

Minutes
Planning Committee Meeting

Date	25/10/2023
Time	18:00 - 20:28
Location	Shire House Suite, Mount Folly Square, Bodmin PL31 2DQ
Chair	Cllr P L G Skea
Attendees	Cllr P L G Skea; Cllr E Ahearn (from 18.15), Cllr H Blacklaw, Cllr P Brown, Cllr J P Cooper, Cllr C Rowe Mr P Martin (Town Clerk); Mrs A Bright (CSM/ATC); Mrs S Gooch (SAA)

Approximately 25 members of the public and one member of the press.

P.2023.245	Presentation from Persimmon Homes - Priory Road South development PA22/09472
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Minutes:

The Chair welcomed Mark Allsop and Eve Somerville from Persimmon to the meeting allowing approximately 20 minutes for the presentation and 10 minutes for questions, there are two main questions to be answered by them:

1. whether all original consultees have been contacted with the amended plans and
It is the local planning authority's responsibility to consult with consultees, however Persimmon are in regular contact with consultees both emails and meetings and also with Mark Evans from Cornwall Council Planning. Persimmon have had a positive meeting with the environment agency to discuss the scheme. As part of the consultation process three design review panel meetings have been held with stakeholders and on the back of that there were a series of internal meetings to discuss issues raised, changes to the layout, roads, footpaths, house type materials, community centre location and parking. and also public open space. There are no current planning objections to this site and are still talking to the environment agency who appear satisfied with progress to date; the lead local flood authority have also responded, requesting some minor tweaks with wording in relation to the layout with regards to the consultation responses.
2. Whether water neutrality has been considered for the development.
Persimmon take the issue of water neutrality very seriously and have been in discussion with Cornwall Council and the Environment Agency and have made representations to Natural England. Stantec have been engaged as environmental consultants and have developed a shadow HRA to the local authority and appropriate assessment which included all of the calculations provided by Cornwall Council budget calculator. have

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been in discussions with the drainage officer, using SUDs helps neutrality immensely. South West Water hope that by 31.03.2025 it can clean up to the total available limit (TAL) rather than 2030. This will clean the phosphates of the homes already built in Bodmin, therefore the actual water neutrality load would be reduced.

The representatives relayed their points to the members of public who couldn't quite hear them speak and added that outline planning permission is already in place and granted.

A member of the public did not believe that the measures proposed to be put in place would work across all of Bodmin and said that Bodmin does not want all of these development sites, and was quite derogatory of members of the planning committee.

The Chair called order and asked members of the public if they wish to speak then they should raise their hands and would not accept inappropriate language.

The Mayor reiterated to members of the public that they should respect the speakers and members of the planning committee.

As everyone is aware there is a housing crisis in the country including the provision of 132 affordable housing on the site. Mark Allsop assured members of the public that public consultations and liaison meetings with the EA and Cornwall Council etc have taken place and it has taken four years to reach this point in time where we have a workable scheme.

A member of the public said the fields behind Gilbert Road floods regularly and with the added number of houses on the Persimmon Site will affect the Leat. Mark Allsop remarked that they are more than aware of the issues with Bodmin Leat and have engaged RSK Drainage consultants who will be installing underground holding tanks, soak aways, SUDS etc. A whole month has been taken drilling 50 percolation testing holes, some surfaces will be permeable and assured that Persimmon take drainage very seriously.

Cllr Blacklaw attended one of the design review panel meetings, found it a useful process and good to see that residential refuse bin collection area is now no longer on the main road, and the bin store area is round the back, and asked how site traffic will be managed. Mark Allsopp said the computerised traffic signal on the junction with the police stations has been designed and approved with safety in mind.

Cllr P Brown raised the issue of lack of privacy for the Scout group and was reassured by Mark Allsopp that this has been addressed with suitable boundaries etc in consultation with the police liaison officer. It was also noted that the Environment Agency objected to an earlier scheme and now have no objection to the scheme which will be reflected on the planning portal soon.

The Chair reminded everyone that the time for the presentation is up but would continue the discussion in the public representation session but

would need the agreement of committee members to suspend standing orders.

P.2023.246 Mayor/Chairperson's Announcements

Minutes:

The Chair reminded members that the meeting is being recorded for the purposes of minute taking and that the recording will be deleted once the minutes are completed.

Due to the number of members of the public present and representatives from Persimmon, Cllr P Skea proposed to suspend standing orders to change the order of the agenda for item 254 to follow the Item 250 (public representation session. seconded by Cllr E Ahearn and agreed by all.

P.2023.247 To receive and record the grounds upon which apologies for absence are tendered and resolve upon accordingly.

Decision:

It was **RESOLVED** to accept and record the apologies received from Cllr A Butters,

Minutes:

Apologies have been received from Cllr Alex Butters.

