

## Minutes Planning Committee Meeting

**Date** 23rd August 2023  
**Time** 18:30 - 19:30  
**Location** Shire House Suite, Mount Folly Square, Bodmin PL31 2DQ  
**Chair** Cllr P L G Skea  
**Attendees** Cllr E Ahearn, Cllr J Burden, Cllr P T Cooper, Cllr J Gibbs, Cllr C Rowe and Cllr P Skea

Mrs A Bright (Assistant Town Clerk/Community Services Manager) and Mrs A Stallard (Office Administrator/Secretary)

### **P.2023.182 Chairman's Announcements and to receive and resolve upon apologies from committee members.**

*Decision:*

It was **RESOLVED** to **RECORD** and accept the apologies received by Cllr A Butters.

*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.

The Chair made an announcement reminding all Councillors to respond to the email circulated by officers regarding the public NDP engagement dates.

Apologies have been received from Cllr A Butters. It was proposed by Cllr P Skea and seconded by Cllr P Cooper. All in favour.

### **P.2023.183 Declarations of Interest – Members to declare interests in respect of any items on the agenda including reference to the extract from Code of Conduct**

*Minutes:*

The members were asked if they had interest in any agenda item to declare. Cllr P Cooper advised he resided in the proximity of the land by Priory Road (Item 190) and will be advised by the Chair whether he should be party to the discussion. The Chair expressed as there was reason why Cllr Cooper should not take part in the conversation as there would be no financial impact on Cllr Cooper personally.

There were no further declarations of interest received.

### **P.2023.184 Correspondence sent and received:**

Email received regarding planning applications affected in River Camel SAC from Cornwall Council Planning and Housing Specialist.

*Minutes:*

The meeting was notified of the email, and advised the Item was listed on the agenda for further discussion if required.

## **P.2023.185 PUBLIC REPRESENTATION SESSION**

*Minutes:*

There were six members of the public present. There was one representative from the Press.

The Chair advised should more than 15 minutes be required he would decide as the discussion progresses and increase accordingly and requested for any individuals wishing to speak not to be repetitive. Members of the public were also requested to provide their name and the planning application number to which they were referring to for the purpose of the minutes. The Chair invited the public to take the floor.

### **Agenda Item P.2023.189 - Planning Application Number PA23/04257**

Three residents from Foulston Way, Bodmin advised they wished to object to the planning application PA23/04257. To be referred to within the minutes as Resident 1, 2 and 3.

Resident 1 of Foulston Way took the floor and advised objections have been placed to Cornwall Council Planning. He advised the application was objected to a when initially submitted a few years ago. The reason for the objection included the historical importance of Westheath Park, and if the planning is allowed to go ahead it's increasing the amount of properties within the Park. There was originally a covenant to limit the number of properties built in the area. The sewers were built for a hospital and now service the extra houses and are overrun with problems. It sets a precedence if this application is approved, there are 14 houses in the housing estate, and if one is allowed to do this, why should every house not be able to and there would be 28 properties on the estate. There would be extra cars parking on the estate, properties being renting out for Air B&B. Families have dependants and appreciate the conversion is for a dependant, but we are in a time when kids aren't going to be able to purchase houses, so would everyone be able to convert their garage. Don't think that is the right thing for Foulston Way and Westheath Park.

Resident 2 of Foulston Way took the floor. There is a real strength of feeling that this application isn't appropriate. There has been lots of email traffic between a group of residents and that it should be opposed. Had they been aware of the meeting earlier there would have been a greater presence from residents to oppose. The infrastructure isn't appropriate and it will set a precedence which will be difficult to go back from.

Resident 3 of Foulston Way took the floor. The main concern is setting a precedence for others to do the same. There are a number of other issues raised as objections on Cornwall Council Planning Portal. Detailed objections specifying certain things people are not happy with. Have

personally had to call out South West Water on two occasions to unblock the drains which were at a critical level and this is a recurring problem. The one property development isn't going to cause a massive issue, but if allowed, this would set a precedence for other residents to do the same and would cause a major issue. The original planning from the previous resident was declined by Bodmin Town Council, and there are strong objections, about 90% of other residents.

Resident 2 added that things haven't changed, the same rules apply and the same objections apply. Resident 1 believed within the covenant, the management company need to agree for any changes to happen, and there has been an objection from the Director of the management company.

The Chair thanked the gentlemen for attending, advising their views had been heard by the Councillors in the room and these will be taken into consideration when deciding on the application. The Chair stressed that the Planning Committee are only consultees in the process, and Cornwall Council will make the final decision.

The Chair asked if anyone else would like to speak in the public session.

