

BTC CONSULTEE RESPONSES DURING COVID -19 PERIOD

To confirm the accuracy of the minutes based on responses received via the email consultation process at the Planning Meeting 10.00 Wednesday 16th September 2020. Agenda item P/2020/082

PA20/05970 Proposal Proposed first floor dormer roof extension, two storey rear extension, porch extension and garage extension. Location 37 Boxwell Park Bodmin Cornwall PL31 2BE Applicant Mr And Mrs Hayden

Bodmin Town Council support this application after clarification from the planning officer was received

PA20/04298| Restrospective application for the erection of a conservatory to the rear of the property|11 Canyke Fields, Bodmin, PL31 2FG|Mr and Mrs D and M Oliver

Bodmin Town Council do not support this application it is apparent that building regulations have not been adhered to, whilst it could be said that it is only slightly over the building regulations , Concerns were raised at an early stage and not addressed. Some consideration has addressed an issue by amending the windows/glass but this does not address the breach in regulations , This has impacts in other areas such as the possibility of future water fall /flooding/ water causeway/into the neighbouring property.

PA20/05633 Proposed dwelling and vehicular access, Land South East Of 9 Beacon Road Bodmin PL31 1AS, Mr D Ashley

Bodmin Town Council resolved a majority to support this application provided that Highways support the application and are happy with the impact on the road network no issues are raised by the Tree Officer

PA20/06144 | Non material amendment in respect of decision notice PA18/09961 (50 No. Affordable housing units and associated access road; new vehicular access on to adjacent A389; new pedestrian link to bus stop on A389) – to increase road 2 highway width from 4.2m to 5.5m. Land South West of Bodmin Retail Park, Launceston Road, Bodmin. Mr David Gogola Ryearch

Bodmin Town Council did not submit a consultation on this application.

PA20/05442 Proposal Conversion of dwelling house and erection of a single storey rear extension and conversion of 4no. outbuildings to provide for 8 no. supported-living units with associated staff accommodation and office. Location St Annes Grove Dunmere Road Bodmin Cornwall Applicant Mrs Jennifer O' Sullivan Pivotal Homes Ltd

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Date			
Matters of accuracy	Minute ref	Comment	Chairman signature

Bodmin Town Council resolved by the majority not to support this application. There are concerns regarding the access and exit on a very busy road, and if Bodmin Leat is in close proximity.

PA20/05103 | Conversion of Fairview House (from C2 Healthcare Staff Training Centre) into 6 self-contained C3 residential apartments, and the development of the remainder of the site to provide 2 C3 two-bedroom houses and 6 C3 three-bedroom houses, and associated gardens ; common external spaces, access roadways and footpaths, and in total 24 car parking spaces - 6 dedicated spaces for Fairview House, and 2 private spaces for each new house | Fairview House Corporation Road Bodmin PL31 1FB. Blockworks group Ltd, Andrew Farrell.

Bodmin Town Council has no objections to this application

PA20/06527 | Replacement blockwork and weatherproof render to bungalow, and alteration of the position and size of a window and front door | Silka Lodge Bodiniel Road Bodmin Cornwall PL31 2PE. Paul Gander-Miller.

Bodmin Town Council Supports this application

PA20/06250 | Internal and minor external alterations to the Grade II listed 'Admin Building'. | Bodmin Jail Bodiniel Road Bodmin PL31 2NR. C/O Agent C/O Agent Mallino Development Ltd

Bodmin Town Council Supports this application

PA20/06251 | Listed building consent for Internal and minor external alterations to the Grade II listed 'Admin Building'. | Bodmin Jail Bodiniel Road Bodmin PL31 2NR. C/O Agent C/O Agent Mallino Development Ltd

Bodmin Town Council Supports this application

PA20/05984 | Single Storey Rear Extension and Associated Works (Re-submission of PA20/03215) 8 Bosvenna View, Boadmin, PL31 1AU. Mr & Mrs Farmer

Bodmin Town Council Supports this application

PA20/06160 | Ti - Monterey cypress - Crown raise to 5 meters over garden | Land South Of 15 Marks Drive Bodmin Cornwall PL31 1BD

Bodmin Town Council note this application, however would have liked to see the advantage and disadvantage assessment to make a fully informed decision.

