

MINUTES OF THE PLANNING COMMITTEE

MEETING HELD THURSDAY 28 MAY 2015

Present: Cllrs: L Bartrop, I Hemmings, B Willingham

Admin Assistant Mrs T Gliddon

In the absence of the Chairman and Deputy Chairman the committee elected a temporary chairman for the meeting

Resolved: That Cllr Willingham take the Chair

PL/067/15

To elect a Chairman

Cllr Willingham was nominated and seconded as Chairman

Resolved: That Cllr Willingham be Chairman for the ensuing year

PL/068/15

To elect a Vice-Chairman

Cllr Bartrop was nominated and seconded as Vice Chairman

Resolved: That Cllr Bartrop be the Vice Chairman for the ensuing year

PL/069/15

To receive and accept apologies for absence

Cllrs: Deely and Dixon

PL/070/15

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

All Cllrs present declared a non-pecuniary interest in PL/074/15 No:7

PL/071/15

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/072/15

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

Electors present spoke with regard to planning app PA15/03706, setting out their reasons for objecting to the proposed development.

The Chairman and committee noted the electors concerns and thanked them for their attendance at the meeting

PL/073/15

Minutes:

(i) to receive, confirm and sign the minutes of the Planning Committee meeting held on 14 May 2015

The admin assistant pointed out the numbering of the minutes were incorrect

Resolved: That with the change to the numbering PL/55,56,57 to PL/64,65,66 minutes are a true and accurate record and should be signed by the Chairman

(ii) matters arising: None

PL/074/15

Consideration of planning applications received on or before 22 May 2015

1) **PA15/04086** – outline planning app with all matters reserved for the erection of a dwelling (re-submission of app PA14/06455 dated 15/09/14) Camping site, Lanveans, Cleavlands Bude for Mr A Beswetherick

Resolved: BSTC had no objection to the proposed development

2) PA15/03897 – extension to dwelling at 54 Kings Hill, Bude for Mrs S Dicker

Resolved: BSTC had no objection to the proposed development, but had concerns regarding overlooking issues

3) PA15/03346 – to build raised decking on the frontage of the bungalow facing the road at 32 Northcott Mouth Rd, Bude for Mr S Hackett

Resolved: BSTC had no objection to the proposed development

4) PA15/04279 – change of use from A1(shop) to A5 (hot food takeaway), the Granary, 29 Queen Street, Bude for Mr M Miah

Resolved: BSTC object to the proposed change of use. They felt that there has been no discernible change from the previous withdrawn application (PA15/02141). The resident's concerns (which had been received at BSTC offices), still stand and until a satisfactory report endorsing the application has been received from the Environment Officer BSTC still endorse the officers previous concerns.

5) PA15/03706 – construction of a 2 bedroom subterranean dwelling house, land north of 1 Drovers Way, Way, Stratton for M C Contractors

Resolved: BSTC object to the proposed development. The committee are not satisfied that the development would protect the trees in this conservation area, and were in agreement with the Tree Officers report. The loss of any trees would adversely affect the character of the area.

6) PA15/03746 – proposed replacement dwelling, 28 Flexbury Park Road, Bude for Mr & Mrs D Stokes

Resolved: BSTC had no objection to the proposed development

7) PA15/04190 – Listed Building Consent for amendment to apps Pa13/01853 & PA15/02036 to include internal store, The Castle restaurant, The Castle, Bude for Bude Stratton Town Council

Resolved: Resoled: As the applicants BSTC had no comment

8) PA15/03493 – Change of use from day fishing lakes to glamping site for fishing holidays with the siting of six huts (3 Shepherd and 3 Fishing Huts), storage hut incorporating staff WC and reception and a bike shed. Lynstone Lakes, Bude for Mr Paul Hollingshead

Resolved: BSTC had no objection to the proposed development provided that Environmental Health have no issues with the site.

PL/075/15

Planning Correspondence Received

(i) Planning decisions

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

PA15/02804 – Listed Building Consent for partial demolition of garage roof and construction of new slate roof for use as a utility room and store. Mr & Mrs Tucker, Conway Cottage, Stratton – **APPROVED**

PA15/02765 – Conversion of existing garage ad replacement of existing flat roof with new pitched roof to create additional living space for existing dwelling. Pengrath, Poughill Road, Bude for Ms Shirley Brown

PA15/02896 – Works to trees with a Conservation Area, namely fell dead elm stems at front of tree group (T1) and thin to circa 10 stems, fell one elm tree (T2) due to health of tree and trim crown of sycamore tree (T3). Mrs D Hazell, The Vicarage, Stone Hill Bude – **Decided not to make a TPO (TCA apps)**

PL/076/15

(ii) General correspondence

a) Cornwall Council: **PA15/03947** – notification of proposed works to trees in a conservation area. Reduce Monterey Pine by approx. 10 feet (5-10%), 7 Breakwater Rd, Bude for Mr P Dyer. This application will be decided under delegated authority. There

is no need to submit any comments to the planning authority as this is merely to notify BSTC that an application has been received

Noted

b) Notification of a change in procedure for planning appeal PA14/09747 – Land at Binhamy Farm, Stratton had been received from Cornwall Council. The appeal will now be decided on the basis of previously received written statements and site visit by an Inspector

Resolved: The contents of the letter were noted and the admin assistant was asked to write to Cornwall Council, strongly reiterating BSTC previous comments and their objections to the variation of Condition 15.

c) Notification of a TPO had been received from Cornwall Council, in relation to Land South East of Hideaway, Stratton, under the Town and Country Act 1990

Noted

d) The Chairman outlined correspondence he had had with Cornwall Council Planning department, with regard to procedures relating to their officers delegated powers. The Chairman requested that in future if Planning Officers contact the BSTC offices to inform them that Cornwall Council are minded to disagree with BSTC on a decision, and have delegated their officers to make the decision, that all of the BSTC planning committee are contacted before the 5 day consultation period is up, so that BSTC can be asked for it go to Cornwall Council Committee before a final decision is made.

PL/077/15

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

In the absence of Cllr Deely no update was available at this meeting. The next NP steering group meeting is on the 16th June at 4pm. All Cllrs are welcome to attend

The Chairman closed the meeting at 11.57am

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