

Nic Phillips <Nic.Phillips@cornwall.gov.uk>; on behalf of; positiveplanning  
[positiveplanning@cornwall.gov.uk](mailto:positiveplanning@cornwall.gov.uk)

Thu 14/12/2023 12:43

Dear planning consultee

On 6<sup>th</sup> December 2023, the Government brought in regulations detailing increased statutory planning fees. Within these regulations and alongside changes to the statutory planning fees, we would like to highlight that the Planning Guarantee for non-major planning applications (including householder developments) has been reduced from 26 to 16 weeks. This means applicants may have their planning fee returned if a decision has not been made within 16 weeks of submitting their application and an extension of time has not been agreed.

Local Planning Authorities are expected to determine applications within the statutory timescales and in light of the above, it is important we receive timely responses to planning consultations. If you fail to respond within the 21 day consultation period, the case officer may proceed to decide the application in the absence of your advice, assuming that no response means that you have no comments to make.

It should be noted that whilst Local Planning Authorities still have the option of using extensions of time, the government has set out that these should only be used in exceptional circumstances. We would also draw your attention to the planning practice guidance ([Consultation and pre-decision matters - GOV.UK \(www.gov.uk\)](https://www.gov.uk/guidance/consultation-and-pre-decision-matters)) which sets out that statutory consultees should do all they can to meet the deadline for representation and that it should not usually be necessary for an extension to be proposed. In the current circumstances therefore, we must do all that we can do to ensure that applications are considered within the statutory time frame.

To view the latest Area Planning Teams information, please look at our [Team Map](#) in the Development Management section on our contact page at: [Contacts - team info and contact details - Cornwall Council](#)

Kind regards

**Nic Phillips | Senior Development Officer (Specialist)**

**Cornwall Council | Planning and Housing Service**

[nic.phillips@cornwall.gov.uk](mailto:nic.phillips@cornwall.gov.uk) Tel: 01872 322222 (and say my name) Mobile: 07599  
112099

[www.cornwall.gov.uk](http://www.cornwall.gov.uk) 'Onen hag oll'

Our Ref: Cornerstone 12735603

13<sup>th</sup> December 2023

The Town Clerk  
Bodmin Town Council  
Shire Hall  
Mount Folly  
Bodmin  
PL31 2DQ

WHP Telecoms Ltd  
1a Station Court  
Station Road  
Guiseley  
Leeds  
LS20 8EY

Dear Sir / Madam,

**PROPOSED BASE STATION INSTALLATION UPGRADE AT CORNERSTONE 12735603, BODMIN WEST, SCOUT HUT, BEACON ROAD, BODMIN, CORNWALL, PL31 1AW. NGR: E: 206650, N: 066675**

Cornerstone is the UK's leading mobile infrastructure services company. We acquire, manage, and own over 20,000 sites and are committed to enabling best in class mobile connectivity for over half of all the country's mobile customers. We oversee works on behalf of telecommunications providers and wherever possible aim to:

- promote shared infrastructure
- maximise opportunities to consolidate the number of base stations
- significantly reduce the environmental impact of network development

Cornerstone are in the process of progressing suitable sites in the Bodmin area to improve service provision and have identified this site as suitable for an equipment upgrade for Cornerstone.

The purpose of this letter is to consult with you and seek your views on our proposal before any planning submission is made. We understand that you are not always able to provide site specific comments, however, Cornerstone are committed to consultation with communities on our mobile telecommunications proposals and as such would encourage you to respond.

As part of Cornerstone's continued network improvement program, there is a specific requirement for a radio base station upgrade at this location to provide improved technical provisions, greater capacity and coverage in the area.


Mobiles can only work with a network of base stations in place where people want to use their mobile phones or other wireless devices. Without base stations, the mobile phones, and other devices we rely on simply won't work.

**In the first instance, all correspondence should be directed to the agent.**

Cornerstone Planning Consultation Letter to Councillors - Standard V.3 – 15/04/2021

Registered Address:

Cornerstone Telecommunications, Infrastructure Limited,  
Hive 2, 1530 Arlington Business Park, Theale, Berkshire, RG7 4SA.  
Registered in England & Wales No. 08087551.  
VAT No. GB142 8555 06

 Cornerstone, Hive 2,  
1530 Arlington Business Park,  
Theale, Berkshire, RG7 4SA

Please find below the details of the proposed site.

Our technical network requirement is as follows:

- Cornerstone 12735603 (Cornerstone) at Bodmin West.
- There is a specific requirement for a radio base station upgrade at this location to provide improved technical provisions, greater capacity and coverage in the area.

A number of options have been assessed in respect of the site search process and we consider the best solution is as follows:

- Bodmin West, Scout Hut, Beacon Road, Bodmin, Cornwall, PL31 1AW. NGR: E: 206650, N: 066675.
- Proposed upgrade to the existing 20.0m High Alifabs Monopole. Proposed 22.5m High CU Phosco Phase 6 Monopole C/W 4.9XL Headload on existing concrete base, 6No. Antennas, 1No. 600mm<sup>2</sup> Dish and 1No. GPS Module. Existing equipment cabin to be refreshed internally and associated ancillary works. For full details please refer to the enclosed drawings.

The Local Planning Authority must register and our records of other potential sites have already been reviewed, the policies in the Development Plan have been taken into account and the planning history of the site has been examined.

All Cornerstone installations are designed to be fully compliant with the public exposure guidelines established by the International Commission on Non-Ionizing Radiation Protection (ICNIRP). These guidelines have the support of UK Government, the European Union and they also have the formal backing of the World Health Organisation. A certificate of ICNIRP compliance will be included within the planning submission.

