

MINUTES OF THE PLANNING COMMITTEE MEETING

HELD THURSDAY 6 AUGUST 2009

Present: Chair- Cllr R Rowland
Cllrs J Blatchford, J Bryson, L Deely, T Macey
In attendance: Cllr L Moores
Mrs M Roberts – Deputy Town Clerk

PL/93/09 To receive and accept apologies for absence

Cllr K Harris

PL/94/09 To receive members Declarations of Interest

Cllr J Bryson declared a personal interest in 2009/00965
Cllr T Macey declared a personal interest in 2009/01015 and
2009/01016

PL/95/09 Electors questions/observations

Several electors brought concerns in respect of planning application
2009/00965. Concerns included:

- Trees that would be felled to make way for this development, particularly in light of an arboriculturist report which suggested that certain trees did not need felling
- That the development site may be used by bats
- That the plans are not accurate in several ways
- That certain neighbours will be overlooked
- That drainage and surface water may pose problems

PL/96/09 Minutes:

i) to receive, confirm and sign the minutes of the Planning Committee meeting held on 23 July 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/97/09 Consideration of planning applications received 6-17 July 2009

1. 2009/00965 – Full planning permission, delegated by officers. New dwelling and garage on land at Old Drovers Way, Stratton for Mr Mervyn Rees.

Resolved: That Bude-Stratton Town Council object to the proposed development with the following concerns

- **The development is inside a conservation area**
- **There is no report from an arboriculturist and this development would have a significant impact on trees in the area. Could the Cornwall Council arboriculturist visit this site?**
- **There is concern whether the construction would alter the water table and lead to surface water flooding lower**

- **properties by altering the flow of water. Can the foul drainage system cope with the extra load? What would happen to the overflow of foul water? The river below is often flooded as it is without the extra surface water that may come from this development.**
 - **The Town Council would like to see ecology and wildlife reports, particularly in relation to bats in this area**
 - **It is felt that there is overdevelopment of the northern end of this site**
 - **It appears that there will be some overlooking of a neighbour**
 - **The context of the architecture of this proposed development would seem to be out of keeping with properties of historic significance such as the Longstone House.**
2. . Delegated by officers. Renewal of 2004/00904 for the demolition of old clubhouse and changing rooms and erection of new clubhouse at southern end, reposition playing areas with flood lights to pitch and increase car parking at and for Bude Town Football Club, 7 Wentworth Close, Upton Meadows, Bude.

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

3. 2009/01016 – Full planning permission, delegated by officers. New shopfront including automatic door (to replace existing) at 26 Belle Vue, Bude for Dudley Taylor Pharmacies Ltd.

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

Cllr T Macey asked for his abstention to be recorded

4. 2009/01015 – Advertisements. Delegated by officers. Display of new fascia and projecting sign (to replace existing) at 26 Belle Vue, Bude for Dudley Taylor Pharmacies Ltd.

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

Cllr T Macey asked for his abstention to be recorded

PL/98/09 Planning Correspondence:
Decision Notices

1. 2009/00491 – Renewal of permission 2006/00129 for the erection of 28 units of holiday accommodation (in place of 19 permitted units under Decision 2002/1296)

2. together with formation of associated access road and parking areas, open space & landscaping following demolition of existing agricultural buildings at Burn Park, Stratton for Seasons Holiday. **APPROVED**
3. 2009/00679 – Display of advertisements to include internally illuminated “Sainsbury” brand letters and car park projecting sign, Welcome Wall displaying opening hours, cash machine surround, and window vinyl displaying car park information at Somerfield Stores, Crooklets Road, Bude for Sainsbury’s Supermarkets Ltd. **APPROVED**
4. 2009/00710 – Construction of a building to form ancillary annexed accommodation for elderly parent at Ashton, Poughill for Mr R Cobbledick **APPROVED**
5. 2009/00788 – New Sainsbury’s car park signage all non-illuminated (various) at Somerfield Stores, Crooklets Road, Bude for Sainsbury’s supermarket Ltd **APPROVED**
6. 2009/00830 – Listed Building Consent for replacement front door at 14 Kings Street, Bude for The Blanchminster Trust. **APPROVED**

General Correspondence

1. Cornwall Council sent information regarding an appeal for planning application 2008/02262 – Erection of a 3 bedroom dormer bungalow at Canal View, Rodds Bridge, Upton for Ms Kate Howard.
It was decided to put this on the next agenda to give some time to gather information.
2. A Planning and Regeneration Officer from Cornwall Council emailed to inform the council that Feock Parish Council had been awarded the 15k grant fund to work on the pilot project for local development orders. It was decided to ask the Project Manager whether it would be possible to see the winning submission for training purposes.
3. Cornwall Council East Sub Area Planning Committee agendas for Tuesday 11 August and Thursday 13 August were received.

Resolved: That Cllr L Deely attends the meeting to speak as a representative for Bude-Stratton Town Council on planning applications 2009/00911 & 2009/00821

And in relation to procedure at the East Sub Area Planning Committee

Recommended to Council: That a letter be sent to the Head of Planning & Regeneration, with copies to the Leader of Cornwall Council and the Chief Executive which states that

“Bude-Stratton Town Council would like to understand the validity of

A) the decision made by the East Sub Area Planning Committee on planning application 2008/02281 (Binhamy Farm development)

B) the referral of 2008/02281 to the Strategic Planning Committee

4. A Bude Scoping Consultation Document for the refurbishment of Berries Avenue Culvert was received by email from Halcrow Group (appointed by the Environment Agency) Responses are requested by 7 August 2009

Resolved: That the Deputy Town Clerk responds to the document to include the following

- **That the report was very comprehensive and that Bude-Stratton Town Council welcome the consultation of the community**
- **The environmental impact does need serious consideration particularly in relation to the marshes and the fact that anything that leads into the river will inevitably lead on to the beach which has had problems with pollution in the past.**
- **There is concern regarding the idea of an open culvert through an area of high density housing. For example how safe will this be for children?**

- **Could it back up and flood ? Might it become a rubbish tip ?**
- **The consideration of an underground storage tank shows concern that there will be times of excess water.**

5. The Cornwall County Training Partnership sent details of Planning Training to take place at a variety of venues in September and October 2009.

Resolved: That Cllr T Macey attends the training course but a note to the organisers be included expressing the fact that a Town Council that receives many more planning applications than a Parish Council and should be able to send more than one delegate .

6. The case officer for planning applications 2009/00932 & 2009/00933 called regarding 3 Bentley Drive. He explained his approach to this application and asked for the Planning Committee to reconsider their comments.

Resolved: That the Planning Committee would not like to withdraw their original comments and would like details of when building line changes came into effect and what the policy currently is.

The Chairman closed the meeting at 11.50 am

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