

MINUTES of the Planning Committee Meeting held on Wednesday 5 June 2019 at 9.30 a.m. in the Shire House Suite, Bodmin.

PRESENT: Councillor E M Ahearn presiding; together with Councillors, J A Bassett, P Brown, J P Cooper, J R Gibbs, L F Sanders, P L G Skea and K W Stubbs. Councillor D A Henderson was also in attendance but did not vote, not being a Member of this Committee.

IN ATTENDANCE: Mr. P Martin (Executive Support Officer) and Mrs. T Stiles (Senior Administration Assistant / Mayor's Secretary).

P/2019/137

CHAIRMAN'S ANNOUNCEMENTS AND APOLOGIES:

The Chair read out an email received from the outgoing Committee Chair, Councillor A Coppin, thanking Councillors and officers for their support over his four-year tenure as Chair and offering his congratulations and support to the incoming Chair.

Apologies had been received from Councillor A Coppin.

P/2019/138

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

Councillor P Brown declared a Disclosable Pecuniary Interest in item P/2019/144 as his business, Cornish Lime, is a supplier of building materials to the applicant.

P/2019/139

Election of Planning Committee Vice-Chairman.

Councillor E Ahearn's proposal of Councillor J Cooper for the position of Vice-Chairman was seconded by Councillor L Sanders. All Members present voted in favour of the proposal, with the exception of Councillor K Stubbs who voted against.

Councillor J Cooper was duly elected as Vice-Chairman of the Planning Committee.

P/2019/140

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 of Members of the Public present.

P/2019/141

To consider and, if approved, adopt the Minutes of the Planning Committee Meetings held on 3 April, 17 April, 1 May and 15 May 2019

Copies of the draft minutes had been circulated with the Agenda.

Minutes of the Planning Committee Meeting held on 3 April 2019

The Minutes of the Planning Committee Meeting held on 3 April 2019 were approved and passed for signing.

Minutes of the Planning Committee Meeting held on 17 April 2019

The Minutes of the Planning Committee Meeting held on 17 April 2019 were approved and passed for signing.

Minutes of the Planning Committee Meeting held on 1 May 2019

The Minutes of the Planning Committee Meeting held on 1 May 2019 were approved and passed for signing.

Minutes of the Planning Committee Meeting held on 15 May 2019

The Minutes of the Planning Committee Meeting held on 15 May 2019 were approved and passed for signing.

P/2019/142

Planning Committee Terms of Reference

The ESO advised Members that they may wish to have considered, at a future Policy Committee meeting, item 7 with the Planning Committee Terms of Reference to ensure some enhance clarity around the wording (currently reads):

“To make representation on Prior Notifications relating to Telecommunication masts – note that it is usual for these to require a representation within 7 days and to agree delegation to the Clerk in consultation with the Chairman and Vice Chairman of Planning to make representation on behalf of the Committee when such Notifications fall outside the Committee cycle”

It was AGREED that the ESO would draft revised wording to bring back to a future meeting of this Committee.

Members present AGREED to adopt the Terms of Reference, subject to the aforementioned revision, for the forthcoming year. Councillor K Stubbs abstained from the vote.

P/2019/143 – PA19/02221 Replacement Dwelling – Plot 2, 35 Rhind Street, Bodmin, – Heaton & Sons Ltd. (minute ref P/2019/124 refers);

The ESO reported that there was an objection lodged with the Local Planning Authority, by a neighbour who considered that the footprint of the building was different from what they had originally been consulted about. The ESO advised that the Planning Case Officer’s view was that the replacement dwelling would not have the impact perceived on the locality.

Councillor P Brown considered that there looked to be very little change between old and new in terms of elevations.

Councillor J Cooper voiced concerns with regard to the neighbour’s observation, relating it to Policy 12 of the Cornwall Local Plan (subsection 2:a *“In addition development proposals should protect individuals and property from: a. overlooking and unreasonable loss of privacy”*) and considered that the applicant should have taken every effort to address such issues during the scope of the redesign. The ESO advised that it appeared that the neighbour had been

consulted and had raised no objection to the plans, until after the full application had been submitted.

Following discussion, it was AGREED to make the following representation:

Bodmin Town Council supports this application.

P/2019/144 – PA19/03656 Conversion and restoration of existing ruinous buildings at Bodmin Jail to create a 63 bed hotel, and the expansion of the existing visitor attraction – Bodmin Jail, Bodiniel Road Bodmin – Mallino Development Ltd. (resubmission) to include: 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 without compliance with Condition 2 of Decision Notice PA17/00086 dated 25th September 2018 (minute ref P/2018/218; Planning Application PA18/07472 refers);

Councillor P Brown reiterated his interest and left the room for the duration of the discussion and voting thereon.

The ESO reported that he had spoken to the Planning Case Officer to seek clarification on what the application being submitted was actually for, as the text accompanying the application was felt by officers to be confusing. He was able to advise Members that it was submitted to be noted in line with the Jail's requirements to meet the stringent controls of the Heritage Impact Assessment.