In order to give you time to send your comments or request further information, we commit to allow at least 14 days before an application is submitted to the Local Planning Authority. This 14-day period starts from the date at the top of this letter.

We would also be grateful if you could please advise of any local stakeholders or groups that might like to make comments.


We look forward to receiving any comments you may have on the proposal.

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VAT No. GB142 8555 06

 Cornerstone, Hive 2,  
1530 Arlington Business Park,  
Theale, Berkshire, RG7 4SA

Should you have any queries regarding this matter, please do not hesitate to contact me (quoting cell number Cornerstone 12735603).

Yours faithfully,

Julia Marshall  
[j.marshall@whptelecoms.com](mailto:j.marshall@whptelecoms.com)


(for and on behalf of Cornerstone)

**In the first instance, all correspondence should be directed to the agent.**

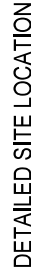
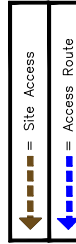
Cornerstone Planning Consultation Letter to Councillors - Standard V.3 – 15/04/2021

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1530 Arlington Business Park,  
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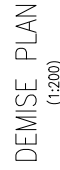






Crown copyright.  
Licence No. 100020449



**These drawings comply with VF Standard ICNIRP guidelines, under configuration MULT1**  
Designed in accordance with Cornerstone documents: SDN0007 & SDN0009 v6.0



ALL DIMENSIONS ARE IN mm UNLESS NOTED OTHERWISE									
N.G.R   E: 206650   N: 066675									
DIRECTIONS TO SITE: HEADING SOUTH ON M5 EXIT AT JUNCTION 31 AND TAKE A30 TOWARDS BODMIN AFTER APPROX. 62 MILES, TAKE THE SLIPROAD TOWARDS BODMIN THEN BEAR LEFT ON TO A38 LAUNCESTON ROAD, CONTINUE STRAIGHT ON THEN BEAR LEFT ON TO B3268 TUFT STREET, TURN RIGHT ON TO CRINNICKS HILL, TURN RIGHT ON TO BEACON ROAD, BEAR LEFT ON TO BARN LANE, TURN LEFT OPPOSITE ROBERTS ROAD THEN IMMEDIATELY RIGHT INTO THE SCOUT HUT CAR PARK, THE SITE IS LOCATED BEHIND THE MAIN BUILDING.									
NOTES:									
A	Issued for Construction			DA	LI	23.11.2023			
REV	MODIFICATION						BY	CH	DATE
<div>  <p> <b>WHP Telecoms Ltd</b>                      Faraday Court                      401 Faraday Street                      Blithwood Park                      Birmingham B15 6SA                      Tel: 0121 710 0000 Fax: 0121 710 0001                      email: info@whptelecoms.com                 </p> </div> <div>  <p><b>cornerstone</b></p> </div>									
Cell Name		BODMIN WEST		Opt		-			
Cell ID No		VM02		VF					
CORNERSTONE	12735603	N/A		32570_16					
Site Address / Contact Details									
SCOUT HUT BEACON ROAD BODMIN CORNWALL PL31 1AW									
Drawing Title: LEASE DRAWING									
Purpose of issue: <b>CONSTRUCTION</b>									
Drawing Number: 101									
Surveyed By: WHP		Original Sheet Size: A3		Pack Issue:					
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				B					

ALL DIMENSIONS ARE IN mm UNLESS NOTED OTHERWISE

N.G.R

E: 206650 N: 066675

NOTES:

REV	MODIFICATION	BY	CH	DATE
A	Issued for Construction	DA	U	23.11.2023

WHP Telecoms Ltd

Faraday Court  
401 Faraday Street  
Birchwood Park  
Warrington WA3 6GA  
Tel: 01925 424100 Fax: 01925 424101  
e-mail: info@whptelecoms.com

cornerstone

Cell Name

BODMIN WEST

Opt

—

Cell ID No

VF

CORNERSTONE

VM02

VF

12735603

N/A

32570\_16

Site Address / Contact Details

SCOUT HUT  
BEACON ROAD  
BODMIN  
CORNWALL  
PL31 1AW

Drawing Title:

EXISTING SITE PLAN

Purpose of issue:

CONSTRUCTION

Drawing Number:

200

A

Surveyed By:

WHP

Original Sheet Size:

A3

Pack Issue

Drawn:

DA

Date:

23.11.2023

Checked:

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Date:

23.11.2023

Issue

B

The diagram is a detailed site plan for a telecommunications location. It features a central rectangular area representing the site boundary. Within this area, several pieces of equipment are shown: a large rectangular structure labeled 'EXISTING CS 20.0m HIGH ALUFABS MONOPOLE ON CONCRETE BASE', a smaller circular structure labeled 'GROUND LEVEL +0.00m AGL', and several cabinets labeled 'EXISTING EE/H3G SIEMENS NEC CABINET ON CONCRETE BASE', 'EXISTING EE/H3G SSU CABINET ON CONCRETE BASE', 'EXISTING H3G HUAWEL APN5030 CABINET ON CONCRETE BASE', 'EXISTING EE/H3G 450mm WIDE CABLE LADDER INSTALLED ON 5No. GANTRY SUPPORT POLES', 'EXISTING EE/H3G 450mm WIDE CABLE LADDER INSTALLED ON 3No. GANTRY SUPPORT POLES', 'EXISTING VF EQUIPMENT CABIN ON CONCRETE BASE', 'EXISTING CS ELECTRICAL METER CABINET ON CONCRETE BASE WITHIN FENCELINE', 'EXISTING EE ELECTRICAL METER CABINET ON CONCRETE BASE WITHIN FENCELINE', 'EXISTING AIREDALE\_FANBOX', and 'EXISTING EE/H3G GENERATOR ON CONCRETE BASE'. The site is bordered by a '1.8m HIGH PALISADE FENCE C/W 1.0m WIDE ACCESS GATE'. To the left, there are 'BUSHES' and 'EXISTING VF/TEF 450mm WIDE CABLE LADDER INSTALLED ON 5No. GANTRY SUPPORT POLES'. To the right, there is a 'GRASS VERGE' and a 'SOUTH ELEVATION' arrow pointing towards the right. A scale bar at the bottom right indicates a scale of 1:100, with markings for 0, 1, 2, 3, 4, and 5m. A north arrow is located in the top left corner.

