

# MINUTES OF THE PLANNING COMMITTEE MEETING

## HELD THURSDAY 5 FEBRUARY 2009

Present: Chair-Cllr R Rowland  
Cllrs J Blatchford, J Bryson, K Harris, L Moores, H Phillips  
Mrs M Roberts – Deputy Town Clerk

### PL/08/09 To receive and accept apologies for absence

There were none

### PL/09/09 To receive members Declarations of Interest

Cllr H Phillips declared a personal interest in application 2009/00086 and 2009/00019

### PL/10/09 Electors questions/observations

- An elector spoke with regard to application 2009/00086. He pointed out that he is not against the use of this property as a care home but is concerned that Bagbury Road, which is single track and with blind bends, will be unsuitable to cope with the increase in traffic. He also expressed concern that care homes should not be in areas of medium density housing.
- An elector spoke about the appeal by Pegasus Retirement Homes plc - planning application 2008/00751. She expressed concern about the change of use of land from public amenity land. She felt that it is important to keep the land as public amenity land as the visitors come for this and they support the local economy which will suffer if they do not come.

### PL/11/09 Minutes:

i) to receive, confirm and sign the minutes of the Planning Committee meeting held on 22 January 2009

**Resolved: That the minutes are a true and accurate record and should be signed by the Chair**

ii) report by the Deputy Town Clerk on matters arising from the minutes

There were none

### PL/12/09 Consideration of planning applications received 19 January 2008 – 30 January 2009

1. 2009/00011 – Reserved Matters. Delegated by officers. Revised design to previously approved application 2008/00952 for the erection of a house and garage and demolition of a garage to enable formation of new access road; namely new external timber stairs to existing first floor studio space with new external timber door to north east elevation at 62 Kings Hill, Bude for Mr & Mrs Ward.

**Resolved: That Bude-Stratton Town Council is concerned about the choice of materials for the external staircase as it is the only means of escape.**

2. 2009/00029 – Full planning permission, delegated by officers, for the erection of a single storey extension to form annexe comprising bedroom, bathroom and living room at Faraway, Bagbury Lane, Bude for Mr David Betterman.

**Resolved: That Bude-Stratton Town Council have no objection to the proposed Development**

**Cllr K Harris abstained from voting**

3. 2009/00024 – Reserved Matters. Delegated by officers. Construction of a new road to provide access into the site, forming a continuation of the existing road through Bude Stratton Business Park, new balancing pond and associated sustainable urban drainage system and phase 1 landscaping on land adjacent, Bude/Stratton Business Park, Bude for Mr M Dennis

**Resolved: That Standing Orders are suspended**

A member of the public clarified the use and nature of a balancing pond

**Resolved: That Standing Orders be resumed**

**Resolved: That Bude-Stratton Town Council has no objections to the construction of a new road but is concerned to ensure that it has no adversarial impact on the surrounding water course.**

4. 2009/00037 – Listed building consent. Delegated by officers. Application for Listed Building Consent for improvement of disabled access (Phase 2) namely installation of inclined wheelchair lift, widening of pathway at top of steps and new ramped pathway from north porch to side door at St Michael's Parish Church, Church Path, Bude for Mr David Williams.

**Resolved: That Bude-Stratton Town Council have no objection to the proposed development**

5. 2009/00036 – Full planning permission, delegated by officers for the improvement of disabled access (Phase 2) ) namely installation of inclined wheelchair lift, widening of pathway at top of steps and new ramped pathway from north porch to side door at St Michael's Parish Church, Church Path, Bude for Mr David Williams.

**Resolved: That Bude-Stratton Town Council have no objection to the proposed development**

6. 2009/00034 – Listed Building Consent. Delegated by Officers. Application for Listed Building Consent for the improvement of disabled access (Phase 1) for the replacement of existing irregular steps with new steps to match but to comply with Building Regulations Part M, new wrought iron gates to match existing rusted gates, new wrought iron railings on walls both sides of steps at St Michael's Parish Church, Church Path, Bude for Mr David Williams.

**Resolved: That Bude-Stratton Town Council have no objection to the proposed development**

7. 2009/00032 – Full planning permission. Delegated by officers, for the improvement of disabled access (Phase 1) for the replacement of existing irregular steps with new steps to match but to comply with Building Regulations Part M, new wrought iron gates to match existing rusted gates, new wrought iron railings on walls both sides of steps at St Michael's Parish Church, Church Path, Bude for Mr David Williams.

**Resolved: That Bude-Stratton Town Council have no objection to the proposed development**

8. 2009/00019 – Full planning permission, delegated by officers, for the erection of new garden office and change of use of existing garage for small business use at Stockendon, Inch's Shop, Poughill

**Resolved: That Bude-Stratton Town Council have no objection to the proposed development**

9. 2009/00023 – Full planning permission, delegated by officers, for the erection of extension to the west side of the Hotel at The Falcon Hotel, Bude for Mr T Browning

**Resolved: That Bude-Stratton Town Council have no objection to the proposed Development**

10. 2009/00035 – Planning permission renewal. Delegated by officers. Renewal of permission of 2006/00686 for the addition of splayed windows to central bedrooms on 2<sup>nd</sup>, 3<sup>rd</sup>, 4<sup>th</sup> and 5<sup>th</sup> floors (flats 9,15,21,36) and extension of 2<sup>nd</sup> staircase to 5<sup>th</sup> floor to meet requirements of the Building regulations at Summerleaze Beach Hotel, Summerleaze Crescent, Bude for Mr W G Lean & Mr C Price.

