

Minutes Planning Committee

Date	31/05/2023
Time	18:30 - 19:02
Location	Shire House Suite, Mount Folly Square, Bodmin PL31 2DQ
Chair	Cllr P L G Skea
Attendees	Cllr P L G Skea , Cllr E Ahearn, Cllr H Blacklaw and Cllr C Rowe Mr P Martin (Town Clerk); Mrs A Bright (CSM/ATC) and Mrs S Gooch (SAA)

P.2023.111 To appoint a Vice Chairman for the Planning Committee

Decision:

It was **RESOLVED** to **appoint** Cllr E Ahearn as Vice Chairman of the Planning Committee for 2023/24

Minutes:

The Chair asked if any member would like to nominate themselves for the role of Vice Chairman for the Planning Committee for the next year.

Cllr E Ahearn volunteered to continue with the role of Vice Charman of the Planning Committee for this year. - All in favour.

The Chair congratulated Cllr Ahearn on her appointment.

P.2023.112 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 Gibbs; Cllr P Brown and Cllr P Cooper.

Minutes:

The Chair reminded members that the meeting will be recorded for the purposes of minute taking and will be deleted once the minutes have been ratified.

Apologies have been received from Cllr J Gibbs - unwell; Cllr P Brown - holiday; Cllr P Cooper - mayoral duties - all in favour to accept the apologies.

P.2023.113 Declarations of Interest – Members to declare interests in respect of any items on the agenda;

Minutes:

The members were asked if they had any declarations of interest to declare.

There were no declarations of interest received.

P.2023.114 Correspondence sent and received:

Minutes:

This item of correspondence will be discussed at the next planning committee meeting.

P.2023.115 PUBLIC REPRESENTATION SESSION

Minutes:

There were no members of the public present at tonight's meeting.

P.2023.116 Minutes of the previous meeting - To confirm the accuracy of the minutes of the meeting held on 10th May 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 10th May 2023.

Minutes:

Members had no queries with the minutes from 10th May 2023. Majority carried with Cllr P Skea and Cllr C Rowe abstaining as they were not present at the meeting held on 10th May 2023.

P.2023.117 Actions arising from previous minutes – see Action Sheet

Minutes:

All actions have been completed including Action 311 - The CSM/ATC has written to invite the developers the opportunity to meet with the planning committee to discuss plans for the shop frontage regarding P.2023.107 PA23/03145 5 Fore Street, Bodmin. We await a response.

P.2023.118 To receive Risk Management – Planning risks scoring 11+

Minutes:

There are no current Risk management items for the committee to consider, however the risk management group are due to meet next Wednesday and if there are any items for discussion they will be agenda'd accordingly.

P.2023.119 PA23/03129 | Single storey rear extension. To incorporate a dining room and down stairs toilet. | 9 Margaret Crescent Bodmin Cornwall PL31 1JH

Decision:

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

Minutes:

Members of the committee had no adverse comments or objections with the planning application and felt that the extension was in keeping with other properties in the area. All in favour.

P.2023.120 PA23/03603 | Proposed alterations and additions to the rear of the existing dwelling | 2 Stanley Terrace Berrycoombe Road Bodmin Cornwall PL31 2RY

Decision:

It was **RESOLVED** to **support** this application

Minutes:

Members of the committee had no adverse comments or objections with the planning application. All in favour.

- P.2023.121 PA23/03326 | InstaVolt are proposing to install twelve rapid electric vehicle charging stations within the car park of Bodmin Retail Park. Fourteen existing parking spaces will become EV charging bays, along with associated equipment. One of the twelve EV charging bays will be fully accessible, allowing for unrestricted access to one EV charger with 1.2m access on 4 sides of the parking bay. | Bodmin Retail Park Launceston Road Bodmin Cornwall PL31 2GA**

Decision:

it was **RESOLVED** to **SUPPORT** the application to install 12 rapid electric vehicle charging station at Bodmin retail park.