PA20/05351 Proposal Listed Building Consent for the Replacement of double glazed windows with plastic double glazed windows, in former stable building (currently a laboratory) on eastern edge of site. These will match one current plastic window and door within the building and also all other

Chairman signature			
Date			
Matters of accuracy	Minute ref	Comment	Chairman signature

windows on the main building on the wider site. Replacement of existing external wooden doors with like for like, in 3 outbuildings on the western edge of the site. Location Sir John Moore House Victoria Square Bodmin Cornwall Applicant Miss Hannah Rescorle Environment Agency Grid Ref 207695 / 66154

Bodmin Town Council Supports this application.

PA20/06185 | Non-material amendment in respect of decision notice PA19/08070 (Reserved matters application for all reserved matters namely, access, appearance, landscaping, layout and scale following outline approval PA16/00610 for residential development without compliance with Condition 2 of Decision Notice PA18/06498 dated 19th December 2018) – Amendments to Plot 49. Land to the West of Cooksland Road, Bodmin, PL31 2AU. Pearce Fine Homes

Bodmin Town Council Supports this application.

PA20/06212 Non Material Amendment to Application No. PA18/09961 dated 6th September 2019 for 50 No. Affordable housing units and associated access road; New vehicular access on to adjacent A389; New pedestrian link to bus stop on A38 namely to alter levels of Units 01 to 14. 50 Affordable Housing Units Land Off Launceston Road Bodmin. Mr Dave Gogola RYEARCH

Bodmin Town Council Supports this non material amendment.

PA20/05583 | Application for works to tree subject to TPO: T7 Lime corwn lift 5m, reduce by 1.5-2m and clean. | 5 Donovan Way Bodmin Cornwall PL31 2RP| Miss Lucy Chilcott

BTC Support this application providing Cornwall Council are happy with the tree surgeon report and that work is done by a qualified contractor.

PA19/09867 | Demolition of existing workshop and construction of new dwelling | 11 St Marys Road Bodmin PL31 1NF | Mrs L DaCruz

Bodmin Town Council on balance supports this application.

PA20/04298|Restrospective application for the erection of a conservatory to the rear of the property|11 Canyke Fields, Bodmin, PL31 2FG|Mr and Mrs D and M Oliver

Bodmin Town Council have reviewed their opinion on this retrospective application and feel that the neighbour's concerns have not been addressed, and as planning regulations have been breached, they do not support this application (17/8/2020)

Chairman signature			
Date			
Matters of accuracy	Minute ref	Comment	Chairman signature

PA20/04405 | Construction of a nw 3 bedroom, detached dwelling | land North of Cranborne, Bodiniel Road, Bodmin, PL31 2PE | Mr S Hosken Hosken Properties Ltd

Bodmin Town Council Supports this application, but there are concerns over access due to the narrowness of the road.

PA20/04575 | Construction of an agricultural store | Pendewey Farm, Stony Lane, Bodmin, PL31 2QX | Mr Steven Oakes

Bodmin Town Council Supports this application

PA19/03324 | Construction of a single dwelling and ancillary site works (re-submission of refused application no. PA18/08575) | Land Off Bodiniel Road Bodmin | Mr & Mrs Hume

On balance, with the changes made by the applicant to the previous submission, a majority of the planning committee councillor's support this application.

PA20/04580 | Change of use from C2 (Healthcare Staff Training Centre) to C3 (Residential - One Dwelling) | Fairview House Corporation Road Bodmin PL31 1FB | Blockworks Group Limited Andrew Farrell

This application is supported by Bodmin Town Council. It was mentioned that they would like to see protection of the Westheath Avenue trees during construction and that all access would be through the entrance established on the Fairpark road/Corporation road.

PA20/05306 | Non-material amendment (NMA1) for the proposed use of larger windows on first floor of West elevation. The window has opaque glazing and restrictor catches to prevent full opening in respect of decision PA18/04671 - proposed extension to bungalow to provide additional accommodation to include balcony on the east and west elevations. | 6 Maple Close Bodmin Cornwall PL31 1QY | Mr & Mrs M Cheeseman

Bodmin Town Council Supports this application.

PA20/04319 | Change of use from retail (Use Class A1) to storage or distribution (Use Class B8) for Toolstation | 3A Bodmin Retail Park Launceston Road Bodmin Cornwall PL31 2GA | St James' Place Property Unit Trust c/o Orchard Street Investment Management

Bodmin Town Council supports this application and looks forward to receiving a separate application regarding new signage. Bodmin Town Council considers that filling a vacant unit with a site-appropriate business will clearly benefit the wider site, and the associated generation of additional employment opportunities is welcomed.

