

MINUTES of the Planning Committee Meeting held on Wednesday 7 August 2019 at 9.30 a.m. in the Shire House Suite, Bodmin.

PRESENT: Councillor A J Coppin presiding; together with Councillors, J A Bassett, P Brown, J R Gibbs, L F Sanders, P L G Skea and K W Stubbs.

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

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CHAIRMAN'S ANNOUNCEMENTS AND APOLOGIES:

In light of the apologies received from Councillors E Ahearn (Planning Chair) and J Cooper (Planning Vice-Chair) a vote was taken to appoint a Chair for the duration of the meeting. It was AGREED that Councillor A Coppin would assume the Chair/

Councillor Coppin had no announcements.

P/2019/185

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

Councillor P Brown declared a Disclosable Pecuniary Interest in item P/2019/190 as his business, Cornish Lime, is a supplier of building materials to the applicant.

P/2019/186

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 in attendance.

P/2019/187

To receive and note the Minutes of the Planning Committee Meetings held on 5 June, 19 June, 3 July and 17 July

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

Minutes of the Planning Committee Meeting held on 5 June 2019

The Minutes of the Planning Committee Meeting held on 5 June 2019 were approved and passed for signing.

Minutes of the Planning Committee Meeting held on 19 June 2019

The Minutes of the Planning Committee Meeting held on 19 June 2019 were approved and passed for signing.

Minutes of the Planning Committee Meeting held on 3 July 2019

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

Minutes of the Planning Committee Meeting held on 17 July 2019

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

P/2019/188 – PA19/05080 Proposed erection of an extension to the rear of the existing house – 28 Berrycoombe Hill, Bodmin – Mr D Blackburn;

The ESO reported that at the time of the meeting no comments had been logged via the Local Planning Authority Portal, and that there was a precedent set for this type of application in the area.

Councillor Coppin voiced his concern over the size of the proposed extension and the resulting level of loss of amenity space. Members also discussed the drainage proposals, specifically the siting of soakaways.

Following discussion it was AGREED to make this representation:

Bodmin Town Council supports this application subject to Building Regulations confirming the requisite distances for soakaway arrangements are met.

P/2019/189 – PA19/05585 Change of use from restaurant/cafe A3 to hot food takeaway A5 – Folly Tea Rooms, 3 Turf Street, Bodmin – Mr J Pawlus;

The Chair read out an objection which had been submitted via the LPA Portal from a near neighbour which outlined material planning considerations around Highways Safety/Traffic; detriment to the AQMA (Air Quality Management Area) of Turf Street; and Noise/Smell.

Members felt that whilst it would be beneficial to see the empty building back in use, there were sufficient concerns about the detrimental impact this change of use would have on residential properties and highways safety to not support the application.

Following discussion it was AGREED to make this representation:

Bodmin Town Council does not support this application due to concerns over the impact of customer vehicles on highways safety in the centre of the Low Speed Environment. The site is immediately adjacent to a pedestrian crossing point and very close to a junction (for entry & exit of Priory Car Park). The Town Council considers that the impact of vehicles parking on Turf Street in order to access the premises would negatively impact on pedestrian safety and the visibility splay for other motorists in the area. Furthermore it considers that the cumulative impact of an additional A5 outlet in close proximity to a number of similar outlets already operating would be unacceptable.

P/2019/190 – PA19/05591 Conversion and restoration of existing ruinous buildings at Bodmin Jail to create a 70-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 without compliance with Condition 2 of Decision Notice PA17/00086 dated 25th September 2018 (as amended under application PA18/07472; minute ref P/2018/218 refers) for namely alterations to window detailing, the façade and internal layout of the former stable block, the proposed location of risers associated

with the proposed hotel rooms, the layout of level 2 of the hotel (Civil wing); and the creation of a new opening, the addition of showers to each proposed en suite, installation of fire doors and associated fire stopping within the hotel, repair and rebuilding of chimney stacks and a new external timber door to the rear elevation of the gatehouse. Hotel bedrooms would increase from the previously consented 63 to 70 rooms – Bodmin Jail, Bodiniel Road, Bodmin – C/O Agent, Mallino Development Ltd;

Councillor P Brown reiterated his interest and left the room at 9.48 a.m. for the duration of the discussion and voting thereon.