Members considered that the wording around 'coach parking facilities' was certainly misleading for the public and should be removed from any future application as it was no longer part of the parking arrangements agreed at Hillside Park / Berrycoombe Vale.

Councillor J Cooper also raised concerns about the revisions (RF08) made to the roof line and the adverse impact they may have on the existing Cornish crest.

Following discussion, it was AGREED that the ESO would refer the following representation back to the Planning Case Officer:

Bodmin Town Council is concerned that the proposed size and scale of the RF08 roof structure will dwarf the gable end. It is feared that the roof could become a dominant feature, adversely impacting on the gable end and the Cornish crest housed within it.

Furthermore, the Town Council considers the continued use of generic introduction for Bodmin Jail applications confusing. Despite clarification from the Planning Case Officer about what the Council was expected to consider in relation to this application, concern was expressed about a degree of ambiguity within the final comments in section four of the description of the proposal.

Councillor P Brown rejoined the meeting at 9.52 a.m.

P/2019/145 – PA19/03779 Advertisement Consent for the bar/cafe logo to be placed on the three front windows of 4-6 Honey Street – 4-6 Honey Street, Bodmin – Miss E Butterworth;

The ESO read out an email received from Councillor A Coppin as follows:

“Whilst I have no objection to the signage application as it appears modest and in keeping with the Honey Street shop scene, I am concerned that whilst we have had this application and a licensing application I have not seen a change of use application. As this was formerly a flower shop I didn’t think cafe was the same use class?”

Councillor J Cooper commented that the Committee needed to consider the applications as set out in front of them and could not presume that there would, or would not be, an appropriate change of use application forthcoming.

The ESO commented that the redevelopment of the premises in providing an outlet to enhance the nighttime economy of the town was in line with the aspirations of the Town Framework (specifically point 3.2.4 within Economic Strategy) in ensuring that a relatively diverse economic base was developed and maintained within the town.

Following discussion, it was AGREED to make the following representation:

Bodmin Town Council supports this application and is keen to ensure that guidelines in Cornwall Council’s Shopfront Design Guide are followed.

P/2019/146

Application for a premises licence – 4-6 Honey Street, Bodmin;

The ESO reported on the detail of the application and confirmed that the license sought was for on-sales only

Following discussion, it was AGREED to make the following representation:

Bodmin Town Council supports this application and would ask that Cornwall Council ensure that the Licensing Objectives are being met by appropriate safeguarding measures.

P/2019/147

Application for a premises licence – Capitol Cinema, Mount Folly, Bodmin;

Members considered that staff training would be vital given that the cinema would likely be frequented by under 18s, and that the Mount Folly was an no alcohol zone.

Following discussion, it was **AGREED** to make the following representation:

Bodmin Town Council supports this application and would ask that Cornwall Council ensure that the Licensing Objectives are being met by appropriate safeguarding measures.

It was noted that Councillor J Cooper voted against.

P/2019/148

Road Traffic Regulation Act 1984 S.14: Temporary Prohibition of Traffic – Wales & West Utilities to carryout works to their apparatus – Beacon Road, Bodmin – 8 July to 9 August 2019 (24 hours, weekdays only)

Members voiced concerns over the length of the proposed closure and the associated implications on parking in the vicinity and diversion routes, and the possibility of overrunning works taking it through the duration of the summer holidays. Councillor J Cooper asked whether some level of traffic flow could be maintained given that the rest of the town will be under stress from holiday traffic during the closure.

Councillor J Bassett commented that Wales & West had a relatively high frequency of applications for closure and considered that the Town Council could be provided with an overview of the schedule of works going forward.

Extra Item - P/2019/149

Proposed installation of new bus shelter – Westheath Avenue, Bodmin – Cormac Solutions Ltd

The ESO reported that the Town Clerk and Parks & Open Spaces Manager had attended a site meeting along with Highways and the Cornwall Council ward member. Bodmin Town Council's views (as outlined at the Planning Committee Meeting on 16 January 2019; P/2019/015 refers) were put forward. Following discussion it was proposed that the lay-by would be retained for vehicular parking (contrary to the views of Bodmin Town Council) and the bus shelter would be sited further along Westheath Avenue, thereby achieving greater distance between St Lawrence's Church and the shelter.

Cormac had submitted a revised design showing the proposed location of the shelter to be positioned in the grass area at the back of the lay-by, adjacent to the existing litter bin. Members were concerned that no trees should be removed for the insertion of the shelter. Furthermore, they considered that their previously stated concerns regarding road / pedestrian safety had not been allayed, as their preference had been for the lay-by to be used as a pull in bus stop.

It was AGREED that the ESO would relay the Committee's comments to Cornwall Council. It was NOTED that this proposal would now go out to public consultation.

The meeting closed at 10.19 a.m.