Cllr P Skea proposed to accept and record the apologies received from Cllr A Butters, seconded by Cllr C Rowe and all in favour.

P.2023.248 Declarations of Interest relating to business on the agenda

Minutes:

There were no declarations of interest received from members.

P.2023.249 Correspondence sent and received.

Action items:

That the Town Clerk write an open letter to Cornwall Council planning team in relation to the lack of communication regarding road closures.

Minutes:

Item 249/01 The committee has received clarification on the Nonmaterial amendments regarding PA21/00418 Callywith Road

Item 249/02 Road closures in Bodmin where BTC asked if the old Boundary Road could be reopened. The TC kindly offered to write an open letter to Cornwall Council planning in relation to the lack of communication regarding road closures which can be shared by the press.

Item 249/03 PA23/0699 clarification on NMA land west of Cooksland
item 249/04 land sw of Westheath Road and Nutrient Neutrality.

P.2023.250 PUBLIC REPRESENTATION SESSION

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Minutes:

Under Chairman's description it was proposed to suspend standing orders to allow the public to speak once more, seconded by Cllr E Ahearn, all in favour.

The CSM/ATC read out the 4th item of correspondence (P.2023.249 04) as requested by a member of the public concerning Nutrient neutrality. BTC received the response from Cornwall Council this evening but can't discuss the contents until the next planning committee meeting.

A member of the public spoke regarding the item of correspondence mentioned above and the development at Westheath Avenue. Residents were informed that before any works begun that roads and boundaries would be in situ before development began. Unfortunately this has not happened and are unsure of boundaries to the new development and feel they are overlooked and cannot get in or out of their home because of traffic lights, noise etc, this is unacceptable, utilities are due to go in shortly and not sure who can help on this matter with the exception of Cllr P Rogerson who is trying to support in communicating with the developers.

Cllr P Cooper suggested that BTC write to Cornwall Council, and Bodmin's County Councillor Cllr P Rogerson, planning and the developers requesting an urgent site meeting to discuss. BTC have recently written to Cornwall Council urging them to take an holistic approach to road closures in Bodmin and in particular the possibility of reopening Boundary Road which was dismissed. The member of the press confirmed that BTC has written to Cornwall Council on this matter and urged committee members to share with him construction traffic issues as the topic will be a lead item next week.

Cllr Rowe suggested setting up a community liaison group with developers and representatives of the affected developer having agreed terms of reference which in the past has been known to work well. Cllr C Rowe confirmed that unfortunately, in this country it is always the case that housing comes before the infrastructure and the awarding of CIL and S106 monies are paid afterwards and suggested that Cornwall Council planning team is short staffed.

Mark Allsop, in response to a question from the floor regarding the Persimmon development at Priory Road South said that road works at the junction under S278 agreement will be done first, including the traffic light system, the drainage infrastructure will be installed phase by phase before the houses, and it is in Persimmons' interest to get this right first time and wants a good relationship with current homeowners. Eve Somerville stated that Persimmon have worked closely with Cornwall Council's registered housing provider to ascertain the correct mix of affordable housing based on data that the registered provider holds and affordable homes will be for local people.

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A management plan will be in place between Cornwall Council and Persimmon to maintain the SUDS on the site using a private company. Contingency plans will be in place should issues with excess water run off on the first place, however Persimmon do not believe there will be any issues. works cannot start on site until reserved matters have been approved but currently everything looks positive.

Cllr E Ahearn reported that the water run off from the completed Persimmon site caused the duck pond to fill with silt and the Environment Agency will not agree to clear the silt at their cost and that the third football pitch is now unusable as it now flooded. Mark Allsop said Persimmon would support the principle of silt removal from the pond,

At 19.29 the Chair brought the public representation session to a close and proposed to return to the proper running order of the agenda., seconded by Cllr C Rowe, all in favour.

The Chair thanked both Eve and Mark and members of the public for attending this evenings meeting and reminded everyone that Bodmin Town Council planning committee are only consultees in the planning process.

P.2023.251 To consider and confirm the accuracy of the minutes of the Planning Committee meeting held on 4 October 2023

Decision:

It was **RESOLVED** to CONFIRM the accuracy of the minutes of 4 October 2023 Planning Committee meeting.

Minutes:

Cllr Ahearn proposed to accept the minutes from 4 October 2023 were a true and accurate record, seconded by Cllr H Blacklaw. Majority in favour, with two abstentions from Cllr P Brown and Cllr P Cooper as they were not at the last meeting.

P.2023.252 List of actions from the previous minutes, for update

Minutes:

The Chair confirmed that the list of actions are all completed.

