

Minutes Planning Committee Meeting

Date 10/05/2023
Time 18:30 - 19:28
Location Shire House Suite, Mount Folly Square, Bodmin PL31 2DQ
Chair Cllr E Ahearn, (Vice Chair)
Attendees Cllr E Ahearn, (Vice Chair); Cllr P T Cooper (Ex-Officio) ; Cllr H Blacklaw and Cllr J P Cooper

Mr P Martin (Town Clerk); Mrs A Bright (CSM/ATC) and Mrs S Gooch (SAA)

P.2023.091 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 Skea, Cllr J Gibbs and Cllr P Brown

Minutes:

The Vice Chair, Cllr E Ahearn chaired the meeting in the Chair's absence and welcomed everyone to the meeting. The Chair reminded members that the meeting will be recorded for minute taking purposes but will be deleted once the minutes have been ratified.

Apologies have been received from Cllr P Skea - unwell; Cllr J Gibbs - unwell and Cllr P Brown - work commitments.

P.2023.092 Declarations of Interest – Members to declare interests in respect of any items on the agenda.

Minutes:

Cllr E Ahearn brought to the committee's attention regarding item 103 PA23/02813 | Reconfiguration of part of Bowman Ward at Bodmin Hospital as she works as a sub-contractor within the hospital and will not take part in the debate/voting.

P.2023.093 Correspondence sent and received:

Minutes:

The letter of support Bodmin Bowls club was noted.

P.2023.094 PUBLIC REPRESENTATION SESSION

Minutes:

There were two members of the public present at this evening's meeting.

Mr Ben Wood (Planning Consultant) attended the meeting to speak on

the following matter P/2023/100 PA23/02556 4 Park Drive and is part of the Turo Diocese and within a conservation area. Mr Wood confirmed that the Diocese is trying to achieve net zero carbon across its buildings by 2030 and acknowledged that sometimes there could be a little tension between Historic England sustainable objectives.

A second member of the public attended the meeting to observe and answer any questions if raised during discussions on P/2023/104-PA23/02984 9 Halgavor Road, Bodmin

P.2023.095 Minutes of the previous meeting - To confirm the accuracy of the minutes of the meeting held on 19th April 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 19th April 2023.

Minutes:

Members had no queries with the minutes from 19th April 2023. Majority carried with Cllr J Cooper abstaining as he was not present at the meeting held on 19th April 2023.

P.2023.096 Actions arising from previous minutes – see Action Sheet

Minutes:

All actions have been completed and for action 293 the CSM/ATC reported that the police had been contacted and had received the survey themselves and had nothing further to add.

Cllr P Cooper to relay BTC vote of thanks to Reggie Buttler Card who is retiring.

P.2023.097 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.2023.098 To update committee members on a design review meeting for Phase 2 land South of Priory Road

Minutes:

Unfortunately, Cllr P Skea was unable to attend tonight's meeting and in his absence Cllr H Blacklaw and Cllr P Cooper reported that the meeting was very interesting to observe and to see first-hand how the design team liaise with the developers over the design. There will be further design team meetings before planning is submitted.

Cllr P Cooper felt the meeting was very refreshing as the design team answered all of his pre prepared questions., including tree lined avenues.

It could be challenging to see the NMA changes from design to construction during the process.

Cllr J Cooper suggested that BTC planning committee should have pre-requisites for larger development projects, and suggested the committee would welcome any opportunity to discuss the plans before planning is submitted.

P.2023.099 PA23/01299 | Outline Planning Permission with all matters reserved for up to two new residential dwellings | Land West Of The Oaks Fletchersbridge Hill Cardinham Bodmin Cornwall

Action items:

It was **RESOLVED NOT** to support this application based on the following: The development is not an infill scheme by definition and more akin to a low-density straggle There was concern over the increase in the level of traffic and would not like important services i.e. the crematorium and new school to be impacted as a result and would therefore like Cornwall Council to conduct a traffic impact study on the area.

Minutes:

Cllr H Blacklaw believes that this proposal is not an infill development by definition and more akin to a low density straggle and does not support this application.

Cllr J Cooper noted that there could be potential issues regarding increased traffic by the crematorium with the lane congested and that Cornwall Council should conduct a traffic impact study. caused

It was proposed not to support this application based on the following: The development is not an infill scheme by definition and more akin to a low density straggle

- There was concern over the increase in the level of traffic and would not like important services i.e., the crematorium and new school to be impacted as a result and would therefore like Cornwall Council to conduct a traffic impact study on the area.

Members were all in favour not to support this application.

P.2023.100 PA23/02556 | Installation of double glazed UPVC-framed windows and doors and the installation of roof-mounted solar PV panels | 4 Park Drive Bodmin Cornwall PL31 2QF

Action items:

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

Minutes:

Cllr J Cooper enquired whether the solar panels will have storage capacity and it was confirmed by the planning consultant that aspirationally storage capacity would be provided if funds allowed.

Members were all in favour of the application.