Minutes:

Members of the committee had no adverse comments regarding the proposed installation of 12 rapid electric vehicle charging stations at Bodmin retail park. Members felt that it was a step in the right direction and would welcome more electric vehicle charging stations in Bodmin. All in favour.

- P.2023.122 PA23/02618 | Advertisement Consent for 3 x Facia Sign, 1 x T-Pole Sign, 2 x Banner Sign and 1 x Monument Sign | West End Motors Car Park Site Dennison Road Bodmin Cornwall PL31 2LL "**

Action items:

It was **RESOLVED NOT** to support this application as it is intrinsically linked with PA23/02617

Minutes:

This item was discussed after Item 123 on the agenda
It was proposed that the committee should also object to this application as it is intrinsically linked with PA23/02617 - all in favour

- P.2023.123 PA23/02617 | Erect modular office building, wash bay and equipment store and associated external works and proposed advertisement signage for a vehicle hire branch. | West End Motors Car Park Site Dennison Road Bodmin Cornwall PL31 2LL**

Action items:

it was **RESOLVED** to **object** to this planning application on the grounds of: Highways- concern due to the deterioration in the traffic flows and there is no submission of a transport statement and assessment that accompanies the application so committee can not be assured there will not be a worsening situation. The applicant has not consulted with the public or the council and there is a public comment objecting to the

proposal There are potential policy clashes that could conflict with the developing neighbourhood plan

Minutes:

Members all agreed that item 123 be brought forward on the agenda so committee had the opportunity to discuss the modular office building prior to the consent for signage.

A member commented that the application seems premature in its submission as the site potentially forms part of a key regeneration section for the town centre and is probably out of kilter with the emerging themes of the charette, town team and neighbourhood development plan. It was suggested the applicant should engage with the town team and neighbourhood development plan steering group prior to bringing forward future proposals.

There is no evidence of any public/local consultation for this application, the Chair felt the applicant could have approached BTC with a view to speaking at committee and to explain the application in some more detail. Members were concerned over the increase in transport and the size of the vehicles used. The larger lorries could block bus stops areas which would cause chaos.

It was proposed to object to this planning application on the grounds of:

- Highways- concern due to the deterioration in the traffic flows and there is no submission of a transport statement and assessment that accompanies the application so committee can not be assured there will not be a worsening situation.
- The applicant has not consulted with the public or the council and there is a public comment objecting to the proposal
- There are potential policy clashes that could conflict with the developing neighbourhood plan

All in favour

P.2023.124 Notice of Road Closure Location: Carminow Road, Bodmin

Minutes:

Committee noted the road closure.

P.2023.125 PA23/03496 | Proposed division of the existing dwelling into two plus the formation of two additional parking spaces to the front of the existing dwelling. | 7 Sherwood Drive Bodmin Cornwall PL31 2PR

Action items:

It was **RESOLVED** to **support** the application. However, committee members have reserves with the design of the frontage. The planning

drawings show that the primary access through the front of the property is through patio doors which they would prefer to be changed with something more in keeping with the surrounding area.

Minutes:

Members discussed the application and supported the dwelling being split so it could provide much needed housing. However, members have reserves regarding the design of the frontage.

The planning drawings show that the primary access through the front of the property is through patio doors which they would prefer to be changed with something more in keeping with the surrounding area. All in favour.

P.2023.126 Notice of Road Closure Location: Love Lane, Bodmin

Minutes:

Committee noted the road closure.

P.2023.127 Notice of Road Closure Location: Kirland Road, Bodmin

Minutes:

Committee noted the road closure.

P.2023.128 PA23/03861 | Works to trees under a tree preservation order (TPO) namely: Sycamore: cut back overhanging branches | The Rectory Barons Meadow Bodmin Cornwall PL31 2DD

Decision:

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

Minutes:

Members of the Committee had no adverse comments regarding the works to the trees under the TPO.

P.2023.129 Notice of Road Closure Location: Mount Folly, Fore Street Bodmin

Minutes:

Committee noted the road closure.

Meeting closed at 19.02