EXISTING SITE PLAN  
(1:100)

SCENT0025 Version 1.3

ALL DIMENSIONS ARE IN mm UNLESS NOTED OTHERWISE

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E: 206650 N: 066675

NOTES:

REV	DESCRIPTION	BY	CH	DATE
A	Issued for Construction	DM	U	23.11.2023

WHP Telecoms Ltd

Faraday Court

401 Faraday Street

Birchwood Park

Warrington WA3 6GA

Tel 01925 424100 Fax 01925 424101

e-mail info@whptelecoms.com

cornerstone

Cell Name	BODMIN WEST	Opt	-
Cell ID No	VF		
CORNERSTONE	VMO2		
12735603	N/A	32570_16	

Site Address / Contact Details

SCOUT HUT

BEACON ROAD

BODMIN

CORNWALL

PL31 1AW

Drawing Title:

PROPOSED SITE PLAN

Purpose of Issue:

CONSTRUCTION

Drawing Number:

201

Surveyed By:

WHP

Original Sheet Size:

A3

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Date:

23.11.2023

Checked:

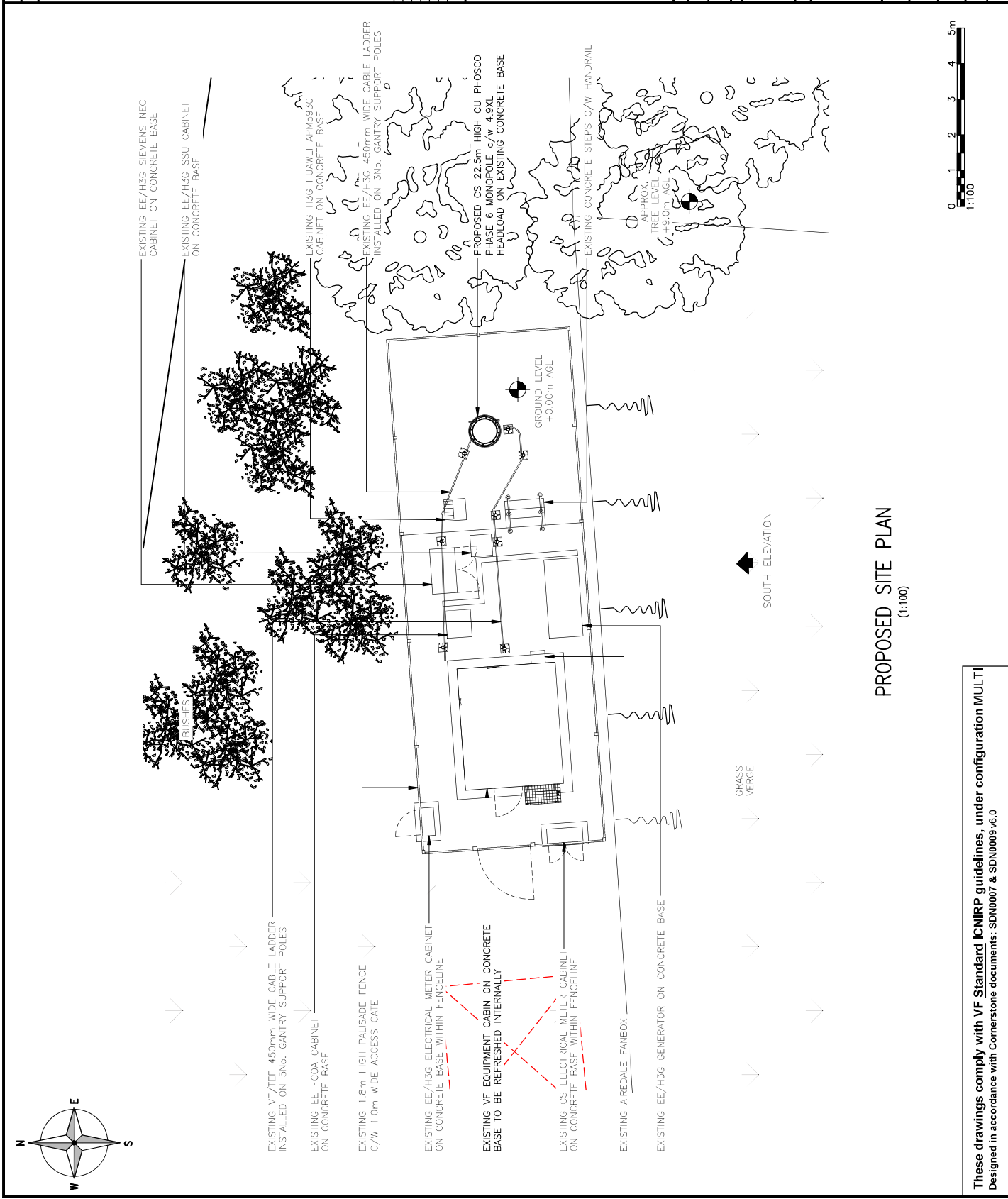
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Date:

