

Minutes

Planning Committee Meeting

Date	29/03/2023
Time	18:30 - 19:10
Location	Shire House Suite, Mount Folly Square, Bodmin PL31 2DQ
Chair	Cllr P L G Skea
Attendees	Cllr P L G Skea (Chair), Cllr E Ahearn (Vice Chair), Cllr H Blacklaw, Cllr J P Cooper, Cllr B Crowle, Cllr J Gibbs.

Mr P Martin (Town Clerk) and Mrs S Gooch (Senior Administration Assistant).

P.2023.59 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 P Cooper and Cllr P Brown

Minutes:

The Chair welcomed members to the meeting and reminded everyone that the meeting will be recorded for the purposes of minute taking. Once the minutes have been completed the recording will be deleted.

Members were also reminded to check BTC emails on a daily basis in case there are any 5 day protocol requests that have come into the office that need to be dealt with.

If there is a lack of response from members and it is concerning a previous application that has been considered by committee then it was agreed that the response can be dealt with under the committee's terms of reference or the Chair, Vice Chair and Senior Manager to agree a response.

There is a new 5 day protocol which will be discussed at the next planning meeting on 19th April 2023.

Apologies have been received from Cllr P Cooper, family commitments and Cllr P Brown ill health.

P.2023.60 Declarations of Interest – Members to declare interests in respect of any items on the agenda;

Minutes:

There were no declarations of interest.

P.2023.61 Correspondence sent and received:

Minutes:

The correspondence was noted by committee.

P.2023.62 PUBLIC REPRESENTATION SESSION

Minutes:

There were no members of the public present.

P.2023.63 Minutes of the previous meeting - To confirm the accuracy of the minutes of the meeting held on 8th March 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 the 8th March 2023.

Minutes:

Members had no queries with the minutes from 8th March 2023 were agreed by the majority. Cllr J Cooper abstained from the vote.

P.2023.64 Actions arising from previous minutes – see Action Sheet

Minutes:

There were no outstanding actions.

P.2023.65 To receive Risk Management – Planning risks scoring 11+

Minutes:

There are no current risk management updates but will be brought to committee when they are available.

P.2023.66 PA23/01864 Conversion of garage to a study, extend second floor over existing garage and alterations to conservatory | 17 Homefield Park Bodmin Cornwall PL31 1DJ

Decision:

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

Minutes:

Members were happy to support this application as there were no reasons to object.

P.2023.67 PA23/01677 Works to trees covered by a Tree Preservation Order, namely, T1 - mature medium Sessile Oak and T2 - mature large Sessile Oak - remove epicormics up to break of crown; T3 - mature medium/large Sessile Oak - prune to achieve a 5.2m clearance above road and prune to achieve a 1.5m clearance around street light; T4 - mature large Sessile Oak - sever ivy to aid future inspections and remove 2m basal section. Location Berrycoombe Bodmin PL31 2PJ"

Decision:

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

Minutes:

There were no adverse comments from members and the majority of members supported the application. Cllr J Cooper voted against the application.

P.2023.68

PA23/02012 Non Material Amendment (5) to Application No. PA19/05744 dated 23rd October 2019 of Reserved Matters application for the construction of 100 dwellings in relation to outline consent PA14/09274 (Outline application for the redevelopment of the former St Lawrence Hospital site and land at Beacon Technology Park to provide up to 175 residential dwellings and 3,600 sqm (GIA) of B1 employment space.), namely, as listed on application form Location Beacon Technology Park Bodmin Cornwall

Action items:

It was **RESOLVED NOT** to support this application due to the increased density of the development and under the NPPF safe and suitable access for all users.

Minutes:

Members were very disappointed that their previous comments regarding Cornwall Council's development arm of Treveth are not providing 100% affordable/social housing on this and all of their development sites. Also employment space is being listed as the original hospital and other buildings which was never the intention. The intention was that the old hospital grounds would be definitive new employment space.