Mr James Mercer, the new owner of 14 Foulston Way took the floor. Mr Mercer advised that until the previous owners, his is not trying to turn the garage into a house or a two storey building. The application is to extend garage door 1.3 meters and move the garden fence the same amount, for his wife's father to have as a Granny Flat. Mr Mercer advised he attended a planning meeting a month ago when the proposal was supported. The only change has been from the planning officer reviewing the plans and highlighting there was no kitchen, therefore a worktop and appliance was included in the drawing. Mr Mercer has, through a solicitor, drawn up a legal document to allay worries from neighbours that Air B&B's will not be happening and the conversion is for an elderly dependant relative. Mr Mercer was given permission by the Chair to read the letter from the solicitor. Mr Mercer proceeded to advise the cars shown on plan are illustrative only, and they don't own 5 cars.

The Chair thanked Mr Mercer and invited other members of the public to comment on any other planning application. Resident 1 asked for right to reply to Mr Mercer, this was agreed by the Chair.

Resident 1 advised there had been a historical problem with the previous owners and parking. They had extended family who used it as accommodation. he acknowledged Mr Mercer doesn't have a large number of cars, but should Mr Mercer sell the property and new owners have more cars, the same issue with parking would arise and the roadway would be congested. Mr Mercer responded by advising the planning application is for the parking requirements at this time.

The Chair concluded the public session, confirming all points have been presented well for this application and closed the public session at

18:50hrs.

Residents 1, 2 and 3 left the meeting.

- P.2023.186 Minutes of the previous meeting - To confirm the accuracy of the minutes of the meeting held on 9th August 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 9th August 2023.

*Minutes:*

The Chair proposed to accept the minutes as a true and accurate record of the meeting held on 9th August 2023. It seconded by Cllr C Rowe. All in favour.

- P.2023.187 Actions arising from previous minutes – see Action Sheet**

*Decision:*

It was **RESOLVED** to **NOTE** the outstanding action 373.

*Minutes:*

Action 373 remains outstanding. The SAA to invite a member of Cornwall Council's planning team to a future BTC planning meeting to discuss/explain non material amendments.

- P.2023.188 To receive Risk Management – Planning risks scoring 11+**

*Minutes:*

There were no risk management updates at this stage. The Chair will bring such matters as they occur to a future planning meeting.

- P.2023.189 PA23/04257 Amended Plan Conversion and extension to existing garage to create annexed living accommodation for a dependent relative Location: 14 Foulston Way Bodmin Cornwall PL31 2QH Reconsultation letter – Changes to original submission Conversion and extension to existing garage to create annexed living accommodation for a dependent relative - 14 Foulston Way Bodmin Cornwall PL31 2QH**

*Decision:*

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

*Minutes:*

Cllr P Cooper declared an interest in the item due to being related by marriage to one of the objectors and left the meeting for the period of the item.

The Chair asked members if they had any views or concerns regarding

the application. Members discussed the application, both for and against supporting the creation of an annexed living accommodation. The discussion included those points raised in the public session, parking, drainage infrastructure and whether the approval of this application would set a precedent for future applications of a similar nature. The Chair reiterated to members that each planning application has to be considered on its own merits.

Cllr E Ahearn proposed not to support the application. Seconded by Cllr J Burden. The proposal was not supported by members.

The Chair proposed to support the amended planning application. Seconded by Cllr C Rowe. Vote carried with three votes to support the application and two votes from Cllr E Ahearn and Cllr J Burden against the proposal.

Mr Mercer left the meeting.  
Cllr P Cooper re-joined the meeting.

**P.2023.190 PA22/09472 | 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 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). | Land At Priory Road Bodmin**

*Decision:*

It was **RESOLVED** upon to **NOT SUPPORT** the application at the current time, and for the developers to be invited to a future planning meeting to present the scheme. Within the presentation the following to be addressed a) whether community consultation will be undertaken and if so how this will be carried out, b) water neutrality for the development, c) whether the recommendations from Cornwall Council Planning Committee have been included, d) to address items around the design. In addition for the Planning Officer to be contacted in relation to water neutrality and for them to confirm they have contacted all consultees with the revised planning pack.

*Minutes:*

The Chair reminded members in December 2022 the Planning Committee didn't support the planning application. ATC/CSM presented the resolve from the Planning Meeting held 7th December 2022 and advised Councillors would need to make considerations as to whether the conditions stipulated in the previous resolve have been met with the amended planning applications.

The Chair asked members if they had any views or concerns regarding the application. Members discussed the application, highlighting recommendations made by Cornwall Council Planning Committee to the developers Persimmons during a webinar do not appear to have been incorporated in this Reserved Matters application. With the scale of the development, it was requested for the developers to be invited to a Planning Committee meeting to deliver a presentation, and if during the presentation they can explain how they will consult with the public and water neutrality on the development.

The Chair proposed not to support the application at the current time, and for the developers to be invited to a future planning meeting to present the scheme. Within the presentations the following to be addressed a) whether community consultation will be undertaken and if so how this will be carried out, b) water neutrality for the development, c) whether the recommendations from Cornwall Council Planning Committee have been included, d) address items around the design. In addition for the Planning Officer to be contacted in relation to water neutrality and for them to confirm they have contacted all consultees with the revised planning pack. Seconded by Cllr E Ahearn. All in favour.

