

MINUTES OF THE PLANNING COMMITTEE

MEETING HELD THURSDAY 14 APRIL 2016

Present: Cllrs: B Willingham, L Bartrop, L Deely, J Bryson, I Hemmings

Tracey Gliddon – Committee Administrator

None committee members: Cllrs P Tilzey, P LaBroy

Members of public: 1

The Chairman introduced Mr Tony Smith, from Maccarthy & Stone to make a short presentation to the committee regarding their project at Bramble Hill and some minor amendments to their recent planning applications.

Cllrs and public asked questions and discussion took place.

The Chairman thanked Mr Smith for attending the meeting.

PL/286/16

To receive and accept apologies for absence

None received

PL/287/16

To receive registered and non-registered disclosable pecuniary interests and non-registerable interests

None received

PL/288/16

Dispensations: to consider requests for dispensations (for which 'Dispensation Request' form must have been completed and submitted to the Proper Officer at least 3 working days prior to the meeting)

None received

PL/289/16

Maximum 15 minutes for electors present to put questions or make observations concerning the business of the Planning Committee

A member of the public spoke regarding PL/291/16 – 1) PA16/01291

PL/290/16

Minutes: to receive, confirm and sign the minutes of the Planning Committee meeting held on 31 March 2016

Resolved: That the minutes, with the insertion of "Cllr Bryson left the room" during PL/282/16 and "Cllr Bryson returned to the room" during PL/282/16, are a true and accurate record and they were signed by the Chairman.

PL/291/16

Planning applications received from Cornwall Council by the time of the meeting

a) applications below

1) PA16/01291 – demolition of existing buildings and proposed residential development of up to 14 dwellings (outline with all matters reserved), at Trelowarth, Clevelands, Bude for Mrs H Donaldson

Resolved: That BSTC object to the proposed development, they have great concern that the application has been presented as an 'all Matters reserved application'. BSTC's concerns include the impact of the proposed building works to the ancient monument at Binhamy. BSTC would like to draw the planning officer's attention to constraint ref CO847 and ask "why Binhamy Moat status is not applicable".

2) PA16/02701 – non-material amendment for infilling gap between the south elevation of the proposed hotel and adjoining property to the south and for removal of 1 bedroom at fourth floor level and replacement with plan room and minor alterations to roof-top plant enclosure and louvred screens to accommodate plant overruns in respect of decision notice PA15/07136, The Strand Hotel, Bude for Whitbred PLC

Resolved: BSTC had no objection to the proposed development

3) PA16/02201 – single storey extensions to front and rear of property, at 23 Westby Road, Bude for Mr & Mrs J Veale

Resolved: BSTC had no objection to the proposed development

4) PA16/02313 – change of use of previous informal open space to residential garden area and erection of two storey extension to existing residential property, at 33 Berries Ave, Bude for Mr R Bate

Resolved: BSTC object to the proposal. The design and original character took into account open spaces and site lines, to allow construction on this land would change the character of the estate. BSTC refer to their original objection to the sale of the land "loss of amenity and loss of green open space" the committee insists that Cornwall Council enforce covenant 12.4 on the sale of the land: (b) not to use the Property for any purpose other than as a domestic garden for private leisure purposes.

PL/292/16

Correspondence Received

a) Decision notices

PA16/00491/PREAPP – advice for 5 no dwellings comprising 2 semi-detached and 3 detached, at land east of Pudners Cottage, Poughill, Bude for Bazeley Partnership – **Closed – advice given/app submitted**

PA16/01975 – garage conversion and single storey side extension, 10 Lea Way, Bude for Mr & Mrs I North – **APPROVED**

PA15/11765 – provision of three new retail units comprising 1860 sq m GIA and associated development comprising an amendment to planning permission

PA14/12201, Binhamy Road, Bude for Mr D Morris – **APPROVED**

PA16/02151 – extension to dwelling and conversion of garage, at 8 Minster Ave, Bude for Mr I Vallance – **APPROVED**

The Committee Administrator was asked to write to Cornwall Council regarding PA15/11765 to ask why CC protocol had not been followed, as BSTC had objected to the application and were not given the usual 5 days to object, agree or agree to disagree

All decision notices were noted

b) To note and discuss if appropriate correspondence received since the last meeting and any associated actions

Correspondence had been received from Cornwall Council regarding PA16/00791, Shepards barn, Howards Lane, Stratton. Cornwall Council were minded to approve the application, going against BSTC's rejection and under CC protocol the officer had contacted BSTC

The Committee Administrator informed the committee that after consultation with the Planning committee that BSTC replied was that "provided Cornwall council enforce the conditions the would cover our objections to the application"

PL /293/16

Planning Enforcement – to receive updates and discuss and refer, if appropriate, any new issues

No issue were reported at this meeting

PL/294/16

Neighbourhood Plan: updates and feedback from the Working Party and any Recommendation to the Council as to the actions required to progress

Cllr Deely stated that the Plan was still with Cornwall Council for confirmation

The Chairman closed the meeting at 11.31am

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