The non material amendment is quite a substantial change and the density on this site has increased from 100 new homes to 175 which members felt was too high. The committee have previously made representations regarding open spaces, rose garden, lack of storage facilities etc.

Cllr E Ahearn proposed to object to the application on the grounds of increased density.

Cllr J Cooper proposed to object to the development under NPPF safe and suitable access for all users. It was debated and evidenced that the access to the site by both pedestrians and vehicular was not suitable along Boundary Road, there still is not suitable footpath for a large section along Boundary Road. Boundary Road is not wide enough for two cars to pass in places. An increase in the density of the development would exasperate those problems listed and would fall foul of the NPPF directive to create safe and suitable access for all users.

Parents with young children have been seen walking along Boundary

Road in parts where there is no footpath.

Development plans stated proposed indicative 3 meter wide footpath and cycle way along Boundary Road - this probably won't ever happen. However, if planning were to confirm that the 3 meter wide footpath and cycle way would be guaranteed then it would allay many of the concerns of the committee.

The planning authority should set their standards high and shouldn't allow their arm's length developers to submit applications that fall foul of the NPPF recommendations.

The TC has also previously written to Cornwall Council's planning department and objected to this development.

Cllr E Ahearn withdrew her proposal in favour of Cllr J Cooper's proposal.

All members were in favour and did not support the application.

P.2023.69

PA23/00972 Application for 8no. new build light industrial units (Class use B2 and B8) with associated external works infrastructure | 6 - 8 Normandy Way Bodmin Cornwall PL31 1EX

Action items:

It was **RESOLVED** to **SUPPORT** the application, however the installation of the PV panels and ducting for electric car charging should be enforced, in line with Cornwall Council's Climate Change Strategy 2030.

Minutes:

Cllr H Blacklaw drew members attention to item 6 Sustainable and environmentally friendly of the design and access statement for the eight new build light industrial units that are proposed to be built and was disappointed to read that "the design allows for the provision of PV panels to be sited on the roofs and ducting for electrical car charging points in front of respective unit." Cllr Blacklaw feels that in line with Cornwall Council's climate change strategy 2030 the PV panels and electric charging points should be included and not just the provision.

It was proposed to support the application, however the installation of the PV panels and ducting for electric car charging should be enforced, in line with Cornwall Council's Climate Change Strategy.

This was carried unanimously.

P.2023.70

To consider a review of the previous decision dated 16th November 2022. And to resolve upon the following motion: Following a review, this committee, as a statutory commentary body, upon receipt of further information decided to support the development proposal of a Special Education Needs and Disability (SEND school under PA22/09009

Action items:

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It was **RESOLVED** to rescind the decision made on the 16th November 2022

Minutes:

At the last meeting of the Planning Committee on 8th March members received a presentation regarding the SEND school proposed at Turfdown Road, ref: PA22/09009, at which members agreed that issues they had regarding the application had been explained and reduced in scale. Due to this new information the Chair had proposed to rescind the original motion (not to support the application) made on 16th November 2022 by means of a written notice by at least nine councillors under Standing Orders 7a and b.

The Chair proposed to rescind the decision made on 16th November 2022.

Cllr E Ahearn seconded, Cllr J Cooper voted against the proposal, majority carried.

P.2023.71 Closure Intention Elizabeth Close, Bodmin

Minutes:

Members noted the road closure intention notice.

P.2023.72 Would the committee like to comment on the advice on barn conversions and replacement dwellings the updated protocol for local councils

Minutes:

This item is duplicated and should be the revised 5 day protocol. This will be discussed at the next planning committee meeting on the 19th April 2023.

P.2023.73 Would the committee like to comment on the advice on barn conversions and replacement dwellings advice on barn conversions and replacement dwellings

Action items:

It was **RESOLVED** that the Town Clerk write a letter of response to the effect that any barn conversions and replacement dwellings must retain historic or cultural values.

Minutes:

Members noted the update and it was proposed that the Town Clerk write a letter of response to the affect that any barn conversions and replacement dwellings must retain historic or cultural values so they are built within the vernacular of the area and to be in keeping.