support the application

*Minutes:*

Members had no issues with the proposed construction of a garden kitchen prep barn, and all agreed to support the application.

- P.2023.054 To receive the proposals to upgrade the base station at Midway Road**

*Action items:*

It was **RESOLVED** to support this application

*Minutes:*

Members felt the proposal was straight forward and had no objections to it.

- P.2023.055 To note the Road Closure at Rosevallon Lane, Bodmin 13th-16th March (24 hours)**

## **Bodmin Town Council Minutes – Planning Committee Meeting 8th March 2023**

*Action items:*

It was RESOLVED that the CM/ATC contact the utilities company as soon as possible and relay the concerns of residents in Rosevallon Lane regarding this road closure.

*Minutes:*

Cllr E Ahearn had previously declared an interest in this road closure. She asked where the residents of the eight affected properties could park their vehicles during the road closure between the 13th and 16th March.

It was agreed by all that the CM/ATC contact the utilities company as soon as possible and relay the concerns of residents in Rosevallon Lane regarding this road closure.

**P.2023.056      To note the Road closure request Bodmin Coronation Events 6th-7th May 2023 08.00 to 18.00**

*Minutes:*

Committee Noted the road closure.

**P.2023.057      To note the road closure request - Pride Parade Bodmin 17th June 2023 12.00 to 13.00**

*Minutes:*

Committee Noted the road closure request.

**P.2023.058      Overnight routine maintenance closures on the A38 Glynn Valley, Cornwall**

*Minutes:*

Committee Noted the road closure request.