

MINUTES OF THE PLANNING COMMITTEE

MEETING HELD 8TH DECEMBER 2016

Present: Cllrs: L Bartrop, B Dixon, L Deely, B Willingham

Tracey Gliddon – Committee Administrator

- PL/430/16** **To receive and accept apologies for absence**
Cllr A Biggs, G Wint
- PL/431/16** **To receive registered and non-registered disclosable pecuniary interests and non-registerable interests**
Cllr Willingham declared an interest in agenda item 6) PA16/11145
- PL/432/16** **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/433/16** **Maximum 15 minutes for public present to put questions or make observations concerning the business of the Planning Committee**
None
- PL/434/16** **Minutes: to receive, confirm and sign the minutes of the Planning Committee meeting**
i) 24th November 2016
Resolved: that the minutes were a true and accurate record of the meeting and signed by the Chairman
- PL/435/16** **Planning applications – to discuss and decide on response to Cornwall Council: a) applications listed below**
1) PA16/10715 – proposed replacement garage incorporating garden room and storage, at 17 Flexbury Park Road, Bude for Mr & Mrs S Rosser
Resolved: that BSTC had no objection to the proposed development
2) PA16/10851 – proposed extension, at 10 Creathorne Road, Flexbury, Bude for Mrs B Rowland & Mr P Reynolds
Resolved: that BSTC had no objection to the proposed development
3) PA16/10449 – advertisement consent for 4 x external branded signs for new Premier Inn Hotel, The Strand, Bude for Whitbread Plc
Resolved: that BSTC had no objection to the proposed development
4) PA16/10453 – 4 x external uplighters for new Premier Inn Hotel, The Strand Bude for Whitbread Plc
Resolved: that BSTC had no objection to the proposed development
- Cllr Willingham left the meeting
5) PA16/11145 – single storey kitchen extension, 5 Cedar Grove, Flexbury, Bude for Mr J Higham
Resolved: that BSTC had no objection to the proposed development
Cllr Willingham returned to the meeting
- PL/436/16** **Correspondence Received**
a) Decision notices
PA16/09572 – approved
PA16/10361 – approved

PA16/09049 - withdrawn
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 Cllr Deely who had been delegated to speak at the East Sub Area Planning Committee on behalf of BSTC against the Planning appeal for 22 Flexbury Park Road, Bude. The result being that Committee went against the Officer's recommendation and refused the development (statement below).

'The Town Council objected to the previous two applications and cannot see that any significant action has been taken to address their concerns.

We note the comments in the design statement regarding housing need. There is an ample supply of new open market houses and flats in Bude and Stratton. The need is for genuinely affordable and social housing. We doubt that the three available flats in this development would provide either.

The proposed building is totally out of character with the existing street scene in Flexbury Park Road which comprises mainly Edwardian buildings. We believe it is overdevelopment of the plot and the proposed building is too large for the site.

Whilst highways objection regarding visibility and splay have been addressed the main issue concerning Bude-Stratton Town Council with this development is the fact that it sits on a blind bend. Highways acknowledged this by painting slow signs on the road on either side of the bend in late summer. Even without additional on street parking needed to accommodate these flats, cars regularly park over the slow sign on the road. It is an accident waiting to happen.

There is very strong local opposition to the development on the grounds that there will be significant loss of privacy for other residents. It is also likely that the building will overshadow existing properties in the late morning and afternoon when the sun moves across the golf course.

I note that several comments in support of the development have been added to the website recently but these seem largely formulaic and repetitive. One supporter clearly states that they do not live in the area although there is no indication where any of them are from. We are not aware of any local residents in the Flexbury area who support the application'.

The committee thanked Cllr Deely for her attendance

PL /437/16

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

The Committee Administrator (CA) reported that application PA16/09213 – Totem Pole signage at Binhamy Retail Park, have been reported to Cornwall planners for having been erected before the application has been given approval. As yet no response has been forthcoming from Cornwall Council.

It was agreed that the CA report this as a planning breach to Enforcement

The CA reported that there had been no response from Enforcement on the report of a planning breach by Lidl for the erection of a large billboard outside their store at Binhamy Retail Park

It was agreed that the CA would re-submit the breach to Enforcement

PL/438/16

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

Cllr Deely reported that the next Steering Group meeting would be held on 9th December at 1.30pm in the Conference Room, Parkhouse Centre. She reminded the committee that the Public Hearing for the Neighbour Plan would be held on the 13th December at 10am in the Conference room, Parkhouse Centre.

The Chairman closed the meeting at 10.55am

Signed..... Date.....