23.11.2023

Issue:

B



ALL DIMENSIONS ARE IN mm UNLESS NOTED OTHERWISE

N.G.R

E: 206650 N: 066675

NOTES:

REV

1

Issued for Construction

DA

U

23.11.2023

MODIFICATION

BY

CH

DATE

WHP Telecoms Ltd

Faraday Court

401 Faraday Street

Birchwood Park

Warrington WA3 6GA

Tel: 01925 424100 Fax: 01925 424101

e-mail: info@whptelecoms.com

cornerstone

Cell Name

BODMIN WEST

Cell ID No

VF

CORNERSTONE

12735603

N/A

32570\_16

Site Address / Contact Details

SCOUT HUT

BEACON ROAD

BODMIN

CORNWALL

PL31 1AW

Drawing Title:

EXISTING SITE ELEVATION

Purpose of Issue

CONSTRUCTION

Drawing Number:

300

Surveyed By:

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Original Sheet Size:

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23.11.2023

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Date:

23.11.2023

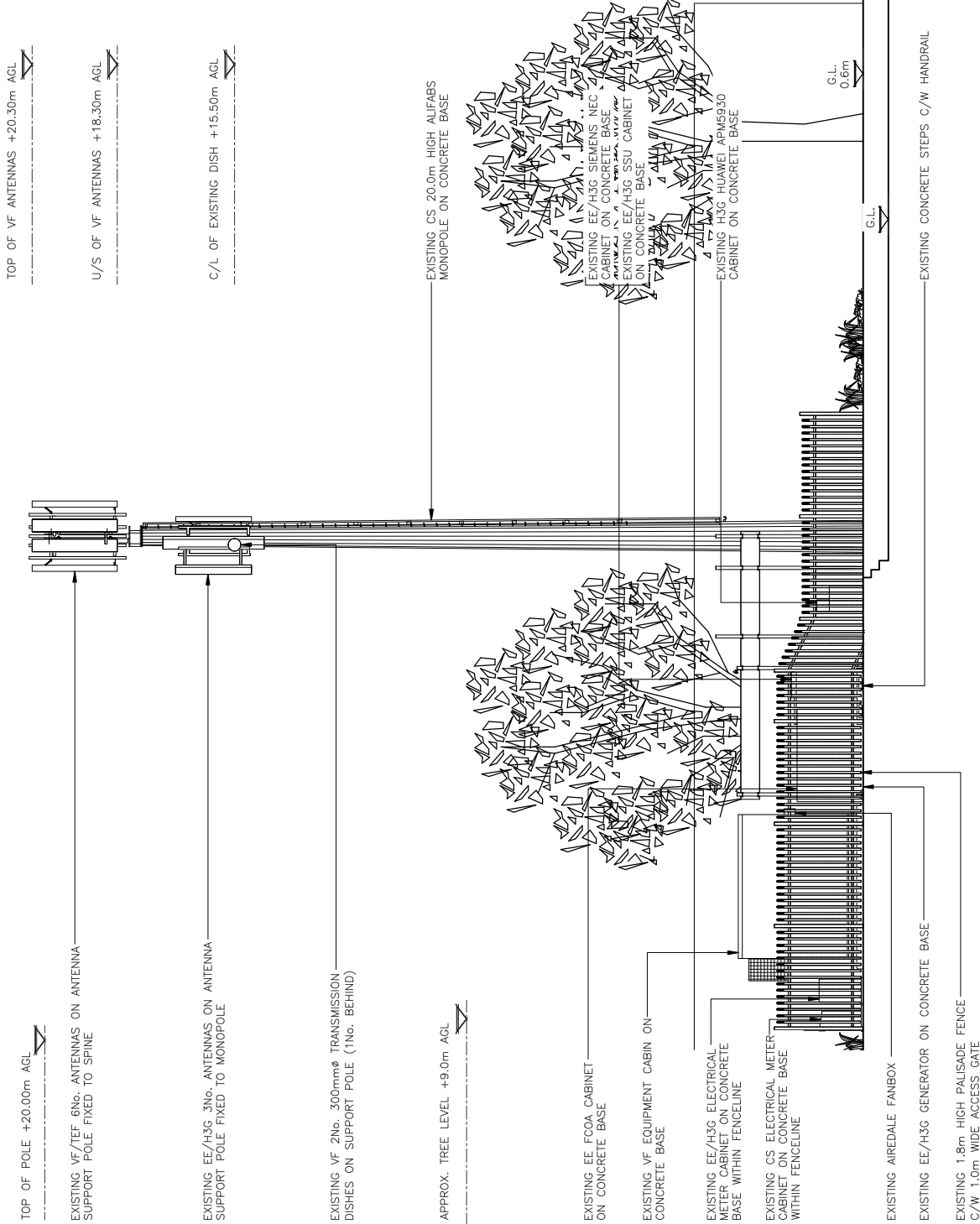
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EXISTING SOUTH ELEVATION  
(1:100)

ALL DIMENSIONS ARE IN mm UNLESS NOTED OTHERWISE

N.G.R

E: 206650 N: 066675

NOTES:

