

**MINUTES** of the Planning Committee Meeting held on Wednesday 1 February 2017 at 09.30 a.m. in the Shire House Suite, Shire House, Bodmin.

**PRESENT:** Chairman, Councillor A J Coppin presiding; together with Councillors, J Gammon, J R Gibbs (arrived 9.45 a.m. from Item P/2017/026) and K W Stubbs. Councillor P Cooper was also in attendance but did not vote not being a Member of this Committee.

**IN ATTENDANCE:** Mrs T Stiles (Senior Administration Assistant) and Mr D Kinnair (Committee and Cemeteries Officer)

P/2017/024

**CHAIRMAN'S ANNOUNCEMENTS AND APOLOGIES:**

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

P/2017/025

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

There were no Declarations of Interest made.

P/2017/026

**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 four Members of the Public present.

Mr Colin Bell wished to make representation regarding three of the planning applications to be brought before Committee being Items P/2017/028 – PA17/00086, P/2017/029 – PA17/00087 and P/2017/032 – PA17/00248.

With regards to Items P/2017/028 – PA17/00086 and P/2017/029 – PA17/00087, Mr Bell commented that the planning documents made reference to the fact that the Environment Agency would undertake any repairs to the leat running under Hillside Park not the Town Council, that the proposed glass roof would create light pollution, which would be in direct correlation with Bodmin Moor being designated as a 'dark skies' area and that the gabion stone proposed was 'lazy, ghastly and not in keeping with the existing building or surrounding area.'

Mr Bell further commented that he disagreed with the transport consultation which formed part of the application, with particular regard to parking provision and the proposed use of Hillside Park for car parking, which Mr Bell considered would be in contravention of the Council's Environment Policy that designated the area as part of its green spaces strategy. Mr Bell reported that the Hillside Park area should be protected and signposted the Committee to the Fields in Trust scheme which could protect areas of land such as this from unwanted development.

Mr Bell further commented that he believed the whole application showed poor design and poor use of planned parking provision.

With regard to Item P/2017/032 – PA17/00248, Mr Bell did not object to this application but hoped that the applicant would comply with one of the provisions of their original planning consent being that the illuminated signs be turned off one hour after store closing to reduce light pollution.

Mr Peter Coquette wished to make representation on planning application P/2017/028 – PA17/00086 and commented that he was not against the development of the Jail itself but objects to the proposed car parking specifically for cyclists coming off of the Camel Trail, which he believed would then meet with coaches and cars to carry on into the centre of town.

Mr Coquette believed that a joined up approach to all of the town's attractions using park and ride and shuttle buses would mitigate this problem, greatly reduce air pollution issues and would also support the current growth deal works being undertaken in the town to enhance and encourage the cycle experience.

The Committee and Cemeteries Officer reported that a letter of objection to this application had been sent from Mr Jeremy Cooper, a nearby resident, who unfortunately could not attend the Planning Committee Meeting but wished the Members to be informed of the following:-

***Dear Chairman,***

***Unfortunately I cannot attend today's meeting, I would however very much appreciate if this letter could be read out expressing my concerns surrounding Bodmin Jail's application. P/2017/028, P/2017/029 (PA17/00086 & PA17/00087***

***Detailed in Mallino developments (Bodmin Jail) planning application are claims of, limited use of Hillside Park green space, little environmental impact on the surrounding residential areas and assurances that consultation has taken place.***

***Indisputably Bodmin Jail is located in the center of a predominantly residential area. The density of this residential occupation recently increased, by 83 households, with the completion of Dymond Court.***

***One of Cornwall Councils considerations when granting that planning consent, was the required proximity to public recreational space.***

***In addition, the park was used 4 times in 2016 to land the Cornwall Air Ambulance. Bearing in mind the anticipated increase in cycle usage of the Camel Trail and the potential for cyclist accidents, any limitation on landing facility would be detrimental to public safety.***

***Quoting Mallino Developments own figures the next closest recreational open space is 2.5 miles away, through a busy town centre, not the best solution for unaccompanied children looking for playing space in the school summer holidays.***

***After asking a number of neighbours it is apparent Bodmin Jail's consultation was limited to a few letters popped through letter***

