

MINUTES OF THE PLANNING COMMITTEE MEETING

HELD THURSDAY 20 AUGUST 2009

Present: Chair- Cllr J Blatchford (Vice-chair)
Cllrs J Bryson, L Deely
Mrs M Roberts – Deputy Town Clerk

PL/99/09 To receive and accept apologies for absence

Cllrs T Macey, R Rowland

PL/100/09 To receive members Declarations of Interest

Cllr J Blatchford declared a personal interest in 2009/01083 and 2009/01106

PL/101/09 Electors questions/observations

None were present

PL/102/09 Minutes:

i) to receive, confirm and sign the minutes of the Planning Committee meeting held on 6 August 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

1. Planning & Regeneration Services were asked for a copy of the Feock Parish Council Local Development Order bid. This was provided and circulated to all Planning Committee Members.
2. Cllr L Deely attended the East Sub Area Planning Committee to speak about applications 2009/00911 & 2009/00821
3. That a letter was 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”
No reply has yet been received.
4. A place was booked with the Cornwall County Training Partnership for Cllr T Macey with a note to the organisers 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. The reply was circulated to all Planning Committee Members.

PL/103/09 Consideration of planning applications received 3-14 August 2009

1. 2009/01050 – Full planning permission, delegated by officers. Demolition of existing conservatory and construction of extension and installation of replacement roof on conservatory at 16 Redwood Grove, Bude for Mr R Thorpe.

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

2. 2009/01063 – Listed building consent, delegated by officers. Application for Listed Building Consent to form a new WC area within existing utility room at 3 Stratton Court, Bude for Mrs Patricia Blair

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

Draft: Scheduled for adoption by Council – 3 September 2009
Scheduled for approval by Committee – 3 September 2009

3. 2009/01073 – Full planning permission, delegated by officers for installation of an external ATM Cash Machine through rendered brickwork between the two right hand windows on right of building at Bude Post Office, Belle Vue, Bude for Post Office Ltd.
Resolved: Bude-Stratton Town Council objects to the proposed development. It is felt that this would spoil the symmetry of the building

4. 2009/01060 – Full planning permission, delegated by officers. Installation of a new canopy over existing pedestrian walkway which links the carpark to the entrance to the store at Sainsbury's, Crooklets Road, Bude for Sainsbury's Supermarket Ltd.
Resolved: That Bude-Stratton Town Council have no objection to the proposed development

5. 2009/01083 – Outline planning permission, delegated by officers. Demolish existing prefabricated dwelling and erection of 2 replacement dwellings at Hillhead Bungalow, Hillhead, Stratton for Mr Peter Kimpton.
Resolved: Bude-Stratton Town Council object to the proposed development. There are the following concerns:
 - **That it is dangerous to have the single allocated car parking space across the busy A39**
 - **The single allocated car parking space has been used to obtain planning permission on another property on New Road and so is linked with that property.**
 - **The ownership of the single car parking space is in dispute with another resident.**
 - **The car park that is currently used by residents of New Road is land owned by Cornwall Council and this Council is not sure that it is an allocated car park as it is understood that it may be sold or developed upon (when it was under NCDC ownership)**

6. 2009/01106 – Full planning permission, delegated by officers. Amendment to existing approval 2008/00395 namely demolition of deteriorated dormer bungalow and erection of three two-storey dwellings at Plot 1, Lanveans, Clevelands, Bude for Claydon Repts Development

Resolved: That Bude-Stratton Town Council has no objection to the proposed development. The Council is pleased to see the use of solar panels and wonders whether grey water systems have been considered? There is some concern that the proposed roof heights in the proposed plan reflect the heights stated in the design and access statement.

PL/104/09 Planning Correspondence:

Decision Notices

1. 2009/00845 – Extension to existing dwelling at 7 Burgess Close, Poughill.
APPROVED
2. 2009/00862 – Alterations to shop front at Flexbury Stores, Bude.
APPROVED
3. 2009/00821 – Change of use of agricultural land to form curtilage (garden) to dwelling at The Rowans, Poughill. **APPROVED**
4. 2009/00911 – Retrospective application for change of use from agricultural to garden at The Barn, Poughill. **APPROVED**

5. 2009/00583 – Erection of 3 detached dwellings at Burn Cottage, Flexbury Park Road, Bude. **APPROVED**
6. 2009/00879 – Conversion of existing garage to bedroom at 4 Bentley Drive, Stratton. **APPROVED**
7. 2009/00877 – Conservatory at Waterside, Maer Lane, Bude **APPROVED**

General Correspondence

The case officer for planning applications 2009/00932 & 2009/00933 had previously called regarding 3 Bentley Drive. He explained his approach to this application and asked for the Planning Committee to reconsider their comments. The Planning Committee decided that it 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. An email reply was received on 6 August saying that the comments had been added to the planning file for this application and explaining that there had been no rigid approach to the issue of developments in front of the building line for many years. A subjective on-site assessment has to be made based on the circumstances of each case and the local streetscene.

PL/105/09 Appeal -2008/02262 – Erection of a 3 bedroom dormer bungalow at Canal View, Rodds Bridge, Upton for Ms Kate Howard.
Resolved: That the Deputy Town Clerk write to the Planning Inspectorate stating that Bude-Stratton Town Council object to the proposed development as it is well outside the development boundary and it agrees with Cornwall Council’s reasons for refusal.

The Chairman closed the meeting at 11.20 am

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