REV

1

Issued for Construction

DA

U

23.11.2023

MODIFICATION

BY

CH

DATE

WHP Telecoms Ltd

Faraday Court

401 Faraday Street

Birchwood Park

Warrington WA3 6GA

Tel: 01925 424100 Fax: 01925 424101

e-mail: info@whptelecoms.com

cornerstone

Cell Name

BODMIN WEST

Cell ID No

VF

CORNERSTONE

VM02

12735603

N/A

32570\_16

Site Address / Content Details

EXISTING EE/H3G GPS MODULE INSTALLED ON GANTRY SUPPORT POLE

BEACON ROAD

BODMIN

CORNWALL

PL31 1AW

Drawing Title

PROPOSED SITE ELEVATION

Purpose of Issue

CONSTRUCTION

Drawing Number

301

Surveyed By

WHP

Original Sheet Size

A3

Drawn

DA

Date

23.11.2023

Checked

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Date

23.11.2023

Issue

B

These drawings comply with VF Standard ICNIRP guidelines, under configuration MULTI  
Designed in accordance with Cornerstone documents: SDN0007 & SDN0009 v6.0

SDN0009 Version 1.3

**Minutes**  
**Planning Committee Meeting**

**Date** 06/12/2023  
**Time** 18:30 - 19:10  
**Location** Shire House Suite, Mount Folly Square, Bodmin PL31 2DQ  
**Chair** Cllr P L G Skea  
**Attendees** Cllr P Skea Cllr E Ahearn, Cllr H Blacklaw, Cllr P Brown, Cllr P T Cooper, Cllr C Rowe.  
Mr P Marting (Town Clerk), Ms A Bright (CSM/ATC),  
Mrs S Roberts (OA/S PT); and Mrs S Gooch (SAA).

**P.2023.292 Mayor/Chairperson's Announcements**

*Minutes:*

The Chair opened the meeting and welcomed committee members and the one member of the public to the planning committee meeting. Members were reminded that the meeting will be recorded for the purposes of minute taking and will be deleted once the minutes have been agreed. There were no further announcements.

**P.2023.293 To receive and record the grounds upon which apologies for absence are tendered.**

*Decision:*

it was **RESOLVED** to accept and record the apologies received from Cllr J Burden.

*Minutes:*

Apologies have been received from Cllr J Burden - family commitments.

Cllr P Skea proposed to accept and record the apologies received from Cllr J Burden, seconded by Cllr P Cooper and agreed by all.

**P.2023.294 Declarations of Interest – Members to declare interests in respect of any items on the agenda.**

*Minutes:*

The Chair asked members if anyone had any declarations of interest in respect of any items on the agenda. There were none received.

Town Clerk's Signature		Date:	
Chairman signature		Date:	
Matters of accuracy	Minute ref	Comment	Chairman signature

## Bodmin Town Council Minutes – Planning Committee Meeting 6 December 2023

### P.2023.295 Correspondence sent and received.

*Minutes:*

There were two items of correspondence, the first was Cornwall Council's response to an email from BTC regarding nutrient neutrality and the second was a residents note in response to the first letter.

An excerpt from the residents' letter is as follows: "Natural England do not consider that Nanstallon WWTW upgrade works can be considered as a mitigation measure which is capable of avoiding an adverse effect on the integrity of the River Camel SAC occurring as a result of new development in the Bodmin area." members felt that this statement could be useful to substantiate BTC planning committee's stance on other new developments.

Cllr P Skea proposed to Note the correspondence, seconded by Cllr H Blacklaw and agreed by all.

### P.2023.296 PUBLIC REPRESENTATION SESSION

*Minutes:*

The Chair opened the public representation session.

The member of the public was asked if they wish to speak in relation to any item on tonight's agenda. Unfortunately, the topic to scope engagement with developers could not be discussed as it did not feature on tonight's agenda. The Chair said that the two previous planning committee meetings, that contained the motion for developer engagement could not take place as they were not quorate but will reconvened at a later date.

A statement from Cllr J Cruse, who could not attend this evenings meeting, regarding P/2023/302 PA23/07573 Land East of Pandarosa Farm, St Lawrence was read out by the CSM/ATC.

I would like the following noted. I have concerns regarding

1. The missing stretch of footpath which is not shown along Boundary Road
2. The increase in number of houses from the suggested 41 on the St Lawrence Master Plan. Additionally areas that were shown on the masterplan to be left as green space are now shown as delivering housing.

Town Clerk's Signature		Date:	
Chairman signature		Date:	
Matters of accuracy	Minute ref	Comment	Chairman signature

## Bodmin Town Council Minutes – Planning Committee Meeting 6 December 2023

3. The removal of two large established Oak Trees
4. Concerns with the Phosphate calculation being based on 1.9 persons per household
5. The majority of houses being 3 or 4 bed when the Bodmin Homechoice register show the greatest need is for one bed accommodation
6. Narrow road around the development.
7. Primary and Secondary schools shown to be at capacity.

The public representation session was closed.

**P.2023.297 To consider and confirm the accuracy of the minutes of the latest Planning Committee meeting. Not available due to meetings 15 November and 22 November 2023 not being quorate.**

*Minutes:*

There are no minutes to consider.

**P.2023.298 List of actions from the previous minutes, for update. Not available due to meetings 15 November and 22 November 2023 not being quorate.**

*Minutes:*

There are no actions from previous minutes to consider.

**P.2023.299 To resolve to note the Risk Management Update, risks scoring 11+**

*Minutes:*

The Chair reported that the Risk Management meeting was held earlier today and there is no update for planning matters. The Chair will bring back any updates as and when they become available.

