

MINUTES of the Planning Committee Meeting held on Wednesday 21 October 2015 at 09.30 a.m. in the Shire House Suite, Shire House, Bodmin.

PRESENT: Chairman, Councillor A J Coppin, presiding; together with Councillors, J R Gibbs, J H Hartill, P L G Skea and K W Stubbs. Councillor J Gammon was also in attendance but did not vote, not being a Member of this Committee.

IN ATTENDANCE: Mr S Facer (Town Clerk) and Mr D Kinnair (Committee and Cemeteries Officer)

P/2015/251

CHAIRMAN'S ANNOUNCEMENTS AND APOLOGIES:

There were no Chairman's announcements and apologies were received from Councillors A J Green, L G J Kennedy and C J M Wilkes.

P/2015/252

Conversion of Offices into mixed residential and offices - 94 Fore Street, Bodmin – Presentation by Lipscomb Jones Architecture

Representatives of Lipscomb Jones Architecture attended the meeting and presented the application regarding the conversion of offices into mixed residential and offices at 92-94 Fore Street, Bodmin.

It is proposed that 94 Fore Street will be retained as offices with the rest of the building being converted into 4 residential units. Due to site constraints, there is no amenity space provision, but there will be parking spaces available in the evening when the office personnel have vacated.

Refuse bins will be located in the courtyard at rear of the building.

The representatives informed the Committee, responding to a question from the Town Clerk, that full heat, smoke and carbon monoxide detectors will be installed in the building. There is no sprinkler system as the floor space amenity does not require installation of same.

The Members present gave their in principle support to the proposed application with the proviso that Committee reserve the right to make further representation and comment when the full planning application comes before it for consideration.

The Chairman thanked the attendees for their presentation and they left the Meeting at 9.40 am.

P/2015/253

PUBLIC REPRESENTATION SESSION - An opportunity for local residents to make representations or ask questions relating to items on this agenda. (Note: a maximum of 15 minutes will be allocated for this session and there will be a time constraint of 5 minutes per speaker).

There were no members of the public present.

P/2015/254

Declarations of Interest – Members to declare interests in respect of any agenda item.

There were no declarations of interest made.

P/2015/255 - PA15/06248 Material amendment to change position of building on the site (PA15/01841). The proposed development is for a single storey stand alone, timber framed office building within the grounds of St. Petroc's C of E School – St. Petroc's Church of England Voluntary Aided Primary School, Athelstan Park, Bodmin – Mr Stuart Renshaw, The Saintsway Multi Academy Trust

The Town Clerk reported that this amendment was proposed to take account of Wales and West apparatus.

Following discussion, it was AGREED to respond making the following representation:

Bodmin Town Council noted this material amendment.

P/2015/256 – PA15/08969 Two storey hip roofed extension to provide wheelchair accessible bedroom and bathroom facilities – 15 Crinnicks Hill, Bodmin – Mr & Mrs Hutley

The Town Clerk reported that the proposal includes a lift from the ground floor to first floor extension and that as the site is large overlooking distances should be acceptable.

Following discussion, it was AGREED to respond making the following representation:

Bodmin Town Council supports this application.

P/2015/257 – PA15/09054 Certificate of Lawful Development of existing use of garage converted into a study with new window and wall – 25 Westheath Road, Bodmin – Mr Leslie Croft

The Town Clerk reported that this was not an uncommon development as garages of similar semi-detached properties in the locality had already occurred and been granted planning permission and assumed support from the Committee.

Following discussion, it was AGREED to respond making the following representation:

Bodmin Town Council noted this application.

P/2015/258 – PA15/09074 Various works to trees covered by a Tree Preservation Order as detailed within submitted works schedule – Westheath Avenue, Bodmin – Mr Colin Hawke, Cornwall Council

The Town Clerk reported that most of the work is to crown raise and to remove limbs to deter suppression of younger lime trees and / or given overhead cables or neighbouring property issues. The schedule of works appears in line with good tree management but the Town Clerk thought that it might be worth Cornwall Council considering issuing a media release to inform the community to mitigate any kneejerk local reaction.

Following discussion, it was AGREED to respond making the following representation:

Bodmin Town Council supports this application and requested that Cornwall Council consider issuing a media release to inform the community of the works being undertaken to mitigate against any adverse reaction.

P/2015/259 – PA15/09119 Advertisement consent for 1 x non-illuminated fascia sign, 1 x non-illuminated staff information sign and 1 x window vinyl – Turret House, Mount Folly, Bodmin – Mr Will Garnett, IDH Group Limited T/a My Dentist

Bodmin Town Council supports the application for signage but strongly rejects the use of ‘A’ frames on the footpath as they can cause obstruction to pedestrians and the Council can see no material reason for them in this application.

P/2015/260 – PA15/09142 Listed building consent for 3no. new signs to exterior of building – 1 x non-illuminated fascia sign, 1 x non-illuminated staff information sign and 1 x window vinyl – Turret House, Mount Folly, Bodmin – Mr Will Garnett, IDH Group Limited T/a My Dentist

Bodmin Town Council supports the application for signage but strongly rejects the use of ‘A’ frames on the footpath as they can cause obstruction to pedestrians and the Council can see no material reason for them in this application.

P/2015/261 Proposed Loading Bays x 2 (EDG0880) – Chy Trevail, Beacon Technology Park, Bodmin – Heidi Wheeldon, CORMAC Solutions

Bodmin Town Council noted this consultation.

P/2015/262 Road Traffic Regulation Act 1984 S.14: Temporary Prohibition of Traffic - Temporary Road Closure – A395 between Hallworthy and Kennards House, Camelford and Launceston – 2 to 6 November 2015 (24 hours) – Works to apparatus – CORMAC Solutions Ltd (copy enclosed) – <http://roadworks.org/?tm36633>

This information was circulated with the Agenda and was noted by the Committee.

P/2015/263 Pedestrian crossing between Gilbert Road, Morrisons Supermarket and the A38 – Letter from Mr John Cecil (Chirgwin) Jenkin (copy enclosed)

Mr Jenkin’s letter was circulated with the Agenda.

Following discussion, it was AGREED for the Town Clerk to respond, thanking Mr Jenkin for his letter, noting his concerns but explaining that some of these problems may be addressed and mitigated by the plans for the Bodmin Growth Deal.

P/2015/264 PA15/08682 - Construction of access ramp and steps to provide pedestrian access from Lostwithiel Road for the benefit of disabled pupils attending Bodmin Community College - Land at Woods Browning

Industrial Estate, Bodmin Cornwall – Cornwall Council – Town Clerk to report

Following the Council's comments regarding this application at its meeting held on 7 October 2015 (Item P/2015/248 – PA15/08682 refers), a copy of the e-mail correspondence and revised plan was circulated with the Agenda and following discussion, it was AGREED to respond with the following further representation.

Bodmin Town Council was pleased to see the Planning Officer's comments regarding the mitigation of the steep gradient of the access ramp and accepts these comments in full. Further, the Council would be pleased to see the use of all-weather surfacing on the ramp, which would hopefully mitigate against coefficient of friction during wet/cold weather conditions.

Extra item – P/2015/265

Road Traffic Regulation Act 1984 S.14: Temporary Prohibition of Traffic - Temporary Road Closure – Midway Road, Bodmin – 28 October 2015 (07:30 to 18:00 hours) – Works to apparatus – Western Power Distribution (copy enclosed) – <http://roadworks.org/?tm38476>

This information was circulated with the Agenda and was noted by the Committee.

The meeting closed at 10.07a.m.