The ESO reported that the application was for a range of minor amendments and for the increase in the number of bedrooms (from 63 to 70) as detailed in section 3, page 8 of the applicant's Design & Access Statement. It was NOTED that the increase in hotel bedrooms resulted from consolidation of the museum attraction into one floor of the Naval Wing, with the left-over cells on Level 2 of the Naval Wing being refurbished to provide six additional suites. Furthermore there was an additional hotel room being proposed for the Civil Wing due to a rearrangement of the rooms in this area. Proposals also add a ramped internal floor to the lowest level of the admin building, leaving the upper portion at its existing floor level, thereby removing the need for visitors requiring a stair lift to counter flow around the attraction.

Following discussion it was AGREED to make this representation:

Bodmin Town Council supports this application for the amendments as set out.

Councillor P Brown rejoined the meeting at 9.51 a.m.

P/2019/191 – PA19/06002 Proposed front porch together with ground and first floor rear extensions – 74 Athelstan Park, Bodmin – Mr & Mrs Williams;

The ESO reported that no adverse comments had been submitted in respect of this application. Following discussion, it was AGREED to make this representation:

Bodmin Town Council supports this application.

P/2019/192 – PA19/06297 Listed Building Consent for external door locking mechanism system and additional intruder alarm equipment – Bodmin Town Council, Shire Hall, Mount Folly, Bodmin – Mr P Martin, Bodmin Town Council;

Bodmin Town Council notes this application.

P/2019/193 – PA19/06418 Certificate of Lawfulness for existing use as a house of multiple occupation – Windsor House, 19 Castle Street, Bodmin – Coastal Properties (Cornwall) Ltd.;

Following discussion, it was AGREED to make this representation:

Bodmin Town Council supports this application.

P/2019/194 BT Consultation regarding programme of intended payphone removal – Locations to consider for agreement/adoption/objection: Junction of Beacon Road/Plas

Newydd Avenue, Bodmin and Outside Public Conveniences, Higher Bore Street, Bodmin – To consider a corporate response by 7 October 2019;

Details of the phone usage for the boxes in question had been circulated with the Agenda. Members considered that the phoneboxes provided a useful service despite the prevalence of mobile phones, especially so when located in areas known for high incidences of Anti-Social Behaviour or low-level crime. It was AGREED that the ESO would draft a response to be brought back before a future meeting of this Committee.

P/2019/195

Road Traffic Regulation Act 1984 S.14: Temporary Prohibition of Traffic – Western Power Distribution to carryout works to their apparatus – Pool Street, Bodmin – 9 to 20 September 2019 (24 hours, weekends included)

A copy of the scheme details had been circulated with the Agenda, the contents of which were NOTED.

P/2019/196

Road Traffic Regulation Act 1984 S.14: Temporary Prohibition of Traffic – Western Power Distribution to carryout works to their apparatus – Crabtree Lane, Bodmin – 25 to 26 September 2019, 07:30 to 18:00 hours

A copy of the scheme details had been circulated with the Agenda, the contents of which were NOTED.

Extra Item – P/2019/197 – PA19/05873

Listed Building Consent for conversion and restoration of existing ruinous buildings at Bodmin Jail to create a 70 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 (amendments to listed building consent PA19/02569, namely alterations to window detailing, the façade and internal layout of the former stable block, the proposed location of risers associated with the proposed hotel rooms, the layout of level 2 of the hotel (Civil wing); and the creation of a new opening, the addition of showers to each proposed en suite, installation of fire doors and associated fire stopping within the hotel, repair and rebuilding of chimney stacks and a new external timber door to the rear elevation of the gatehouse. Hotel bedrooms would increase from the previously consented 63 to 70 rooms) – Bodmin Jail, Bodiniel Road, Bodmin – C/O Agent, Mallino Development Ltd;

The SAA/MS advised that the Listed Building Consent part of Bodmin Jail's application had been received from the Local Planning Authority after the Agenda had been published.

Following discussion it was AGREED to respond in line with the representation made under agenda item P/2019/190.

The meeting closed at 10.05 a.m.