**P.2023.300 To resolve to note PA23/09081 | Works to trees in a Conservation Area, Sir John Moore House Victoria Square Castle Canyke Road. To be decided under delegated authority.**

*Decision:*

it was **RESOLVED** to note the application.

*Minutes:*

The planning application for works to trees in a Conservation Area is to be decided under delegated authority.

Town Clerk's Signature		Date:	
Chairman signature		Date:	
Matters of accuracy	Minute ref	Comment	Chairman signature

## Bodmin Town Council Minutes – Planning Committee Meeting 6 December 2023

**P.2023.301 PA23/08629 | Change of use from office (Use Class E) to educational facility (Use Class F1) | 9 Mount Folly Bodmin Cornwall PL31 2DG. Response to Cornwall Council planning 05.12.2023**

*Decision:*

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

*Minutes:*

Members were pleased to see the change of use from office to educational facility and fully supported the application. It was proposed by Cllr H Blacklaw to support the application and seconded by Cllr P Skea, all in favour.

**P.2023.302 PA23/07573 | Proposed erection of 58 residential dwellings (Use Class C3) together with associated infrastructure, drainage, open space and landscaping. | Land East Of Pandarosa Farm St Lawrence Road St Lawrence Bodmin Cornwall PL31 2QU. Response to Cornwall Council by 11 December 2023.**

*Minutes:*

Members discussed this application and Cllr C Rowe confirmed that this application is part of the St Lawrence farm allocation DPD. A copy of the St Lawrence, Bodmin concept masterplan summary document published by JTP in April 2022 was shown to members for their information, it is noted that the application is not in accordance with the principles of the masterplan DPD allocation. This development should be brought forward as a major site and not piece meal to enable the creation of better infrastructure and delivered in a more sensible sequential manner. Therefore, there are concerns of it being developed in isolation of the remaining developable areas. Again, we find no engagement/consultation with developer Wain Homes, so perhaps they should be invited to attend a planning committee meeting to talk us through their proposals.

Cllr P Brown raised concerns over education levels whereby data from 2021 show that levels must now be exceeded capacity of their own numbers and feels the committee cannot support this application on grounds of education and infrastructure.

Cllr P Cooper sited the argument made earlier in the correspondence section "Natural England do not consider that the Nanstallon WWTW upgrade works can be considered as a mitigation measure which is capable of avoiding an adverse effect on the integrity of the River Camel SAC occurring as a result of new development in the Bodmin area" He

Town Clerk's Signature		Date:	
Chairman signature		Date:	
Matters of accuracy	Minute ref	Comment	Chairman signature

## Bodmin Town Council Minutes – Planning Committee Meeting 6 December 2023

agreed with all comments made this evening, the town pushed for the area to be master planning and school provision must be a priority, and now feels disappointed to learn that developers are trying to move away from the master plan ethos and add more units to the site to the detriment of other important facilities. From feedback received Cllr P Cooper feels there is a need for more 3-4 bedroom homes in the area. Cycle routes and payment layouts are just indicative at this stage and not confirmed in the plan that they will ever be built. Cllr E Ahearn had previously challenged developers at St Lawrence's when an island and crossing was installed making it necessary that children walking to school had to walk in the road as there are no pavements. Pavements need to be in place for the safety of pedestrians.

Cllr C Rowe reiterated that this application conflicts with Cornwall Council Allocation DPD (Adopted November 2019) Policy Bd-UE3 St Lawrence's Urban extension paragraph J. Planning permission for the development of only part of the site will not be granted, unless it is in accordance with a masterplan/concept plan for the entire site. This should be informed by a historic landscape assessment. This contravenes the actual allocations in the DPD allocation plan.

Cllr H Blacklaw does not support this development on access grounds and the poor state of the roads. Cllr E Ahearn commented that the entrance to the hospital is often blocked by delivery vehicles to the fruit and vegetable shop near by and the road is not fit for purpose to park on the road.

Cllr P Brown proposed to object to the application on all of the aforementioned grounds and quality of build on roads as experienced earlier this year. Cllr C Rowe proposed some amendments which Cllr P Brown accepted and withdrew his proposal so all members comments could be included.

Cllr C Rowe taking into considerations Cllr P Brown's withdrawn proposal proposed that BTC objects to the planning application as it conflicts with Cornwall Council Allocation DPD (Adopted November 2019) Policy Bd-UE3 St Lawrence's Urban Extension paragraph J. Planning permission for the development of only part of the site will not be granted, unless it is in accordance with a masterplan/concept plan for the entire site. This should be informed by a historic landscape assessment. In that the St Lawrence, Bodmin Concept Masterplan was adopted 3rd May 2023 by Cornwall Council and shows this area as a 2 form Entry Primary School and Sports Hub located. Members have concerns over the lack of deliverable infrastructure, highways, education, the impact on nutrient

Town Clerk's Signature		Date:	
Chairman signature		Date:	
Matters of accuracy	Minute ref	Comment	Chairman signature

## Bodmin Town Council Minutes – Planning Committee Meeting 6 December 2023

neutrality namely Natural England do not consider that the Nanstallon WWTW upgrade works can be considered as a mitigation measure which is capable of avoiding an adverse effect on the integrity of the River Camel SAC occurring as a result of new development in the Bodmin area, Camel Valley SAC. Cllr P Brown seconded this proposal and was supported by all members.