P.2023.253 To resolve to note the Risk Management update, risks scoring 11+

Minutes:

The item could not be discussed due to the Risk Management Meeting not taking place. The Chair reported that officers are endeavouring to confirm a new date for the risk management meeting.

P.2023.254 To consider and resolve upon any actions, if required from the presentation from Persimmon Homes PA22/09472

Decision:

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It was **RESOLVED** to maintain the objection made in August 2023; to request the outstanding information requested in August and also to facilitate a public consultation event with Persimmon Homes, Bodmin County Councillors and Cornwall Council's planning officer.

Minutes:

It was previously resolved not to support this application on 23 August 2023 (P.2023.190) at the current time, and for the developers to be invited to a future planning meeting to discuss issues raised. The Chair asked members if they feel they have now received sufficient information from today's presentation to support the proposal and if not then we need to provide detailed information as to why. If the resolve is to be changed then we would need to dissolve the previous resolution.

Cllr C Rowe felt that members have not had a straight enough answer as to whether all consultees have actually responded especially the planning officer and the response from Natural England.

Cllr P Cooper raised the point that during the design team meetings where members of the planning committee were able to attend, the planning department raised some interesting points including the materials to be used, windows, access for cyclists linking to the town centre and that the road through the estate narrows. It is also good to note the priorities for local residents/connection with the town but has not yet seen the affordable housing element advertised. There was also a discussion at the meeting about the introduction of a lime avenue.

it was suggested that Bodmin County Councillors should be invited to have discussions with Persimmon via a community engagement event and for the county councillors to feed back to Cornwall Council.

Cllr C Rowe proposed to maintain the objection made in August 2023 and to request further information from the planning officer that is still outstanding, and to facilitate a public consultation session with Persimmon Homes, Bodmin County Councillors and the planning officer concerned with the case.

And also to scope for the next planning agenda item how BTC can facilitate public engagement with developers on major planning applications seconded by Cllr P Skea and all were in favour.

Also to scope for the next planning agenda item how BTC can facilitate public engagement with developers on major development scheme

P.2023.255 To resolve to note responses received from members Infra22-172 Bodmin TRO 2023

Decision:

It was **RESOLVED** to note the responses received from members regarding Infra22-172 Bodmin TRO 2023

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Minutes:

Cllr P Skea proposed to note the responses received from members regarding Infra22-172 Bodmin TRO 2023, seconded by Cllr P Brown, all in favour.

P.2023.256 To resolve to note the correspondence received:

Minutes:

Members noted the items of correspondence.

P.2023.257 PA23/07867 | Works to a tree subject to a Tree Preservation Order and in a Conservation Area for Beech (B1) - reduce spread by 2-3 metres as tree is encroaching on property (nearly touching house itself) and other neighbouring buildings. Also reduce height by 2-3 metres to retain tree shape and give balance. No cuts over 100mm to be made. | Parkhill House 6 Pound Lane Bodmin Cornwall PL31 2BT. Response to Cornwall Council 23 October 2023

Decision:

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

Minutes:

Members discussed the application and agreed with the tree officer to support the application.

Cllr P Skea proposed to support the application, Cllr P Brown seconded and all were in favour.

P.2023.258 PA20/05442 | Conversion of dwelling house and erection of a single storey rear extension and conversion of 4no. outbuildings to provide for 9 no. supported-living units with associated staff accommodation and office. | St Annes Grove Dunmere Road Bodmin Cornwall PL31 2RD. Response to Cornwall Council. Response to Cornwall Council 25 October 2023.

Decision:

It was **RESOLVED NOT** to support this application on highways and traffic issues, including concerns over vehicular access to the local pub and camel trail entrance.

Minutes:

Members discussed this application including the additional information provided by the planning officer.

Cllr H Blacklaw doesn't support this application because of the chaos on the road currently and objects under highway issues.

Cllr P Cooper understands the need for this development and job opportunities and will inevitably put extra burden on doctors surgeries and hospital. Highways have not satisfactorily addressed their concerns. Currently no planning permission for the shepherd huts etc . He had concerns over road and vehicular access which is in close

proximity to the entrance to the local pub and camel trail would potentially be an accident in the waiting.

Cllr H Blacklaw proposed to object this application on highways and traffic concerns, including concerns over vehicular access to the local pub and camel trail entrances, Cllr P Skea seconded. Three members agreed with the proposal, two members were against and one member abstained from the vote. The proposal not to support the application was carried.

P.2023.259 PA23/07902 | Retrospective permission for the creation of secure storage compound to the north of the Bodmin Telephone exchange site. The compound will include 2Nr 3m storage containers that will house equipment and materials in support of the local telecoms infrastructure network | British Telecom Crinnicks Hill Bodmin Cornwall PL31 1AL.. Response to Cornwall Council by 25 October 2023

Decision:

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

Minutes:

Members noted that the application was retrospective, did not have any adverse comments.