**boxes in some properties along Scarletts Well Park and Tredanick, a large number of residents I asked in Hillside Park, Tanwood View, Dymond Court, Camel Close, Cardell Road & Berrycombe Hill received no notification to attend the consultation sessions. It also appears that the comments sheets collected at the Jails display of plans were vetted, my comments along with a number of other objections written out that day, failed to be sighted in the planning consultation documents published by Mallino Developments on the Cornwall Council web site.**

**Any change of use from communal recreational park to car park, will by nature see increased car journeys into that area. This will inextricably be linked to an increase in harmful vehicle emissions, adversely affecting the wellbeing of the community, in an area identified by Cornwall Council as having poor air quality. The application would have you believe the development will generate little environmental impact, but requires Hillside Park as extra parking to accommodate, as quoted by Mallino developments, an anticipated extra 200,000 visitors. If you divide 2000,000 by four passengers in a car, it equates to 50,000 cars, this by anyone's calculation is a major increase in traffic volume.**

**As for the parking problem, the installation of pay and display parking arrangements, will not be a long term solution to the traffic congestion generated by Bodmin Jail, during the holiday season. I have witnessed empty parking spaces in the council's own pay & display car park opposite Carnewater Practice, as people favour parking in the street for free. It is apparent that if Hillside Park were turned into a pay for parking area, a large number of visitors will clog the surrounding estate roads to avoid the cost, this I'm sure would cause the council an even bigger problem. Whereas if the Jail is compelled to properly adapt the fields they already own on Copshorne Road it would be seen as more of a dedicated Jail visitor parking area and I feel would tend to generate less ad hoc street parking.**

**Finally the planning application details a substantial amount of demolition, including lowering of the Jail outer walls and complete demolition of the "Hospital Wing". This will then have a full rebuild using wire crates and pebbles. The visual impact on the facade of the building and the change to the aesthetic of the whole area will be immense, it will also be irreversible on one of the most iconic buildings in the town.**

**I urge the Bodmin Town Planning committee to reject application PA17/00086 and PA17/00087 and send this back to Mallino Developments, asking that they find a mutually agreeable solution to adverse public opinion, lesser visual impact and addressing environmental objections to loss of strategic green space.**

The Chairman thanked the Members of the Public present for attending and for their valued contributions.

P/2017/027 – PA16/11705 Application for variation of condition numbers 2 (plans approved), 8 (removal of certain permitted development rights) and 11 (limiting term of operation) in respect of decision notice PA14/08958 to allow amended (as built) layout plan and to vary the term from 25 years and 6 months to 30 years and 6 months; also removal of condition 9 (details of surface water management scheme) as details have now been submitted – Higher Margate, Helland, Bodmin – Mr Andrew Williams.

**Bodmin Town Council supports this application.**

P/2017/028 – PA17/00086 Conversion and restoration of existing ruinous buildings at Bodmin Jail to create a 63 bed hotel, and the expansion of the existing visitor attraction. Includes the demolition of the former hospital wing enclosure and the construction of a new 2- storey building for the expanded visitor attraction; stabilising an earth bank to the north of the site; partial demolition of walls and structures; internal and external alterations; the creation of a hotel car park within the former prison yard; and a permanent car park, overflow car park, coach parking facilities and associated landscaping at Berrycoombe Vale, associated with the expanded visitor attraction – Bodmin Jail, Bodiniel Road, Bodmin – c/o Mallino Development Ltd

**Councillor J Gammon commented that she believed there were a number of inaccuracies contained within the application documents and referred particularly to the fact that some papers spoke of detailed discussions with the Town Council on the use of its land at Hillside Park/ Berrycoombe Vale.**

**The Committee and Cemeteries Officer confirmed that aside from the initial presentation by Twelve Architects at the Properties Committee Meeting held on 28 July 2016 (Item PP/2016/61 refers) there has been no approach, bid or proposal put forward by the Jail or its representatives to either purchase or lease the land at Hillside Park/Berrycoombe Vale.**

**Councillor Gammon continued further that if discussions had been undertaken with any Bodmin Town Councillors regarding the Jail development and BTC's land parcel she would enquire with the applicants with whom these discussions took place and when. If this information could not be substantiated then she requested that the applicants retract these statements from their application.**

