

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.

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.
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.

Bodmin Town Council Minutes – Planning Committee Meeting 6 December 2023

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.

- 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 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 Lawrences 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 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:

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**

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.