**Resolved: That Bude Stratton Town Council wish to make no comment and would refer to application 2009/00033**

11. 2009/00022 Full planning permission, delegated by officers, for the demolition of existing porch and replace with proposed two storey extension and the removal and replacement of the flat roof on existing garage for a pitched roof, the removal and replacement of the flat roofs over the existing bathroom and w/c for a pitched roof and bathroom extension at Perandjil, Cleavelands, Bude for Mr Kevin Sanders.

**Resolved: That Bude-Stratton Town Council have no objection to the proposed development**

12. 2009/00033 – Planning permission renewal, delegated by officers. Renewal of planning permission 2005/02308 for the demolition of existing building and the erection of new five storey apartment hotel comprising restaurant, bar, 27 No. apartments, fitness suite, atrium lounge, kitchen, undercroft carparking and ancillary storage at Summerleaze Beach Hotel, Summerleaze Crescent, Bude for Mr W G Lean & Mr C Price

**Resolved: Bude-Stratton Town Council object to the proposed development and think that it is out of scale in terms of height. The Council would like to see the Victorian architecture of the original building remain. A site meeting is requested.**

**The Chairman suspended the meeting for 10 minutes at 11.25am**

13. 2009/00076 – Full planning permission, Delegation level – Committee. Demolition of existing outbuilding and erection of annexe extension and increase in height of north, west and part south boundary walls at 33 Ocean View Road, Bude for Mr & Mrs P Hambley

**Resolved: That Bude-Stratton Town Council have no objection to the proposed development**

14. 2009/00086 – Full planning permission, delegated by officers, for the change of use of bed and breakfast (C1 use) to accommodation for people with learning disabilities (C2 use) at 5 Kings Hill Meadow, Bude for Mr P McNeil

**Resolved: That Bude-Stratton Town Council would comment that this change of use will cause a change in the nature of what is fundamentally a residential area. The Council is concerned about the suitability of the access with the increase of traffic and pedestrian access on a single track road with two blind bends.**

15. 2009/00081 – Full planning permission, delegated by officers, for conversion of barn to dwelling at Pinch Barn, Pinch Hill. Marhamchurch for Mrs W Dennis

**Resolved: That Bude-Stratton Town Council have no objection to the proposed development providing the architectural features of the barn are retained.**

**PL/13/09 Planning Correspondence:  
Decision Notices**

1. 2008/02250 – Erection of an extension at Yonderhill, Killerton Road, Bude for Mr C N & F J Cleave. **APPROVED**

2. 2008/02246 – Demolition of existing garage and erection of a self contained annex at Little Haven, Silverton Road, Bude for Mrs A Shaw. . **APPROVED**
3. 2008/02238 – Erection of an extension to garage on bungalow at Whirlwind, Stratton Road, Bude for Mr A Cobbledick **APPROVED**
4. 2008/01884 – Erection of a 4 bedroom detached dwelling on land adjacent to Rookery Nook, Flexbury Avenue, Bude for M & J builders. **APPROVED**
5. 2008/02203 – Erection of a new end terrace dwelling at 15 Traly Close, Bude for Mrs R Jackson **APPROVED**
6. 2008/02094 – Amended scheme for the erection of a dwelling previously approved under decision 93/2245 (reserved matters 97/0129) on plot 2, Moor Farm, Northcott Mouth Road, Poughill for Mr R Blewett **APPROVED**
7. 2008/02140 – Erection of extension to existing utility room at 6 Melliards Way, Bude for Mr & Mrs Farmer **APPROVED**
8. 2008/02077 – Extension of existing lounge/bar and kitchen at Elements Hotel, Marine Drive, Bude for Mr R Steel **APPROVED**
9. 2008/02122 – Re-modelling of existing dwelling including alterations to roof form, re-rendering exterior, changes to window positions and sizes and new two storey extensions to rear (north) elevation and erection of detached garage at Trevanion, Stamford Hill, Stratton for Mr F Macdonald
10. 2008/02189 – Certificate for proposed lawful development for the erection of a single storey garage at 52 Valley road, Bude for Mr Tom Holmes **AGREED**
11. 2008/02262 – Erection of a three bedroom dormer bungalow at Canal View, Rodds bridge, Upton for Ms Kate Howard. **REFUSED**
12. 2008/02201 – Replacement of a wood frame corrugated barn with a straw bale previously commenced without consent at Waingates Farm, Stratton for Mr Jason Prior. **REFUSED**
13. 2008/02299 – Erection of extension to dwelling at 28 Flexbury Park Road, Bude for Mr Dominc Stokes **APPROVED**

#### **General Correspondence**

1. North Cornwall District Council had written to inform of an appeal by Susan Mary Janse Van Rensburg regarding land at 42 Ocean View Road, Bude in respect of the Enforcement Notice issued for the alleged breach of planning control, namely the erection of a natural stone boundary wall in excess of permitted rights of 1 metre height. (2007/01535). The date for comment to the Inspectorate is 6.3.09. This will be an agenda item at the next meeting.
2. North Cornwall District Council wrote to inform that application 2008/01970 conversion of Bed & Breakfast (C1 use) to accommodation for people with learning disabilities (C2 use) at 5 Kings Hill Meadow has been withdrawn

#### **PL/14/09 Appeal by Pegasus Retirement Homes Plc – 2008/00751 formerly the Headland Club/JJ's Bar – 10 & 11 February 2009**

A rota of attendance at the appeal hearing was discussed. Cllrs Hilary Phillips & Lesley Moores are able to attend on 10<sup>th</sup> with Cllr R Rowland attending for as much of this day as possible. Cllrs Hilary Phillips & J Bryson are able to attend on 11<sup>th</sup>. Any information or notes that need to be passed on should be left in the general office at the Parkhouse Centre or in the Council Chamber.

The Chairman closed the meeting at 12.25 am

Signed..... Dated.....

Draft: Scheduled for adoption by Council – 5 March 2009  
Scheduled for approval by Committee – 19 February 2009