

MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON 28TH SEPTEMBER 2017

Present: Cllrs B Willingham (Chairman), J Bryson, L Deely, B Dixon, P La Broy, L Moores, P Moores

Present: Mrs T Gliddon

Public present: 3

The meeting commenced late due to technical problems

PL/164/17 To receive and accept apologies for absence

Cllr I Mason

PL/165/17 To receive registered and non-registered disclosable pecuniary interests and non-registerable interests

Cllr L Moores declared NPI in Item 6, PA17/07493

PL/166/17 Dispensations: to consider requests for dispensations

None

PL/167/17 Minutes - to receive, confirm and sign the Minutes of the Planning Committee Meeting held on 14th September 2017

Resolved: that subject to the following amendment being made, the Minutes were a true and accurate record and they were signed by the Chairman
2) PA17/07543 – add a ‘d’ to the word reserve to read ‘reserved’

PL/168/17 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 an upcoming pre-application for 54 dwellings in Poughill, outlining his concerns regarding the application. The Chairman suggested that the Committee look at the Neighbourhood Plan before this application comes before them for recommendation to Cornwall Council

The Committee resolved to move agenda item 7 (minute number PL/163/17) to this point in the Meeting. The item is minuted in original agenda order for ease of reading.

PL/169/17 Planning applications – to discuss and decide on response to Cornwall Council in relation to:

1) **PA17/06918** – Amended plans – proposed utility/wc and external porch over main entrance, at Moor Cottage, Poughill, Bude, EX23 9EW

Resolved: That the Council object to the planning application on the grounds that;

- The development is in the centre of a conservation area and will have a high negative visual impact.
- There is significant change to the frontage of an historic building.
- There are no details on how it will enhance the area as required in the Neighbourhood Plan.
- The neighbour will be subject to a high level of overshadowing and loss of established trees.

2) **PA17/07246** – extensions and alterations to existing dwelling house, 2 Lynstone Cottages, Lynstone Road, Bude, EX23 0LW, for Mr A Mason

Resolved: That the Council have no objections to the application

3) **PA17/07543** - Reserved matters following outline permission PA14/11958 dated 29.01.2015 for 6 no. dwelling houses - Land North Of Bay Tree Farm, Northcott Mouth Road, Poughill, Bude, EX23 9EL - Mr Pete Burrows

Resolved: That the Council object on the grounds that traffic along Northcott Mouth Road is already issue and more housing would generate a lot more traffic. The houses are out of scale with the building plot. The Council would like to see more use of local, natural material and have the buildings more environmentally sustainable, i.e. use of solar panels, grey water harvesting and ground source heating

Cllr L Moores left the meeting

4) **PA17/07493** – extension of the existing changing room and storage shed by 4.3m, at Bude Bowling Club, Bude Recreation Ground, Bude for Richard marsh, Bude Bowling Club

Resolved: That the Council have no objections to the application

Cllr L Moores returned to the meeting

5) **PA17/08287** – conversion of an existing garage into annexe accommodation, at Backhouse, Poughill Road, Bude for Mr & Mrs T Sands

Resolved: That the Council have no objections to the application

6) **PA17/08760** – proposed rear single storey extension, at 9 East Fairholme Road, Poughill, EX23 8HU for Mrs A Woodland

Resolved: That the Council have no objections to the application

7) **PA17/08621** – tree works to various trees subject to a TPO – Horse Chestnut (T3) thinning of new growth on side branch closet to house. To improve light into house and reduce effect of wind on large limbs. Removal of limb growing into Sycamore group. Works to T22, T23. Lawson Cypress (T22) removal of dead branches at lower level on trunk. Cutting back of one branch that has been damaged/cut at some point and is now growing into Holm Oak. Holm Oak (T23) thinning of last years growth mainly on large limb running horizontally from trunk to reduce effect of wind on limb. Additional work to the two groups of trees at the bottom edge of the boundary. Removal of one dead upright tree and the cutting away of the dead top of tree in second group, at 1 Old Drivers Way, Stratton, EX23 9DZ for Mr C Hawkins

Resolved: That the Council have no objections to the application

PL/170/17

PA17/06085 Binhamy Retail Park - to discuss and consider the correspondence received

Mr Morris from Catesby Ltd, addressed the Committee regarding amendments to planning application PA17/06085 –Unit sub-division at Binhamy Retail Park. Questions were taken by Mr Morris from Committee members and detailed discussion followed raising concerns for the Town Centre outlets, the opening hours and the neighbouring residents.

The Committee agreed that the original objection to the application should stand, but should Cornwall Council approve the application they would, under the CC Planning Protocol 'agree to disagree' with the Planning Officer

Cllr P Moores left the meeting at 10.55am

PL/171/17 **Site Meeting: to receive a report on site meeting at Bevill Cottage, Stratton, Bude**
The Chairman reported that he and other members of the Committee had attended a site meeting at Bevill Cottage. The site is a stand alone area and would seem to lend its self to any future planning application

PL/172/17 **Correspondence Received – for information:**
a) Decision notices (*details at appendix 1*)
Noted

b) To note and discuss if appropriate correspondence received since the last meeting and any associated actions
None received

PL/173/17 **Planning Enforcement:**
A Cllr asked if there had been any update regarding the Serenity site.

The Chairman closed the meeting at 11.30am

Chairman's Signature.....Date.....

APPENDIX 1

CORNWALL COUNCIL

LIST OF PLANNING DECISIONS – 28th September 2017

13.09.2017 PA17/01332 APPROVED

Applicant: Mr Laurent Calvez

Location: The Lodge, Phillips House, Church Street, Stratton, Bude, Cornwall

Proposal: Addition of wood frame secondary glazing to the windows and doors existing glass

Parish: Bude-Stratton

BSTC Resolved: to object to the change from wooden windows to UPVC windows in a Conservation Area

13.09.2017 PA17/01333 APPROVED

Applicant: Mr Laurent Calvez

Location: The Lodge, Phillips House, Church Street, Stratton, Bude, Cornwall

Proposal: Listed Building Consent for addition of wood frame secondary glazing to the windows and doors existing glass

Parish: Bude-Stratton

BSTC Resolved: to object to this application and that the committee endorse the comments of Historic England