- P.2023.303 To resolve to note the following application PA23/09214 | Works to trees in a conservation area (CA), works include G3 Ash, Sycamore Cornwall Council recommended to remove? T301 Platanus x hispanica reduction, reduce extended branches to remove possible risk of split out. T312 Sycamore (Acer pseudoplatanus) raise crown over nursery 7m. Works incomplete. T337 Sessile oak pollard to 9-10m T370 Sessile oak Standing dead - Fell T381 Leyland Cypress remove branch G14 Ash Dieback Fell ash stock from group of trees T437 Elm - Standing dead over path remove G26 Common Ash Pollard to 6m 14a Common Ash Pollard to 6m | Priory Park Priory Road Bodmin Cornwall. To be decided under delegated authority**

*Decision:*

It was **RESOLVED** to note the tree works in a Conservation Area.

*Minutes:*

The planning application for works to trees in a Conservation Area is to be decided under delegated authority.

- P.2023.304 PA23/09408 | Non material amendment in relation to decision notice PA22/00657 dated 08/06/2022 namely additional glazing to southern elevation | Home Bargains Dunmere Road Bodmin Cornwall PL31 2QN. Response to Cornwall Council by 6 December 2023**

*Decision:*

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

*Minutes:*

Members did not have any concerns over nonmaterial amendments. Cllr P Brown proposed to support the application, seconded by Cllr P Skea and agreed by all.

- P.2023.305 To resolve to note the responses to the 5 day protocol requests as listed from Planning meetings 15 November and 22 November that were adjourned due to meetings not being quorate**

*Decision:*

Town Clerk's Signature		Date:	
Chairman signature		Date:	
Matters of accuracy	Minute ref	Comment	Chairman signature

## Bodmin Town Council Minutes – Planning Committee Meeting 6 December 2023

It was **RESOLVED** to note the responses to the 5day protocols

*Minutes:*

The responses to the 5 day protocols was noted.

The Chair reminded members to respond to 5 day protocols within the timescales provided.

**P.2023.306 To resolve to note the road closure intention notice**  
**Location: Crabtree Lane, Bodmin Timing: 26th Feb 2024**  
**to 27th Feb 2024 (07:30 to 17:00 hours daily) Contact: Cormac**  
**Solutions Ltd**

*Decision:*

It was **RESOLVED** to note the road closure intention notice.

*Minutes:*

Cllr P Skea proposed to note the road closure intention notice, seconded by Cllr P Brown and agreed by all.

**P.2023.307 PA23/09457 | Application for Non-Material Amendment to PA20/03228 for Redevelopment of the Bodmin Materials Recycling Facility, namely 1) Allow construction activities to take place on Saturdays between 0800 and 1700 hours until the 31st March 2024. | East Cornwall Recycling Centre Bodmin Business Park Bodmin PL31 2RQ. To respond to Cornwall Council Planning by 12 December 2023**

*Decision:*

It was **RESOLVED** to support the application for non-material amendment.

*Minutes:*

Members discussed the length of time taken to redevelop this commercial site but had no adverse comments to make.

Cllr P Skea proposed to support the application for non-material amendment to PA20/03228, supported by Cllr P Brown and agreed by all.

**P.2023.308 PA23/09342 | To develop a two storey extension to side and a single storey extension to the rear. Additionally, a porch will be added to the front | 20 Kernow Close Bodmin Cornwall PL31 2BX. Response to Cornwall Council 20 December 2023**

Town Clerk's Signature		Date:	
Chairman signature		Date:	
Matters of accuracy	Minute ref	Comment	Chairman signature

## Bodmin Town Council Minutes – Planning Committee Meeting 6 December 2023

*Decision:*

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

*Minutes:*

Members had no adverse comments to make regarding this two storey extension, Cllr P Skea proposed to support this application, seconded by Cllr E Ahearn and agreed by all.

### **P.2023.309 To resolve to note the Updated Protocol for Local Councils**

*Decision:*

It was **RESOLVED** to NOTE the updated protocol for local councils.

*Minutes:*

The CSM/ATC confirmed the changes to the 5day protocol as follows:

- Amended 'Informal Site Visits' box: Previously this read: "If appropriate, the case officer will arrange an informal site visit to try to resolve the issues." Now it reads: "If considered appropriate by the case officer, an informal site visit could be arranged."
- Amended the first paragraph of the 'Criteria' box: Previously this said: "The application cannot go to planning committee if at least one of the following is met." Now it says: "In all cases the Head of Service (or his/her nominated officer) will determine whether the application goes to Planning Committee however, the application cannot go if it meets at least one of the following criteria."
- Additional note added: "There is a separate protocol for Divisional Members."

Cllr P Cooper felt that changes reflect a move away from democracy. Cllr P Skea proposed to Note the updated protocol for local councils and for offices to feed back to Cornwall Council, Cllr P Cooper seconded and all were in favour.

Town Clerk's Signature		Date:	
Chairman signature		Date:	
Matters of accuracy	Minute ref	Comment	Chairman signature

ID	Meeting	Risk	Aims & Requirements	Gap in Controls	Action Required	Owner	Update - Owner	RWVP Recommendation	Updated Date	Review	Likelihood	Impact	Risk rating	Last Scored
159	Planning	BTC lack of influence on decision made about Bodmin without a NDP (Reputational)	To consult the people of Bodmin - Local Neighbourhood plan	Loss of additional funding such as SIL if the ratings change.	Public consultation has begun across various platforms including website, social media, surveys, physical engagements across the town.  Community feedback being collated for considerations.	CSM- ATC	Stages 4 & 5 have been agreed with monies vired to allocate financial provision.  Stage 4 Draft Consultation  Stage 5 Final NDP Plain Consultation/ Referendum  Potential Contractual Changes due to original planning consultation no longer being available. To be discussed at 22 February 2024 Full Council		06/12/2023	Mar-24	4	3	14	06/12/2023