- P.2023.101 PA23/03155 | Non Material Amendment (2) to Application No. PA20/01439 dated 7th May 2020 for Redevelopment of the Bodmin Materials Recycling Facility to include a new access, external waste bays and associated infrastructure, namely, to allow construction activities to take place on Saturdays between 0800 and 1700 hours until the end of 2023 | East Cornwall Recycling Centre Bodmin Business Park Bodmin Cornwall PL31 2RQ**

Action items:

It was **RESOLVED NOT** to support this application. The proposal states the plant will be open almost 24/7 which inevitably will increase traffic, noise and potential odour. BTC would like Cornwall Council to conduct a traffic management plan, as the highways is already congested, and the development should be covered under the noise and vibration management permit.

Minutes:

Members were not in support of this application as proposal states the plant will be open almost 24/7 which inevitably will increase traffic, noise and potential odour. BTC would like Cornwall Council to conduct a traffic management plan, as the highways is already congested and the development should be covered under the noise and vibration management permit.

All members were in favour NOT to support this application.

- P.2023.102 PA23/02902 | Replacement of entrance conservatory like-for-like with solid roof | Stonehaven Healthcare Ltd St Petrocs Residential Home St Nicholas Street Bodmin Cornwall PL31 1AG**

Action items:

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

Minutes:

Members discussed the application and were all in favour to support it.

- P.2023.103 PA23/02813 | Reconfiguration of part of Bowman Ward at Bodmin Hospital to create a new Seclusion Suite. New window and external door, replacement obscure glazed window and external door. New anti-climb fencing and gate and installation of 3 metre high decorative panels to existing fence for privacy. | Bowman Ward Bodmin Hospital Boundary Road Bodmin**

Action items:

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

Minutes:

Members agreed this work would further improve facilities on Bowman Ward. Members supported this application, Cllr E Ahearn abstained from the vote as she had declared an interest in this item.

P.2023.104 PA23/02984 | Extension and Alterations including the erection of garden buildings | 9 Halgavor Road Bodmin Cornwall PL31 1BW

Action items:

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

Minutes:

Members were happy to support this application.

P.2023.105 PA23/03312 | Non Material Amendment (1) to Application No. PA19/03487 dated 5th August 2019 for Renovation of two dwellings (51 + 51a Higher Bore St), including the demolition of a rear extension and garage/workshop and the building of a new rear extension and a new dwelling, namely reduce glazing to east elevation and associated adjustment to first floor bedroom 3 and minor alterations to profile of western party wall (abutting 55 Higher Bore Street) amendments relate to approved mews house only | 51A Higher Bore Street Bodmin Cornwall PL31 1JS

Action items:

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

Minutes:

Members noted this planning application.

P.2023.106 PA23/02879 | Works to trees covered by a Tree Preservation Order, namely, T12- light prune to clear 1.00m BT conductors and remove lowest branch over road; T13 - remove epicormics to 6.00 m; T15, T16 and T17 - light prune to clear/remove rubbing growth from BT conductors and T30, T33, T41, T46, T47, T48, T50 - re-pollard | Street Record Lostwithiel Road Bodmin Cornwall

Minutes:

Although members recognised that trees do need maintenance they were concerned over the number of trees that will be affected by the tree works and would prefer the cables to be underground (as policy dictates) , Also other areas in Bodmin where tree works have been re-pollard has caused damage to trees in the long term.

It was proposed that the committee supports the application but has a preference that cables should be underground (as policy dictates) and any works to trees are carried out under the supervision of a qualified tree surgeon.

P.2023.107 PA23/03145 | Proposed conversion of first and second floor and roof space to provide four flats and conversion of lower ground floor store to form bin store. | 5 Fore Street Bodmin Cornwall PL31 2HX

Bodmin Town Council Minutes – Planning Committee Meeting 10th May 2023

Action items:

it was **RESOLVED not** to support this development on the grounds that previous commercial properties sold for residential should have some commercial element retained.

To invite the developers the opportunity to meet with the planning committee to discuss plans for the shop frontage.

Minutes:

Members discussed the application for the former Nat West Bank. It is hoped with the development of the Neighbourhood Plan that the front aspect of Fore Street is maintained as a Cornish market town. Members would like to meet with the developers about how the view of Fore Street is preserved going forward.

There should be a guidance note on town centres available from Cornwall Council

After careful consideration it was proposed to Object to this development on the grounds that previous commercial properties sold for residential should have some commercial element retained.

It was also proposed to offer the developers an opportunity for them to meet with the committee to discuss their plans for the shop front.

All members were in favour.

- P.2023.108 PA22/09009 - Notification of Cornwall Council Planning Committee meeting on the 15th May 2023. 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 Bodmin Cornwall PL30 4AU**

Minutes:

Cllr P Skea and Cllr H Blacklaw were nominated to attend the virtual meeting of the Cornwall Council planning committee on 15th May 2023 at 10.00 a.m. and will, if possible raise the concerns of traffic management in the area.

- P.2023.109 Road traffic notice - Road Closure and Suspension Order Fore Street, Bodmin**

Minutes:

Committee **NOTED** the road closer and suspension order Fore Street, Bodmin.

- P.2023.110 PA23/03395 | Proposed demolition of existing rear porch and the construction of an extension to the rear of the existing dwelling. | 81 Queens Crescent Bodmin Cornwall PL31 1QR**

Action items:

Bodmin Town Council Minutes – Planning Committee Meeting 10th May 2023

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

Minutes:

Members were in support of this application.

The meeting closed at 19.28