Chairman signature			
Date			
Matters of accuracy	Minute ref	Comment	Chairman signature

PA20/02963 | Removal of existing porch and extend creating single storey porch and lounge area | 22 Beatrice Road Bodmin PL31 1EW | Mr Antony Biscombe (*amended plans received - BTC previously considered the application and supported*)

Having reviewed the amended plans received Bodmin Town Council is minded to note this application. The Council would highlight that the drawings supplied are poor and that it does have concerns over a front extension compromising the build line. However, whilst the Town Council is sympathetic to the points raised in objection by one neighbouring property it is noted, following a site visit, that the majority of properties in the vicinity have extended forwards by adding a front porch or extending garages. The aesthetics of the current design are such that the Town Council would not wish to support the application, but given there are no strong material reasons to object, on this occasion the application is simply noted.

PA20/03997 | Provision of new pedestrian access gate | 11 Camel Court Scarletts Well Park Bodmin PL31 2RS | Mrs Barbara Turrall-Kelly

Bodmin Town Council supports this application.

PA20/03547 | Construction of a stand-alone drive-through pod unit (Use Class A3 / A5) and associated works within Bodmin Retail Park car park. | Bodmin Retail Park Launceston Road Bodmin PL31 2GA | Orchard Street Investment Management On Behalf Of St James' Place Property Limited

Bodmin Town Council considers that the proposed site is not wholly appropriate for this type of venture. The Council has listened to the concerns raised by residents in the vicinity of the site and considers that the potential for noise nuisance, littering and increased vehicle movements at unsociable hours would prove unacceptable. The Council is concerned that a significant increase in vehicle movements would not only increase the opportunity for conflict between drivers manoeuvring with higher frequency in a reduced area, but that would also increase pressure on the junction with the A389 and create potential for cars seeking to utilise the existing retail offering attempting to park on the A389 itself or in nearby residential streets. Bodmin Town Council also considers that the proposal appears to be at odds with the principles stated in the Cornwall Local Plan (Policy 4:2i and 4:4c and more broadly Policy 27) and fails to consider NPPF paragraph 95a. The Council considers that this application would be far more suited to an alternative location closer to the main arterial routes and away from residential areas.

On balance Bodmin Town Council cannot support this application.

PA20/03385 - Construction of temporary classroom building and relocation of parking; Callywith College Old Callywith Road Bodmin PL31 2GT; Peter Ward Truro and Penwith College

Bodmin Town Council supports this application.

Chairman signature			
Date			
Matters of accuracy	Minute ref	Comment	Chairman signature

PA20/02504 - Extension to the garage to form a utility room with WC and erection of conservatory; 2 Castle Canyke Road Bodmin Cornwall PL31 1DU; Mrs Janet Hinton

Bodmin Town Council supports this application.

PA19/10776 - Construction of new restaurant access steps; 50 Higher Bore Street Bodmin PL31 1JW; Mr Choudhury

It appears that the applicant has now adjusted the proposed alterations to take account of the comments previously made. Incorporating the access within the constraints of the existing building addresses a number of previously identified concerns and appears to replicate more closely the access arrangements outside the former Golden Fry outlet a little further down the street. In view of the revisions made Bodmin Town Council supports this application.

PA20/03174 | Full planning for a four bedroom dwelling | Land Adjacent To 1 Camel Valley Cottages Dunmere Road Bodmin PL30 2RD | Mr Julian Murch

Bodmin Town Council does not support this application. The Council considers the application site to be unsuitable for a new dwelling given serious concerns around the safety implications of access to the site. Access to the site appears to be through a public car park, and whilst the Council is mindful that the applicant has taken pains to give due consideration as to how a car could enter the site and turn in order to exit the site in a forward direction, the same cannot be said for any larger vehicles such as delivery lorries or vehicles attending to service the septic tank. The Council has grave concerns that this could lead to heavy goods vehicles reversing out onto the A389 at possibly one of the most dangerous points on the road. The Council would also share residents’ concerns about the restricted view of the highway a new dwelling would cause, thereby reducing all residents’ ability to safely exit onto the A389.

Bodmin Town Council considers that this application conflicts with the principles of the NPPF section 108 (b) & (c), section 110 (d) and with Policy 27 of the Cornwall Local Plan which states that: All developments should: Provide safe and suitable access to the site for all people and not cause a significantly adverse impact on the local or strategic road network that cannot be managed or mitigated.

