

Minutes Planning Committee Meeting

Date	13/09/2023
Time	18:30 - 19:30
Location	Shire House Suite, Mount Folly Square, Bodmin PL31 2DQ
Chair	Cllr P L G Skea
Attendees	Cllr P Skea, Cllr H Blacklaw, Cllr P T Cooper, Cllr J Gibbs and Cllr J Renals. Mr P Martin (Town Clerk); Mrs A Bright (ATC/CSM) and Mrs S Gooch (Senior Admin Assistant).

P.2023.202 Chairman's Announcements and to receive and resolve upon apologies from committee members.

Decision:

It was **RESOLVED** to **ACCEPT** and **RECORD** the apologies received from Cllr J Burden, Cllr P Brown and Cllr C Rowe.

Minutes:

The Chair welcomed everyone to the meeting including BTC's new member of staff Sarah Roberts (Office Administrator/Secretary) and one member of the public.

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 Burden (work commitments), Cllr C Rowe (work commitments) and Cllr P Brown (previous engagement). It was proposed to accept the apologies and reasons for the apologies by Cllr P Skea and seconded by Cllr P Cooper. All in favour.

P.2023.203 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:

Members were asked if they had interest in any agenda item to declare.

There were no declarations of interest received.

P.2023.204 Correspondence sent and received

Action items:

It was **RESOLVED** that the ATC/CSM revert back to Highways to ask if they could reopen the Old Boundary Road, road closure and for them to respond in line with Section 86 of the Highways Act regarding the

condition of the roads on the estate not being completed to acceptable standard.

Minutes:

A response has been received from Cornwall Council confirming that all road closures are co-ordinated.

A response has been received from Streetworks Co-ordinator at Cornwall Council stating that Green Valley Road is not an adopted road and as it does not fall within the extent of the adopted highway it sits beyond the remit of the highways authority,

Cllr P Cooper asked if Cornwall Council could revisit the road closure they made on the old Boundary Road and reopen the road even if it is just one way, as the works to the current road closure through the estate is not due for completion until October. The roads should have been completed as soon as a certain number of houses were occupied. However, the timescale was deferred many times and the estate is now completed with unsuitable roads that cannot be adopted in their current condition.

The TC reported that under Section 86 of the Highways Act, Cornwall Council, as principle authority should adopt the highway subject to the developer completing to a suitable standard. in this case we know the roads have not been completed to standard therefore Cornwall Council have the opportunity, to raise, on condition, a reason as to why the developers haven't met their obligations.

it was agreed by all that the ATC/CSM revert back to Highways to ask if they could reopen the Old Boundary Road, road closure and for them to respond in line with Section 86 of the Highways Act regarding the condition of the roads on the estate not being completed to acceptable standard.

The section 228 Notice for adoption for Foxglove Road, Heather Gardens and Bluebell Walk, Bodmin has been received.

P.2023.205

PUBLIC REPRESENTATION SESSION

Minutes:

The Chair opened the public representation session.

The member of the public spoke about Item P.2023.214 PA23/06567 Erection of a new primary health centre Land west of Chy Trevail.

The member of public spoke about the initial documents that were part of the application/justification.

1. Access to the facility- As the new health centre is outside of town access would be mainly by public transport and private cars. Assurance is sought whether all the roads would be adopted by Cornwall Council?

2. Dunmere Road

The back up of traffic from the Borough View diversion especially when

works are going on. At times there have been disruptions for weeks at a time when works are being carried out. If this is the main route into the health centre road works could considerable delay patients travel time to the facility.

3. Public Transport

The original planning submission statement made reference to the number of bus services and bus stops. Unfortunately, when they did this there were many bus route diversions which would have artificially inflated the number of bus stops close to the health centre.

Also we have now seen a number of reductions in bus services including the town service and the direct Turro to Bodmin route has been cancelled.

The member of the public would like the above comments to be flagged to the planning team at Cornwall Council.

The Chair thanked the resident for attending the committee meeting and for his comments which will be noted at the point of the agenda item and closed the public representation session.

P.2023.206 Minutes of the previous meeting - To confirm the accuracy of the minutes of the meeting held on 23rd 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 23rd August 2023 Planning Committee meeting.

Minutes:

The Chair proposed that the minutes of the 23rd August 2023. It was seconded by Cllr P Cooper. Majority in favour, with Cllr H Blacklaw abstaining as she was not present at the meeting as she was unwell.

P.2023.207 Actions arising from previous minutes – see Action Sheet

Minutes:

All actions have been completed.

P.2023.208 Resolve to note Risk Management – Planning risks scoring 11+

Minutes:

The Chair reported that there is no further update on Risk Management.

The TC advised members that a Risk Management meeting was called earlier today, unfortunately there were insufficient councillors present to enable the meeting to continue. There was in fact only one member of the Council present.

P.2023.209 PA23/06670 Proposal Work to a tree subject to a Tree Preservation Order: Alnus Glutinosa (T1). Crown reduction of two meters or

**nearest suitable pruning point, due to tree encroaching the building.
Location Banham House Boundary Road Bodmin Cornwall**

Action items:

It was **RESOLVED** to **SUPPORT** this application as the proposal was deemed reasonable due to the considerable encroachment.

Minutes:

Members were in agreement that the proposal was reasonable as there was considerable encroachment to the building.

It was proposed by Cllr P Cooper and seconded by Cllr P Skea. All in favour.