**P.2023.191      PA23/04299 Proposal Change of use from agricultural to commercial usage as a micro brewery Location Pendewey Farm Stony Lane Bodmin Cornwall**

*Decision:*

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

*Minutes:*

The Chair asked members if they had any views or concerns regarding the application. None received.

The Chair proposed to support the application. Seconded by Cllr E Ahearn. All in favour.

**P.2023.192      PA23/06113 | Works to trees in a Tree Preservation Order: Fell to ground level 1 x Ash | Sowenna Boundary Road Bodmin Cornwall PL31 2QT**

*Decision:*

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

*Minutes:*

The Chair asked members if they had any views or concerns regarding the application. None received.

The Chair proposed to support the application. Seconded by Cllr J Gibbs. All in favour.

**P.2023.193      PA23/06222 | Listed building consent for the Installation of 8kW Roof Mounted Solar Panels | The Old Library 10 Lower Bore Street Bodmin Cornwall PL31 2JX**

*Decision:*

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

*Minutes:*

The Chair asked members if they had any views or concerns regarding the application.

The Chair proposed to support the application. Seconded by Cllr J Gibbs. All in favour.

**P.2023.194      PA23/06221 | Installation of 8kW Roof Mounted Solar Panels | The Old Library 10 Lower Bore Street Bodmin Cornwall PL31 2JX**

*Decision:*

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

*Minutes:*

The Chair asked members if they had any views or concerns regarding the application.

The Chair proposed to support the application. Seconded by Cllr J Gibbs. All in favour.

**P.2023.195      PA23/06445 | Non Material Amendment (5) to Application No. PA19/08070 dated 13th December 2019 for Reserved matters application for all reserved matters namely, access, appearance, landscaping, layout and scale following outline approval PA16/00610 for residential development without compliance with Condition 2 of Decision Notice PA18/06498 dated 19th December 2018, namely, provision of solar panels to a number of dwellings (40) | Land To The West Of Cooksland Road Bodmin PL31 2AU**

*Decision:*

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

*Minutes:*

The Chair asked members if they had any views or concerns regarding the application. None received.

Cllr C Rowe proposed to support the application. Seconded by the Chair. All in favour.

**P.2023.196      Road Closure Notice  
Location: Priors Barn, Bodmin  
Timing: 30th October 2023 (24 hours)**

*Minutes:*

Members noted the road closure.

**P.2023.197 Road Closure Notice.**

**Location: Mount Folly, Fore Street and Lower Bore Street, Bodmin**

**Timing: 21st August 2023 to 23rd August 2023 (19:00 to 6:00 daily)**

*Minutes:*

Members noted the road closure, which has already taken place.

**P.2023.198 Road Closure Notice.**

**Location: Margate Lane, Bodmin**

**Timing: 29th August 2023 to 6th September 2023 (24 hours)**

*Minutes:*

Members noted the road closure.

**P.2023.199 To note the correspondence received regarding planning applications affected in River Camel SAC**

*Decision:*

It was **RESOLVED** to **NOTE** the correspondence received regarding planning applications affected in River Camel SAC.

*Minutes:*

The Chair proposed to note the correspondence, and should the situation change members will be notified at a future planning meeting. Seconded by Cllr P Cooper. All in favour.

Members discussed the impact of the correspondence on sites already in development, and it was requested Cornwall Council were contacted to seek clarification of any impact to the Westheath Avenue development. ATC/CSM advised specific correspondence has been received which will be included on the agenda for the next meeting, pending permission of the Town Clerk.

**P.2023.200 Road traffic intention notice**

**Location: Tranquil Lane, Bodmin**

**Timing: 8<sup>th</sup> November 2023 (9.30-15.30)**

*Decision:*

It was **RESOLVED** to **CONTACT** Cornwall Council Highways to make them aware of the impact the increased number of road closures has on the town.

*Minutes:*

Members noted the road closure.

Cllr P Cooper, whilst not objecting to the item, raised there have been an increased number of these notices, previously Highways were contacted and asked to take a wholistic view when road closures are being made as



it has a negative impact on businesses and the town. Proposal made by Cllr P Cooper for Cornwall Council Highways to be contacted to make them aware of the impact of the increased number of road closures. Seconded by the Chair. All in favour.

**P.2023.201      PA23/06240 | Application for Listed Building Consent for New stud wall enclosing previously approved kitchenette with fire shutter, alternative paint colour to existing timber windows and drill holes through stonework for electrical wires | Old Library 10 Lower Bore Street Bodmin PL31 2JX**

*Decision:*

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

*Minutes:*

The Chair asked members if they had any views or concerns regarding the application. No comments received.

The Chair proposed to support the application. Seconded by Cllr P Cooper. All in favour.

**Meeting closed: 19.30hrs**