### Risk Management - Risk Register Update

Risk ID	159
Date	05.09.2023
Completed By:	A.Bright

Update	<p>Stages 4 &amp;5 now agreed and monies vired to allocate financial provision.</p> <p>Stage 4 is Draft Consultation</p> <p>Stage 5 final NDP Plan consultation/referendum</p>
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Actions Completed	<p>Public consultation has begun across various platforms including website, social media, surveys, physical engagements across the town.</p> <p>Community feedback being collated for considerations.</p>
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Required Actions to Mitigate/ Reduce Risk	
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Change to Score Required	Yes/ <del>No</del>
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Suggested Score	Likelihood	2
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Impact	2
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Overall Score	8
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**Road Traffic Regulation Act 1984 S.14: Temporary Prohibition of Traffic**

The below Road(s) will be temporarily closed to allow works to be completed on the highway.

If you have any queries regarding these works please contact the Utility direct on the number below. Any responses to this email received by Street Works will be forwarded to the Utility for them to respond.

Please note that this is only an Intention Notice and as of yet an Order has not been issued.

Please respond with any feedback within fourteen days from the date of this e-mail.

Location: Normandy Way, Bodmin

Timing: 6th April 2024 to 8th April 2024 (24 hours)

Contact: South West Water - Tel: 0344 3462020

Please click the following link for a map: <https://one.network/?tm=136836200>

Kind regards,

Streetworks

**Road Traffic Regulation Act 1984 S.14: Temporary Prohibition of Traffic**

Location: Old Callywith Road, Bodmin

Timing: 2nd January 2024 to 12th January 2024 (24 hours)

Contact: South West Water - Tel: 0344 3462020

The above closure has been approved. Please click the following link to view a map and associated documents:

<https://one.network/?tm=135856401>

Applicants are reminded that they have undertaken to notify all interested parties known to be directly affected by the closure including, if appropriate, bus companies and all frontagers on the length of the road such as local residents and businesses as well as other traders who may have to make deliveries and/or collections in the area. Applicants and contractors are also reminded that they are responsible for the provision, erection, maintenance and removal of all necessary signing.

Kind regards,

Streetworks

Transport and Infrastructure Service

Cornwall Council

Tel: 0300 1234 222

**Road Traffic Regulation Act 1984 S.14: Temporary Prohibition of Traffic**

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Please respond with any feedback within fourteen days from the date of this e-mail.

Location: Crinnicks Hill, Bodmin

Timing: 29th February 2024 (09:30 to 15:30 hours)

Contact: Sunbelt Rentals Ltd - Tel: 03700 500792

Please click the following link for a map: <https://one.network/?tm=136755739>

Kind regards,

Streetworks

Transport and Infrastructure Service

Cornwall Council

Tel: 0300 1234 222

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Please respond with any feedback within fourteen days from the date of this e-mail.

Location: Cooksland Road, Bodmin

Timing: 25th March 2024 to 27th March 2024 (19:00 to 06:00 hours daily)

Contact: Cormac Solutions Ltd - Tel: 0300 1234222

Please click the following link for a map: <https://one.network/?tm=136884907>

Kind regards,

Streetworks

Transport and Infrastructure Service

Cornwall Council

Tel: 0300 1234 222

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Please respond with any feedback within fourteen days from the date of this e-mail.

Location: Love Lane, Bodmin

Timing: 8th April 2024 to 30th April 2024 (24 hours)

Contact: Wildanet - Tel: 0800 0699906

Please click the following link for a map: <https://one.network/?tm=136868097>

Kind regards,

Streetworks

Transport and Infrastructure Service

Cornwall Council

Tel: 0300 1234 222

**Road Traffic Regulation Act 1984 S.14: Temporary Prohibition of Traffic**

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Please respond with any feedback within fourteen days from the date of this e-mail.

Location: Pound Lane, Bodmin

Timing: 1st May 2024 to 10th May 2024 (24 hours)

Contact: Wildanet - Tel: 0800 0699906

Please click the following link for a map: <https://one.network/?tm=136872412>

Kind regards,

Streetworks

Transport and Infrastructure Service

Cornwall Council

Tel: 0300 1234 222

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Please note that this is only an Intention Notice and as of yet an Order has not been issued.

Please respond with any feedback within fourteen days from the date of this e-mail.

Location: St Mawgan Close, Bodmin

Timing: 8th April 2024 to 18th April 2024 (24 hours)

Contact: Wildanet - Tel: 0800 0699906

Please click the following link for a map: <https://one.network/?tm=136866858>

Kind regards,

Streetworks

Transport and Infrastructure Service

Cornwall Council

Tel: 0300 1234 222

**Road Traffic Regulation Act 1984 S.14: Temporary Prohibition of Traffic**

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If you have any queries regarding these works please contact the Utility direct on the number below. Any responses to this email received by Street Works will be forwarded to the Utility for them to respond.

Please note that this is only an Intention Notice and as of yet an Order has not been issued.

Please respond with any feedback within fourteen days from the date of this e-mail.

Location: Castle Street, Bodmin

Timing: 18th March 2024 to 8th April 2024 (24 hours)

Contact: Wildanet - Tel: 0800 0699906

Please click the following link for a map: <https://one.network/?tm=136859043>

Kind regards,

Streetworks

Transport and Infrastructure Service

Cornwall Council

Tel: 0300 1234 222