

MINUTES OF THE PLANNING COMMITTEE

MEETING HELD THURSDAY 19TH FEBRUARY 2015

Present: Cllr L Deely - Chairman
Cllrs: I Hemmings, Cllr P Tilzey, B Willingham
In attendance: Cllr L Moores
Clerical Assistant: T Gliddon

- PL/001/15** **To receive and accept apologies for absence**
Cllr Dixon
- PL/002/15** **To receive registered and non-registered disclosable pecuniary interests and non-registerable interests**
None
- PL/003/15** **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
- PL/004/15** **Maximum 15 minutes for electors present to put questions or make observations concerning the business of the Planning Committee**
An elector asked the meaning of "Class C3" in relation to part B of planning application PA14/12201, the chairman informed him that the clerk would look into this and let him know in due course.
An elector sought clarification regarding a numbering error in PL/191/14, the Chairman informed the elector this would be changed in the minutes at the next item of the agenda.
An elector spoke about outline planning application PA15/00069 (discussed at the previous Planning Committee meeting). He asked for clarification of the committee's decision on the application. He read a statement that had been placed at the site by Cornwall Council which the Chairman will clarify with Cornwall Council planning department. The Chairman pointed out to electors present that the committee had made its resolution at the last meeting and awaited a full planning application regarding this site. The Chairman re-iterated her advice that all future questions on the issue should be directed to Cornwall Council.
Mr Morris of Catesby Property Group Plc spoke to the committee regarding planning application PA14/12201. He outlined a proposed change of condition to the proposed retail outlets at Binghamy, Lengthy discussions took place. The Chairman thanked Mr Morris and said that the discussion would be taken into consideration when a recommendation to full Council was made.
- PL/005/15** **Minutes:**
(i) **to receive, confirm and sign the minutes of the Planning Committee meeting held on 5th February 2014**
An error in the number of a planning application had been noted
Resolved: That with a change to PL/191/14 ie; PA15/00443, the minutes are a true and accurate record and should be signed by the Chairman
(ii) **matters arising: None**
- PL/006/15** **Cornwall Site Allocation DPD: Consideration of document and any recommendation to the Council for formal approval as requested by Cornwall Council**
Discussion took place
Recommended: BSTC approve the Cornwall Site Allocation DPD, but question the education figures. Concerns were raised regarding the care/health infrastructure.

PL/007/15

Consideration of planning applications received on or before 13th February 2015

1) **PA14/12201** – Hybrid Planning Application comprising: 1) full planning application for 3 retail units including an external garden centre Class A1 use comprising 4,236 sqm GIA, access, parking, serving yard, landscape and associated infrastructure; and 2) outline planning application for up to 20 dwellings Class C3 use with all matters reserved except access. Binhamy Road, Stratton, Bude for Catesby Property Group Plc.

Recommended : That BSTC object to part 1) of the proposed application. The committee object to any change of conditions applied to the retail units at the Binhamy site.

BSTC had no objection to part 2) of the application outline permission for up to 20 dwellings.

2) **PA15/00693** – Various works to trees. Lower Southern Comfort, Union Hill, Stratton for Mr Peter Hartley.

Resolved: BSTC had no objection to the proposed development

3) **PA15/00119** – Construction of a new double garage, workshop/home office. Lystone Cottages, Lynstone Rd, Bude for Mr J Cockerton.

Resolved: BSTC object to the proposed development

4) **PA14/12158** – Two storey extension to rear of property, ground floor level to form new kitchen/diner and lower level habitable space with bathroom. 18 Ocean View Road, Bude for Mr Tim Martindale.

Resolved: : BSTC had no objection to the proposed development

5) **PA15/00901** – Crown raise one Ash on Western boundary overhanging neighbouring property for Mr D Kensit.

Resolved: BSTC object in line with the Tree Officers report

6) **PA15/00782** – Advert Consent: Two non-illuminated signs. Northcott Mouth Car Park, Northcott Mouth Rd, Bude for National Trust.

Resolved: : BSTC had no objection to the proposed development

7) **PA15/00396** – Permission to moor a 60 x 14 foot barge (boat) to run as a restaurant/café, located on the Lower Wharf between the 1st October to the 31st March. Bude Harbour and Canal, The Wharf, Bude for Mrs Kate Sampson and M & K Sampson Ltd.

Resolved: BSTC had no objection to the proposed development subject to all waste disposal being carried out between 8-10am. BSTC would object to tables and chairs or any other obstruction that would impede the walkway.

8) **PA15/00662** – Proposed new Visitors Reception with Staff Flat. Atlantic Farm, Stratton for Mr P Cobbledick.

Resolved: : BSTC had no objection to the proposed development

9) **PA15/01203** – Loft and garage conversion, 41A Valley Road, Bude for Mr & Mrs B Hilton.

Resolved: : BSTC had no objection to the proposed development

Cllr Willingham left the meeting 12.15pm

PL/008/15

Planning Correspondence Received

(i) Decision Notices

PA14/10720 – change of use of agricultural land to seasonal camping. Upper Lynstone Road, Bude for P Haggarty – **APPROVED**

PA14/11334 – loft conversion and extensions together with formation of off road parking. 31 Woodfield Road, Bude for Mr T Swatton – **APPROVED**

PA14/12181 – erection of a summerhouse to accommodate an outside sunroom primarily for storage of garden and patio furniture – **APPROVED**

PA14/08165 – demolition of former residential home and redevelopment to form 30 Retirement Living Apartments including communal areas, car parking and associated landscaping. St Hilarys Residential Home, Bramble Hill, Bude for McCarthy and Stone Retirement Lifestyles Ltd – **APPROVED**

PA14/10017 – permission to moor a 60 x 14ft barge to run as a restaurant boat, located on the Bude Canal by the over flow near to the end of the shops, lower wharf - **APPROVED**

PL/009/15

(ii) General correspondence

Correspondence had been received from Cornwall Council re: Proposed Disposal of Council-owned Land near Bude.

The committee noted the correspondence and had no issue with the disposal of the land

PL/010/15

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

The Chairman informed the committee that the minutes of the last Neighbourhood Plan meeting would be circulated to all Cllrs.

The Chairman closed the meeting at 12.28pm

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