Cllr C Rowe proposed to support the application, seconded by Cllr P Skea and all were in favour.

P.2023.260 PA23/07943 | Conversion of existing loft space through use of flat roof rear dormer & associated internal works. | 17 Holmes Way Bodmin Cornwall PL31 2TZ . Response to Cornwall Council by 26 October 2023.

Decision:

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

Minutes:

No issues were raised with this planning application. Cllr P Skea proposed to support this application, supported by Cllr H Blacklaw and all were in favour.

P.2023.261 To consider and resolve upon street names for the development at West Heath Bodmin

Decision:

It was **RESOLVED** to agree the following suggestions: Laninval View; Laveddon Way; Boundary Close; St Lawrence Halt; Blowinghouse View and Treningle Walk. And to seek suggestions from all councillors.

Action items:

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To email all councillors to provide their suggestions for street names on the development.

Minutes:

The following suggestions were received from members:

Lanival View
Laveddon Way
Boundary Close
St Lawrence Halt
Blowinghouse View
Treingle Walk.

Cllr E Ahearn proposed to agree to the proposals as listed and an email to all councillors should be sent asking for their views.

P.2023.262 PA23/08025 | Works to Tree subject to Tree Preservation Order namely minor reduce and reshape one oak | 1 Crabtree Lane Bodmin Cornwall PL31 1BL. Response to Cornwall Council by 26 October 2023

Decision:

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

Minutes:

Given the works are supported by Cornwall Council's tree officer members supported the application.

Cllr P Skea proposed to support the application, Cllr H Blacklaw seconded and all were in favour.

P.2023.263 PA23/07968 | Proposed extensions and alterations to the front and rear of the existing dwelling. | 29 Berrycoombe Vale Bodmin Cornwall PL31 2PH. Response to Cornwall Council by 25 October 2023.

Decision:

It was **RESOLVED** to support the application

Minutes:

Members discussed the application and no concerns were raised.

Cllr C Rowe proposed to support the application, seconded by Cllr P Brown and all were in favour.

**P.2023.264 To resolve to note road closure intention notice:
Old Callywith Road, Bodmin Timing: 2nd January 2024 to 12th
January 2024 (24 hours) Contact: South West Water**

Decision:

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It was **RESOLVED** to note the road closure intention notice at Old Callywith Road

Minutes:

Cllr P Skea proposed to note the road closure intention notice at Old Callywith Road, Cllr P Brown seconded and all members were in favour.

**P.2023.265 To resolve to note road closure Event Order:
Bodmin Remembrance Parade Date: 12th November 2023
Times: 08:45 to 11:00 hours**

Decision:

It was **RESOLVED** to note the road closure for the remembrance parade.

Minutes:

Cllr P Skea proposed to Note the closure event order for the Bodmin Remembrance Parade. All in favour.

**P.2023.266 To resolve to note road closure intention notice: Bodiniel Road, Bodmin
Timing: 8th January 2024 to 9th January 2024 (08:00 to 18:00 hours daily)
Contact: Kelly Communications**

Decision:

It was **RESOLVED** to note the road closure at Bodiniel Road

Minutes:

Cllr P Skea proposed to note the road closure at Bodiniel Road, seconded by Cllr H Blacklaw. All in favour.

**P.2023.267 To resolve to note road closure intention:
Crinnicks Hill, Bodmin
Timing: 16th January 2024 to 22nd January 2024 (24 hours)
Contact: South West Water**

Decision:

It was **RESOLVED** to note the road closure intention notice at Crinnicks Hill,

Minutes:

Cllr P Skea proposed to note the road closure intention notice at Crinnicks Hill, seconded by Cllr P Brown. All in favour.

**P.2023.268 To resolve to note road closure notice:
Stony Lane, Bodmin
Timing: 9th January 2024 to 10th January 2024 (20:00 to 05:00 hours)
Contact: South West Water**

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Decision:

it was **RESOLVED** to note the road closure at Stoney Lane.

Action items:

To write to streetworks to raise concerns that BTC would like confirmation that other road closers in the vicinity of Stoney Lane are opened before this one is closed.

Minutes:

Cllr E Ahearn raised concerns with this road closure and would like confirmation that other roads in the vicinity are opened before this one is closed. The TC kindly offered to write a letter to streetworks for clarification.

P.2023.269

To resolve to note road closure order.

Priors Barn, Bodmin

Timing: 30th October 2023 to 30th October 2023 (24 hours)

Contact: South West Water

Decision:

It was **RESOLVED** to note the road closure notice at Priors Barn

Minutes:

Cllr P Skea proposed to note the road closure intention notice at Priors Barn, Bodmin, seconded by Cllr H Blacklaw. all in favour.