

## MINUTES OF THE PLANNING COMMITTEE

### MEETING HELD THURSDAY 21 JANUARY 2010

Present: Cllr R Rowland - Chairman  
Cllrs J Blatchford, L Deely, K Harris, T Macey  
In attendance: Cllr L Moores  
Mrs C Kett – Town Clerk

#### PL/07/10 **To receive and accept apologies for absence**

None

#### PL/08/10 **To receive members Declarations of Interest**

*Cllr T Macey* declared a personal and prejudicial interest in PL/11/10 3 - application 2009/01750 (no reason given)

*Cllr L Moores* declared a personal interest in PL/11/10 3 - application 2009/01750 (no reason given)

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

Electors present commented and raised several concerns about application 2009/01741 particularly relating to the height of the proposed development. The electors responded to questions raised by members

**Resolved: That application 2009/01741 (Essex Cottage, Hospital Road, Stratton) be taken first when considering the applications received**

#### PL/10/10

##### **Minutes:**

- i) **to receive, confirm and sign the minutes of the Planning Committee meeting held on 7 January 2010**

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

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

The Town Clerk reported upon the Case Officers response to BSTC comments re application 2009/01673 (Sunnymeade, Holnicote Road, Bude)

**Resolved: That the Town Council request that application 2009/01673 be referred to Cornwall Council Planning Committee due to previous concerns raised by BSTC and local residents and additionally it is considered to be overdevelopment of the site**

#### PL/11/10

##### **Consideration of planning applications received 24 December 2009 – 15 January 2010**

1. **2009/01741 – Full planning permission, delegated by officers for the construction of 1 four bed house, 1 five bed house, and 2 two bed houses and 2 detached garages at Essex Cottage, Hospital Road, Stratton for Ms M Rogers**

**Resolved: That Bude-Stratton Town Council defers a decision on the proposed development as Environment Agency report is not contained with the application and there is a lack of an independent arborial report; however, the Town Council has the following initial comments:-**

- **in relation to plots 2, 3 and 4 – there are concerns regarding the contextual nature of the development. The proposals for these plots are not in context with the general street scene in Stratton at that point – particularly in terms of the height of the proposed development which is overbearing; the roofs are very high pitched; windows should be in keeping with the predominant window design in the Stratton area i.e. wooden;**

the plots are set too close to the road in relation to the other developments in the same part of the road

- plot 1 – an independent arborial report is required; the design of the proposed development is out of character with the surrounding area and is a gross overdevelopment of that individual plot – both in terms of footprint and height; the proposed development is too high in relation to Bay Tree Cottages; the slab has been reduced from a height of 600 mm in the outline consent to 450mm in the detailed plans
  - whole site - the are concerns re provisions for run-off water from the site
  - will the new access to the site remove on-street parking in this area?
  - The Town Council would ask that the application is returned to the Town Council for further consideration with answers to the question regarding the on-street parking together with the full reports required in order for the Town Council to consider the application fully
2. 2009/01749 – Full planning permission, delegated by officers for the construction of a porch at 57 East Fairholme Road, Bude for Ms Smith.  
**Resolved: That Bude-Stratton Town Council has no objection to the proposed development**  
Cllr T Macey (as per his previously declared personal and prejudicial interest) left the room
3. 2009/01750 – Full planning permission, delegated by officers, for the change of use of retail first floor to two bedroom flat at 6 Belle Vue, Bude for Sarah Manning.  
**Resolved: That Bude-Stratton Town Council has no objection to the proposed development**  
Cllr T Macey was invited back into the room
4. 2009/01763 – Full planning permission, delegated by officers, for the removal of existing extensions and construction of replacement accommodation at Beagle Cottage, Northcott Mouth Road, Poughill for Mr Geoff Adams  
**Resolved: That Bude-Stratton Town Council has no objection to the proposed development**
5. 2009/01814 – Listed building consent, delegated by officers. Proposed re-roofing at 2/4 King Street, Bude for the Blanchminster Trust  
**Resolved: That Bude-Stratton Town Council has no objection to the proposed development**
6. 2009/01813 – Reserved matters, delegated by officers, for the demolition of existing single storey sun lounge and construction of dwelling at 12 Crooklets, Bude for Mr & Mrs J Cutts (Outline application was 2007/00423)  
**Resolved: That the Town Council has no objection to the proposed development but is concerned about the bland, stark appearance of the garage door (suggest windows are included) and the lack of fenestration and would request that the neighbours are consulted**

**PL/12/10**

**Planning Correspondence Received:**

a) **Decision Notices**

**2009/01596** - refurbishment of an existing car park incorporating new surfacing, markings and drainage within the existing car park and construction of new retaining wall, land adjacent to The Parkhouse Centre, Ergue-Gaberic Way, Bude for Bude-Stratton Town Council – **APPROVED**

**2009/01510** – listed building consent for the amended scheme for the partial/complete demolition of existing garage attached to farmhouse to form a lounge/library as an extension to the existing dwelling, Rodds Bridge Farmhouse, Bude for Mr P Wonnacott – **APPROVED**

**2009/01529** – replacement of 4 timber sash windows with UPVC to match existing, 1 Lords Court, Market Street, Stratton for Mr J & Mrs N Tozer – **REFUSED**

**2009/01633** – removal of car port and construction of single storey extension comprising bedroom and shower room, Rivendell, Poundfield, Stratton for Mr & Mrs B Peardon – **APPROVED**

**2009/01495** – provision of rooflights in conjunction with conversion of part of loft area to living accommodation, 14 Upton Meadows, Bude for Mr & Mrs B Bridge – **APPROVED**

**2009/01640** – listed building consent for the replacement of rear door, 4 King Street, Bude for The Blanchminster Trust – **APPROVED**

**2009/01638** – installation of 2 canopies to provide covered spectator facilities and teaching and learning space for Budehaven Community School, Valley Road, Bude – **APPROVED**

**2009/01570** – extension to existing dwelling, Pendene, Northcott Mouth Road, Poughill for Mrs M Shaw – **APPROVED**

**2009/01606** – change of use of existing garage to form granny/carers flat including extension to side of garage to accommodate stairs with stair lift, 4 Cameron Close, Maer Lane, Bude for Mrs M E Jones - **RUFUSED**

**b) General Correspondence**

- 1) Letter from Mr & Mrs J Burgoyne re application number 2009/01741
- 2) Planning Inspectorate appeal by Kate Howard, site at Canal View, Rodds Bridge, Upton – appeal dismissed
- 3) Cornwall Council - Domestic alterations and extensions to existing dwellings: design guide

The Chairman closed the meeting at 11 .45 am

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