**Councillor Gammon further commented that she did not have an issue with the development of the Jail and to restore the building as a hotel and enhance the tourist attraction for the town but that the plans for car parking on the current Hillside Park/ Berrycoombe Vale site were, in her opinion, against the National Planning Policy Framework to not build on green infrastructure within town centre locations and the Council's Green Spaces Strategy and Cornwall Council's Open Spaces Strategy, which has identified the area as an important area to retain as green space amenity. Councillor Gammon was also concerned over the extent of demolition planned as part of the application and awaited the comments from the Conservation Officer with interest.**

The Chairman commented on the size and massing of the development compared to the original building, the proposed gabion stonework, which seemed out of character and not in keeping with the original architecture and also the travel element of the application which did not appear to show any connection with the other town centre attractions and may also cause Bodmin to fail to meet its air quality objectives.

Councillor K W Stubbs commented that he was under the impression that the Jail had purchased two fields above their site to house the additional parking for the expanded site and wondered if these could not be utilised. If not, Councillor Stubbs would be interested in seeing some form of 'Park and Ride' scheme employed that could also possibly act as a shuttle service between the Jail and other town centre attractions.

Councillor P Cooper highlighted the air quality effect of the increased traffic being proposed by the Jail due to its expansion plans and that these figures were based on traffic reports prior to the current road works, with increased traffic numbers proposed once the road works are complete. Councillor Cooper was also concerned about the use of green belt land as a parking facility, as this would be permanently lost to the town.

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

**Bodmin Town Council supports the concept of the restoration of the historic Bodmin Jail to create a hotel and expanding of the existing visitor attraction but does not support the design in its current form.**

**Bodmin Town Council considers that the current proposal creates massing and was out of character with the scale of demolition both internal and external, the visual impact of the gabion stone and the proposed glass roof of particular concern.**

**Further, Bodmin Town Council would wish to see any increase of traffic in the transport/travel element of the application mitigated with designs to connect the expanded attraction with the town centre in, for example, the use of park and ride, land train or shuttle bus services.**

**Bodmin Town Council further reserves the right to comment on the proposal to create a permanent car park, overflow car park, coach parking facilities and associated landscaping at Berrycoombe Vale as this is on land owned by the Town Council on which no bid, proposal or approach has been received from the applicant or their representatives.**

P/2017/029 – PA17/00087

Listed Building Consent for conversion and restoration of existing ruinous buildings at Bodmin Jail to create a 63 bed hotel, and the expansion of the existing visitor attraction. Includes the demolition of the former hospital wing enclosure and the construction of a new 2- storey building for the expanded visitor attraction; stabilising an earth bank to the north of the site; partial demolition of walls and structures; internal and external

alterations; the creation of a hotel car park within the former prison yard; and a permanent car park, overflow car park, coach parking facilities and associated landscaping at Berrycoombe Vale, associated with the expanded visitor attraction – Bodmin Jail, Bodiniel Road, Bodmin – c/o Mallino Development Ltd

**Councillor Gammon reiterated her support of the Jail restoration but was concerned about the level of demolition that was being undertaken in a listed building, with particular concern being the glass elevator outside of the new hotel entrance and the proposed glass roof.**

**Councillor J R Gibbs commented that if the building was restored and renovated sensitively then it would be good for the town to have this level of investment, which would hopefully attract more visitors to not only the Jail but Bodmin as a whole.**

**The Chairman voiced his concern over the amount of demolition both external and internal with the total demolition of the hospital wing to be replaced with a building with gabion stonework, which in the Chairman's view, was not in keeping with the surround.**

**Councillor Cooper concurred with this view and commented that the scale of demolition seemed excessive and that the visual impact of the gabion stones was not aesthetically pleasing. Councillor Cooper further commented on his concern regarding light pollution at night with the proposed glass roof and was also concerned with the lack of public consultation for the entire project, which, he believed, was under-engagement for a project of this size and scale.**

**Councillor Cooper did comment that the outside glass elevator could look purposefully distinct and contrast with the existing structure but needed to be more sympathetically designed with further consultation.**