PA20/02889 | 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 and associated landscaping at Berrycoombe Vale, associated with the expanded visitor attraction | Bodmin Jail Bodiniel Road Bodmin PL31 2NR | Mallino Development Ltd

Chairman signature			
Date			
Matters of accuracy	Minute ref	Comment	Chairman signature

It is understood following consultation with Planning Officers that the proposal is to substitute part of the visitor experience floorspace to accommodate additional hotel accommodation bringing the number of rooms up from 63 to 70. Under a previous Listed Building Consent application (PA19/05873) Bodmin Town Council supported the physical changes required to do this. Bodmin Town Council supports the application for the above amendments.

Furthermore, it is understood that the applicant is proposing to reconfigure on-site parking provisions to include additional parking. Bodmin Town Council asks that if the parking capacity is increased in the complex, would it be possible to therefore see a reduction in the external parking requirement under the conditions set when permission was granted. This would recognise the adjustment proposed by the developer and relieve some of the external environmental impact.

Finally, as has been previously raised, Bodmin Town Council would request that as part of the process of notifying changes on such complex developments the onus should be on the applicant to make the changes more apparent and not allow the details to be buried in the vast volume of documentation which encompasses the complete application document source.

PA20/02963 | Removal of existing porch and extend creating single storey porch and lounge area | 22 Beatrice Road Bodmin PL31 1EW | Mr Antony Biscombe

Bodmin Town Council supports this application.

PA20/03340 | Non-material amendment (NMA1) for relocation of approved position of Home Shopping Unit and Van Canopy in respect of decision PA19/09995 - Installation of Home Shopping unit with new open canopy, van loading canopy in existing service yard and new Click and Collect canopy in existing carpark | Morrisons, Priory Road, Bodmin PL31 2ST | Wm Morrison Plc

Bodmin Town Council supports this application.

PA20/02919 | Proposed single storey rear extension including new flat roof | 6 Lanhydrock View Bodmin PL31 1BG | Ms A Salmon

Bodmin Town Council supports this application.

PA20/03215 | Single Storey Rear Extension and Associated Works | 8 Bosvenna View Bodmin PL31 1AU | Mr & Mrs Farmer

Bodmin Town Council supports this application.

PA20/02484 | Alterations to ground floor to accommodate ground floor living. Addition of a utility space to relocate laundry facilities | 105 Queens Crescent Bodmin PL31 1QR | Mr & Mrs Cozens

Bodmin Town Council supports this application.

Chairman signature			
Date			
Matters of accuracy	Minute ref	Comment	Chairman signature

PA20/02552 | Construction of extensions | 10 Whitestone Crescent Bodmin PL31 1PF | Mr Dave Oaten & Ms Ros Sandercock

Bodmin Town Council supports this application.

PA20/02693 | Proposed erection of first floor extension over the single storey part of the existing dwelling | 35 Broomfield Drive Bodmin PL31 1QT | Mrs Gemma Rawlinson

Bodmin Town Council supports this application.

PA20/02403 | Retrospective planning permission to create an off road parking area | 10 Crabtree Lane Bodmin PL31 1BJ | Mr Anthony Mullis

Bodmin Town Council supports this application.

PA20/00915 | Demolition of outbuildings and construction of one bedroom annexe | Penlee, Harleigh Road, Bodmin | Mrs E Cobble

Bodmin Town Council supports this application but would ask that a condition is imposed which ensures that the annexe is tied to the main dwelling in perpetuity. The Council considers that the proposed development as detailed in this application appears to indicate the capacity to provide living accommodation fundamentally independent to the main property. As the construction of a one bedroom annexe should be defined as a building joined to or associated with a main building, Bodmin Town Council feels that caution needs to be exercised to ensure that construction of this building does not result in proposals which are effectively the same as creating a new dwelling, which may be in an inappropriate location and represent unsustainable development.

PA20/02183 | Conservatory | Ballymoney, Turfdown Road, Bodmin | Miss R.M. Ely

Bodmin Town Council supports this application.

PA20/02290 - Listed Building Consent for rerouting of data cabling around office skirting. Removal of existing trunking - Shire House, 8 Mount Folly, Bodmin - Ms Angela Warwick, Situ8 Planning Consultancy

Bodmin Town Council notes this application, as the applicant's landlord.

Chairman signature			
Date			
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