

Planning applications considered under the emergency procedures

May 2020

PA20/03353

Cardinham Parish Council response

PA20/03353 Rupert and Francesca Hanbury-Tenison, Land North of Maidenwell, Clay Road, Cardinham, Bodmin. Conversion of a former house back to a dwelling. Case officer M Wigley.

General comments:

What are they doing to make sure the bats are not displaced and will be able to use the roof for roosting? The dark sky project will mean light should be reduced across the site. The public access to the area must be maintained. The land may be contaminated so suggest a survey be done to check as they say they will use a previous water supply. Are telephone cables and electrical lines going underground to reduce impact on the wild nature of the area? It's a bit remote and there is a worry it may well end up as a holiday let. However, as it's suggested that a local family are to live there it could be supported if appropriate clauses are added by planning to ensure the quality of the scheme is good for the local natural habitat, local people using area as amenity and the wider local area of Bodmin Moor dark sky project.

Comments for:

- The building should be preserved. The Council should be reminded that this is open access land.
- The status of the land on which the development would take place needs to be firmly established, and if Common Land the necessary permissions and approvals sought and obtained before any work commences. The Application proposes to restore a derelict house which is currently an eye sore back into an attractive family home in keeping with the surrounding environment. Any works should ensure that the necessary licences are obtained and appropriate precautions taken to protect bats and other wildlife. In addition, the existing rights of other users and the general public on the Moor should not be affected or restricted by the development.

Comments against:

- More information needed due to the fact of it being on common land - no objection to the actual plans for the house itself.
- The application says it is to be a dwelling for themselves and the family. There is so much contamination from mining both tin and china clay, that only the house could be used as such. Can it be enforced in the future if permission is given on the grounds of a house for the family, if it is found to have another use, e.g. holiday accommodation
- This is situated completely in open access land, surrounded immediately by historic archaeology remains, which are visited by members of the public on a fairly regular basis.
- This is such an isolated part of the moor, there are sand martins, cuckoos, so much wildlife, and peace and quiet. This is extending human habitation out onto fragile, special environment.
- Don't like the idea of the house falling down but don't think it should be turned into a house as it is out on the open moor.

The majority of the Councillors are in favour (1 made no decision as more information re the common land aspect needed, 1 against, 6 in favour, 1 declared an interest and abstained,) , therefore the Cardinham Parish Council supports this application, subject to all approvals and permissions being obtained, ie with the following conditions:

- The Council should be reminded that this is open access land and appropriate measures should be put in place to keep it as such
- The status of the land on which the development would take place needs to be firmly established, and if Common Land the necessary permissions and approvals sought and obtained before any work commences. The Application proposes to restore a derelict house which is currently an eye sore back into an attractive family home in keeping with the surrounding environment. Any works should ensure that the necessary licences are obtained and appropriate precautions taken to protect bats and other wildlife. In addition, the existing rights of other users and the general public on the Moor should not be affected or restricted by the development
- Measures must be put in place to make sure the bats are not displaced and will be able to use the roof for roosting. The dark sky project will mean light should be reduced across the site. The public access to the area must be maintained. The land may be contaminated so suggest a survey be done to check as they say they will use a previous water supply. Are telephone cables and electrical lines going underground to reduce impact on the wild nature of the area? It's a bit remote and there is a worry it may well end up as a holiday let. However, as it's suggested that a local family are to live there it is hoped that appropriate clauses are added by planning to ensure the quality of the scheme is good for the local natural habitat, local people using area as amenity and the wider local area of Bodmin Moor dark sky project.
- This area which is home to sand martins, cuckoos and much wildlife, is a quiet and peaceful area and a special and fragile environment which must be retained.
- The historic archaeological remains, which are visited by the public on a regular basis must be preserved.

Note: Due to the restrictions placed on the Council as a result of the COVID 19 (coronavirus) pandemic, this response represents the opinion of Cardinham Parish Council identified through a consultation process and will be ratified at the next appropriate meeting of the Council.