**P.2023.210 PA23/06607 Proposal Certificate of lawfulness for the existing use of replacement timber windows to match the existing windows
Location 61 Fore Street Bodmin Cornwall PL31 2JB**

Action items:

It was **RESOLVED** that the ATC/CSM seek further clarification on this planning application from Cornwall Council and seek assurance that the proposal is in line with the latest Town Centre design guide.

Minutes:

The Chair asked for comments from the floor on this planning application.

The property was purchased a year ago. Due to two of the flats being sold the applicant's solicitor is requesting proof, i.e Certificate of Lawful Development, that replacing the windows did not require planning as the property is not a listed building but in a conservation area.

Cllr P Cooper queried whether all windows are to be replaced with UPVC. Cornwall Council were to issue an updated Town Centre design guide for St Austell earlier this year, but this could quite easily be rolled out to the rest of the county, this could be used as a guide.

The TC advised there is no certificate of Lawfulness attached to the planning application. Approximately two years ago similar discussions were made at committee regarding the high street being in the conservation area and that windows should be reasonably be matching to the area rather than the building.

Cllr P Skea proposed to seek further clarification on this planning application from Cornwall Council and to seek assurance that the proposal is in line with the latest Town Centre design guide. Seconded by Cllr P Cooper. Majority carried. Cllr H Blacklaw voted against.

P.2023.211 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

Action items:

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

Minutes:

The Chair asked for members comments.

The building is listed and approval has been granted for changes to the kitchenette. These changes are minor as listed above.

Cllr P Skea proposed to support this application, seconded by Cllr H Blacklaw and agreed by all.

P.2023.212 PA23/06979 | Application for Non-Material Amendment to PA19/08070 for a Proposed residential development, namely 1) Rationalise the use of weatherboarding on the properties. | Land To The West Of Cooksland Road Bodmin PL31 2AU

Action items:

it was **RESOLVED** for the ATC/CSM to write to Cornwall Council and seek clarification on the percentage change on the stone and weatherboarding across the development.

Minutes:

The Chair asked for members comments regarding the rationalisation of the use of weatherboarding on the properties.

At the last meeting of the Planning Committee Councillors supported the NMA for the provision of solar panels.

Members felt that there is little detail and information on exactly what the rationalisation of weatherboarding across the site is.

Cllr P Cooper proposed to seek clarification on the percentage change on the stone and weatherboarding across the development before a decision can be made. Seconded by Cllr P Skea and agreed by all.

P.2023.213 PA23/06408 | Listed Building Consent for replacement of failing roof covering and associated works to the building of 2 - 11 | Victoria Parc 7 Royffe Way Bodmin Cornwall PL31 1GA

Action items:

it was **RESOLVED** to request Delabole slate be used to protect the fabric of an historically important building.

Minutes:

The Chair asked members for their views on this planning application.

Members discussed the importance of keeping the principle of a listed

building and using like for like materials.

Cllr P Cooper proposed to request Delabole slate be used to protect the fabric of an historically important building, seconded by Cllr P Skea, all in favour.

P.2023.214 PA23/06567 | Erection of a new primary health care centre without compliance with condition 2 of decision notice PA22/01950 dated 22/08/2022 | Land West Of Chy Trevail Beacon Technology Park Bodmin PL31 2FR

Action items:

It was **RESOLVED** to ask Cornwall Council to clarify exactly what condition 2 of the decision notice relates to before the committee can make a decision.

Minutes:

The application form states that condition 2 of the decision notice refers to during the detailed design stage and number of minor adjustments to the window configurations have been made, and a roof plant enclosure has been added to respond to building regulations updates.

The Chair asked for views from committee members, and asked them to take into account comments made in the public representation session.

The Chair proposed to ask Cornwall Council to clarify exactly what condition 2 of the decision notice relates to Before BTC Planning Committee makes its decision on this application. It was seconded by Cllr H Blacklaw and agreed by all. It was also agreed to pick up the points made during the public representation session including the capacity of the building going forward.

P.2023.215 PA23/07022 | Proposed two-storey extension to the rear of the existing house | 3 Riding Close Bodmin Cornwall PL31 2GL

Action items:

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

Minutes:

There were no adverse comments made by committee members or members of the public.

Cllr P Sea proposed to support this application and it was seconded by Cllr H Blacklaw. All in favour.

P.2023.216 PA23/07138 | Works to a Sycamore tree (T1) situated within a conservation area: Reduce the overall height by 50% with appropriate pruning of current spread to rebalance the tree to result in a visually satisfactory form. | 17 Cherry Tree Close Chestnut Grove Bodmin Cornwall PL31 1QF

Bodmin Town Council Minutes – Planning Committee Meeting 13 September 2023

Action items:

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

Minutes:

Members were in agreement that the proposal was reasonable

It was proposed by Cllr P Skea and seconded by Cllr P Cooper - all in favour

P.2023.217 Temporary Prohibition of Traffic: Castle Street, Bodmin. 20th November 2023 to 22nd November 2023 (24 Hours)

Minutes:

Members noted the temporary road closure notice for Church Lane, Castle Street, Bodmin

P.2023.218 To note the correspondence from Cornwall Streetworks

The correspondence was noted.

P.2023.219 PA23/07070 | Works to trees in a Conservation area (TCA) Elm, Sycamore and Ash (with dieback) - take down the tall growth by coppicing and then relaying the hedge. | 6 Castle Street Bodmin Cornwall PL31 2DT

Action items:

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

Minutes:

Members were in support of this application.

Cllr P Skea proposed to support this application and it was seconded by Cllr H Blacklaw. All in favour.

Meeting closed at 19.30