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

**Bodmin Town Council supports the concept of the restoration of the historic Bodmin Jail to create a hotel and expanding of the existing visitor attraction but does not support the design in its current form.**

**Bodmin Town Council would welcome a more sympathetic design with further consultation, in particular with the Conservation Officer, with regard to the scale of demolition both internal and external, the visual impact of the gabion stone and the proposed glass roof of particular concern.**

**Bodmin Town Council further reserves the right to comment on the proposal to create a permanent car park, overflow car park, coach parking facilities and associated landscaping at Berrycoombe Vale as this is on land owned by the Town Council on which no bid, proposal or approach has been received from the applicant or their representatives.**

P/2017/030 – PA17/00200 Division of house into 5 flats – 4 Castle Street, Bodmin – Mr Graham Cousins, Mahala Estates Limited

**Councillor J Gammon commented that although she felt that this was good use of a large underused building, the knock-on effect of added vehicles into single lane traffic due to subdividing one residence into five should be carefully considered by the Planning Department at Cornwall Council.**

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

**Bodmin Town Council supports this application subject to consideration being given by the Planning Department to the increased traffic exacerbated by this division of one property into five in an area already congested area.**

P/2017/031 – PA17/00201 Listed Building Consent for division of house into 5 flats – 4 Castle Street, Bodmin – Mr Graham Cousins, Mahala Estates Limited

**Bodmin Town Council supports this application subject to any adverse comments from the Conservation Officer with regard to retaining the internal architectural features within the building.**

P/2017/032 – PA17/00248 Advertisement Consent for one reskin to main flexface sign, one internally illuminated lozenge and one solar film to transom glazing - Pets at Home Bodmin, Retail Park, 3B Launceston Road, Bodmin – Pets at Home

**Bodmin Town Council supports this application subject to the condition outlined in the original planning consent that the illuminated signs be turned off one hour after store closing to mitigate light pollution be adhered to.**

P/2017/033 – PA17/00454 Non-material amendment (No 1) for revision of units 1 and 2 from two bedrooms to 3 bedrooms and minor variation to window alignment to PA16/00318 (Application for approval of reserved matters (Access, Appearance, Landscaping, layout and Scale ) following outline approval for the erection of seven dwellings and provision of parking decision PA15/00111dated 26.03.2015) - Former Sergeants Mess, Lostwithiel Road, Bodmin - Costello Wright Developments

**Bodmin Town Council supports this application.**

P/2017/034 Letter from Keir regarding works taking place on A30 Bodmin Bypass Eastbound – 1 and 2 February 2017

**A copy of this letter was circulated with the Agenda and was noted with a request to forward this information to the three Cornwall Councillors for Bodmin and Cornwall Councillor Chris Batters in order to highlight that with the current part closure of the A38 through the Glynn Valley there does not appear to be full communication between third party contractors regarding road works and simultaneous road closures in Bodmin and its surrounds.**

P/2017/035

Draft response to Cornwall Community Infrastructure Levy Preliminary Draft Charging Schedule Consultation – Cornwall Council (deferred from Planning Committee Meeting held on 18 January 2017 – Item P/2017/019 refers)

**The Committee and Cemeteries Officer reported that a response would be sent prior to the Consultation deadline of 14 February 2017 outlining the fact that since the Community Infrastructure Levy will become the primary payment vehicle for developers over s.106 contributions which will be limited to affordable housing site provision, and that town and parish councils would potentially receive either 25% of the levy if they have a Neighbourhood Plan in place or 15% if not, the Council would request confirmation if the Bodmin Town Framework Plan would fulfill the criteria of a Neighbourhood Plan in order to attract the higher levy contribution.**

P/2017/036

Letter from Cornwall Council regarding the demolition of Athelstan House

**A copy of this letter was circulated with the Agenda and was noted.**

Extra Item – P/2017/037

Objection Letter from Cornwall Council Street Naming regarding proposed naming of Victoria Parade as old MPG Books site

**The Committee and Cemeteries Officer reported that following the rejection of Victoria Parade as a proposed name of the old MPG Books site, Cornwall Council had approved a suggestion from the adjacent Military Museum of Dukes Parade and Bugle Way.**

**This information was noted by the Committee.**

The meeting closed at 10.56 a.m.