

Agenda

Planning Committee Meeting

Date 24/01/2024
Time 18:30 - 22:00
Location Shire House Suite, Mount Folly Square, Bodmin PL31 2DQ
Chair Cllr P L G Skea
Explanation **NOTICE** is hereby given of a meeting of **Planning Committee** Meeting to which you are summoned to attend.

This Meeting is for the purpose of considering and finalising the Committee's recommendations on the Planning Applications listed below, which will include carrying out any site meetings deemed necessary.
ANY NON-COMMITTEE MEMBERS WISHING TO MAKE OBSERVATIONS ON ANY OR ALL OF THESE APPLICATIONS ARE INVITED TO ATTEND THIS MEETING OR MAKE THEIR OBSERVATIONS KNOWN TO THE TOWN CLERK PRIOR TO THE MEETING.

PLANNING COMMITTEE MEMBERS: -

Cllr P Skea – Chair; Cllr P T Cooper (*Ex Officio*); Cllr E Ahearn;
Cllr P Brown; Cllr J R Gibbs; Cllr A Butters; Cllr H Blacklaw; Cllr C Rowe and
Cllr J Burden

Yours faithfully



Peter Martin
Town Clerk
LG Act 1972, Sch 12, paras 10(2)(b) and 26(2)(b)
Longfield Parish Council v Wright (1918) 88LJ Ch 119 West Ham
Corporation v Banado (1934)

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| P.2024.021 | Mayor/Chairperson's Announcements |
| P.2024.022 | To receive and record the grounds upon which apologies for absence are tendered.
LGA 1972, Sch 12, para 40 |
| P.2024.023 | Declarations of interest relating to business on the agenda <ul style="list-style-type: none">• Standing Order 53 Localism Act 2011, S29 to 34• Members to declare interests in respect of any item on the agenda• To consider written requests from Members for dispensations.
These must be submitted to the Proper Officer in advance of the meeting date. |

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- P.2024.024** **Correspondence sent and received**
- P.2024.025** **PUBLIC REPRESENTATION SESSION**
An opportunity for local residents to make representations to Council or ask questions relating to items on this agenda.
(Note: a maximum of 15 minutes will be allocated for this session as there will be a time constraint of 5 minutes per speaker).
LGA 1972, ss100 and 102, Public Bodies (Admissions to meetings Act) 1960.
- P.2024.026** **To consider and confirm the accuracy of the minutes of the planning Committee meeting held on 03 January 2024**
LGA 1972, Sch 12, para 41(3), LG (Miscellaneous Provisions)1976, s41
- P.2024.027** **To consider and confirm the accuracy of the minutes of the planning committee meeting held on 17 January 2024 reconvened from the adjourned meeting of 15 November 2023**
- P.2024.028** **To resolve to note the actions from the previous minutes, for update.**
- P.2024.029** **To resolve to note the Risk Management Update, risks scoring 11+**
- P.2024.030** **PA23/10162 | Works to Trees within a Conservation Area**
143 - Monterey Pine - hanging branch to be removed,
145 - Monterey Pine - hanging branch to be removed,
148 - Beech - Pollard to 10m,
G5 - Ash - Coppice,
169 - Beech - Pollard to 10m,
170 - Beech - Remove branch < 200mm,
172 - Ash - Pollard to 6m,
G9 - Ash - Fell four stems,
175 - Ash - Pollard to 6m,
G13 - Ash - Fell,
185 - Ash - Pollard to 7m,
189 - Beech - 3m reduction,
185a - Ash - Fell
Cemetery Cross Lane Bodmin Cornwall PL31 2ED. Response to Cornwall Planning Team by 12 January 2024.
- P.2024.031** **PA23/10126 | Application for Non-Material Amendment to PA22/00657**
Extension to existing retail unit (Class E) including new entrance exit lobby, secure compound, external display area, sprinkler tank, pump house, and amendments to servicing and car parking arrangements; erection of 1 unit for use within Class E(a)(sandwich shop/bakery); Class E(b)/sui generis hot food takeaway; and associated works.",
Namely

1) Installation of a canopies to the rear elevation (north) and side elevation (west).

