

MINUTES OF THE PLANNING COMMITTEE

MEETING HELD THURSDAY 4 FEBRUARY 2010

Present: Cllr J Blatchford- Chairman
Cllrs J Bryson, K Harris,
In attendance: Cllr L Moores
Mrs M Roberts –Deputy Town Clerk

PL/13/10 **To receive and accept apologies for absence**

Cllr L Deely R Rowland , T Macey

PL/14/10 **To receive members Declarations of Interest**

Cllr J Blatchford declared a personal interest in PL/17/10 3 -application 2009/01809

Cllr J Bryson declared a personal interest in PL/17/10 3 - application 2009/01802

PL/15/10 **Electors questions/observations**

An elector raised concerns about application 2009/01802.

- A Cypress tree in his garden with a TPO 22 has its roots in the garden of the property to be developed
- He has concerns about surface water flooding his garden
- A tree in the garden to be developed which is to be pruned is apparently one of the oldest Magnolia trees in the county
- He has concerns about being over looked
- He raised the point that a Government review on infill development is likely to stop this type of development

PL/16/10 **Minutes:**

i) to receive, confirm and sign the minutes of the Planning Committee meeting held on 21 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
There were none

PL/17/10 **Consideration of planning applications received before 29 January 2010**

1.2009/01797 – Full planning permission, delegated by officers. Change of use of former St Austell Brewery Depot (Storage & Distribution Use B8) to include B1 & B2 uses at Former St Austell Brewery Depot, Kings Hill Industrial Estate, Bude for HBH Woolacotts.

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

2.2009/01809 – Full planning permission, delegated by officers. Proposed first floor extension over existing garage at 4 Ward Close, Stratton for Mr & Mrs Anthony Cornish.

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

3.2009/01810 – Full planning permission, delegated by officers. Extension to dwelling at 34 East Fairholme Road, Bude for Mr & Mrs Cartwright

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

4.2009/01802 – Outline planning permission, delegated by officers. Construction of single 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 tree report included even though it states that the application should be read in conjunction with it. A copy of this is**

requested along with extra time to consider this application with the report.

- 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 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
- It is understood that a recent Government review will mean the end of garden developments of an infill nature

5.2010/00003 – Full planning permission, delegated by officers. Retrospective application for works carried out for the erection of rear conservatory, alterations and extension and extension to enlarge kitchen, fixed staircase to loft boarded out storage area at 27 Broadclose Hill, Bude for Mr Bryant.

Resolved: That Bude-Stratton Town Council does not approve of development works carried out with no permission but feel that the development would meet criteria for approval

Cllr K Harris asked for his abstention to be recorded

6.2009/01823 – full planning permission, delegated by officers. Construction of porch and conversion of garage to room at 30 Trelawney Avenue, Bude for Mr J Cook.

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

7.2010/00020 – Full planning permission, delegated by officers, for a conservatory at Home Park, Maer Lane, Bude for Mr Warner

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

8.2010/00032 – Full planning permission, delegated by officers for conversion of existing integral garage to kitchen at 52 Victoria Road, Bude for Mr Andrew Ward.

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

PL/18/10

Planning Correspondence Received:

a) Decision Notices

2009/01675 – Demolition of existing pre-fabricated dwelling and replace with new dwelling at Hillhead Bungalow, Hillhead, Stratton for Mr P Kimpton

b) General Correspondence

Cornwall Council sent the following information

- The Public Inquiry for application 2008/02281 Binhamy Farm – will be held at The Falcon Hotel on 16 -19 March 2010.
- The East Area Planning Committee Agenda for 4th February 2010 including application 2009/01579 JJ/Headland Bar
- An appeal dismissal on 2009/00726 Replacement UPVC windows at 1 Lords Court, Market Street, Stratton.
- An appeal dismissal for 2009/00081 for conversion of barn to dwelling at Pinch Barn, Pinch Hill, Marhamchurch

The Chairman closed the meeting at 11.17 am

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