2) minor repositioning of the garden centre doors on the west elevation.

| Home Bargains Dunmere Road Bodmin Cornwall PL31 2QN.
Response to Cornwall Planning Team by 17 January 2024 5 day protocol sent 03.01.2023

- P.2024.032** PA23/09561 | Replacement construction of self contained flat roofed timber dwelling for use as a family ancillary space and a holiday let. | Asilomar Boxwell Park Bodmin Cornwall PL31 2BG. Response to Cornwall Council Planning Team by 31 January 2024
- P.2024.033** PA23/10182 | Application for 7no. new build light industrial units (class B2 and B8) with associated external works infrastructure. | 7 - 8 Normandy Way Bodmin Cornwall PL31 1EX. Response to Cornwall Council planning team by 01 February 2024
- P.2024.034** PA23/10021 | Proposed change of class of commercial usage for the Micro-brewery from E(g) to E(b), to enable the sale of produce from the location and a development of a small bar/bistro for onsite consumption. | Pendewey Farm Stony Lane Bodmin Cornwall PL31 2QX. Response Cornwall Council Planning Team by 01 February 2024
- P.2024.035** PA23/10384 | Non-material amendment to decision PA22/09009 dated 15.05.2023 to vary the wording of Condition 4 (Travel Plan) to "prior to occupation". | Land Off Turfdown Road Bodmin Cornwall PL30 4AU
- P.2024.036** PA24/00051 | Creation of 3 separate self-contained units - Ground floor shop retained, First and Second floors divided into two self-contained units (Use Classes E(c)(d) and (e)) | 14 Fore Street Bodmin Cornwall PL31 2HQ. Response Cornwall Council Planning Team by 06 February 2024
- P.2024.037** To resolve to note the road closure.
Location: Stony Lane, Bodmin
Timing: 9 January 2024 to 10 January 2024 (20:00 to 05:00 hours)
Contact: Southwest Water
- P.2024.038** To resolve to note the event road closure request.
Event: Bodmin St Pirans Day
Date: 5th March 2024
Times: 10:00 to 12:00

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- P.2024.039** To resolve to note the road closure intention notice.
Location: Bodiniel Road, Bodmin
Timing: 18 April 2024 to 19 April 2024 (08:00 to 18:00 hours daily)
Contact: Kelly Communications
- P.2024.040** To resolve to note the road closure intention notice.
Location: Sunny Bank, Fletchersbridge. Bodmin
Timing: 30 April 2024 to 3 May 2024 (24 hours)
Contact: Wildanet
- P.2024.041** To resolve to note the road closure intention notice,
Location: Margate Lane, Bodmin
Timing: 3 April 2024 to 4 April 2024 (19:00 to 07:00 hours)
Contact: Sunbelt Rentals Ltd
- P.2024.042** To resolve to note the road closure order notice,
Location: Blowinghouse Lane, Bodmin
Timing: 29 January 2024 to 12 February 2024 (24 hours)
Contact: Wildanet
- P.2024.043** PA24/00223 | Non material amendment in relation to Decision Notice PA21/02000 dated 30/05/23 - Additional mullion to some windows on a number of house types. | Land SW Of Westheath Road Westheath Road Bodmin
- P.2024.044** PA24/00175 | Change of use to residential dwelling | Priory Bungalow Offices Priory Road Bodmin Cornwall PL31 2AA
- P.2024.045** To note Cllr H Blacklaw's report on recent site visit to Land SW Westheath Avenue
- P.2024.046** To consider and resolve upon, if appropriate, action to be taken with regard to the non-publishing of BTC's response on the Cornwall Council Online Planning Portal PA23/07605.
- P.2024.047** To consider and resolve upon:
A) Recommend councillor and officer scoping proposal to increase and encourage further public engagement and consultation for major town development and housing schemes of over 25 new homes.
B) To recommend scoping proposal document to Policy and Resources Committee on 21st March, with amendments, if appropriate.