

MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON 12TH OCTOBER 2017

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

Present: Donna James – Town Clerk

Public present: 20

PL/174/17 **To receive and accept apologies for absence**
Cllr J Bryson

PL/175/17 **To receive registered and non-registered disclosable pecuniary interests and non-
registerable interests**
Cllr B Willingham advised a non-disclosable pecuniary interest in item Number 6) 1)
(PA17/02352/PREAPP)

PL/176/17 **Dispensations: to consider requests for dispensations**
None

PL/177/17 **Minutes - to receive, confirm and sign the Minutes of the Planning Committee
Meeting held on 28th September 2017**
Resolved: that the Minutes were a true and accurate record and they were signed
by the Chairman

PL/178/17 **Maximum 15 minutes for electors present to put questions or make observations
concerning the business of the Planning Committee**

13 members of the public wished to discuss agenda item 6)1) PA17/02352/PREAPP,
comments covered:

Concerns regarding the amount of traffic on an already busy road, blind bend, not in
keeping with Poughill, exit onto the road, danger to pedestrians, protected species
of bats are present, infrastructure insufficient, wildlife (badgers, geese, deer, birds),
possible ancient burial site, requirement for archaeological survey, diminishing
green belt, other developments in the area aren't selling the houses so queries that
there is the need for more, existing water run off from the fields causes severe flood
to existing properties, drainage, lack of pavements in Poughill.

The agent for agenda item 6) 4) PA17/08974 summarised the history of the site,
permission for a granny annexe been given in 1982, over the following 26 years
permission had been granted to remove the name for the annexe, lift conditions and
allow use as a holiday let. The current owner would like to move to the cottage
therefore has applied for that condition to be removed.

The Committee **resolved** to extend the Public Participation section.

Cllr P Moores left the meeting at 10.50am

*Cllr B Willingham left the meeting before the next item, Vice-Chairman Cllr L Deely chaired the
meeting*

PL/179/17

Planning applications – to discuss and decide on response to Cornwall Council in relation to:

1) PA17/02352/PREAPP – Land West of Beulah, Poughill Road, Bude, EX23 8PA - Pre-application advice for proposed residential development of up to 54 dwellings - for Mr C Trewin

Resolved: That the Council observe that the proposal is contrary to Policy number 4 of the Neighbourhood Plan. The Town Council fully supports all concerns raised by local residents at the Planning Committee Meeting on 12th October 2017 and expects the Cornwall Council Planning Officers to make sure that these are fully addressed. These being:

- Wildlife (foxes, badgers, deer, protected dormice, slow worms, birds, geese and protected bats)
- Drainage and sewerage
- Traffic – on an already busy and dangerous road
- Water run-off - particular concern regarding the existing flooding in the area being exasperated
- Pedestrian safety
- Infrastructure such as Doctors, Hospital and Schools
- Archaeological concerns – as per Historic Environment Planning comment on 6th October 2017
- S106 occupancy conditions

Cllr B Willingham returned to the meeting

Resolved: *to move agenda item 6) 4) to this point in the meeting (for ease of reading it is minuted in the order of the original agenda below)*

2) PA17/08980 – change of use from Guest house to family dwelling, construction of rear/side extension, flat roofed car port and internal alterations, at Fairway House, 8 Downs View, Flexbury, Bude EX23 8RF - for Mr Richard Read

Resolved: That the Council has no objections to the application

3) PA17/08541 – Variation of condition 2 (plans approved) in respect of decision 96/0422 to allow alterations to floor plans and elevations, at Reeds Cottage, Northcott Mouth Road, Poughill, Bude EX23 9EL - for Mr & Mrs D Ball

Resolved: That the Council has no objections to the application

4) PA17/08974 – change of use of Tremaer Cottage to an unrestricted residential dwelling free from occupancy restrictions, at Tremaer Cottage, Maer Lane, Bude EX23 9EE - for Mrs Fiona Grant

Resolved: That the Council has no objections to the application

5) PA17/09079 – Provision of detached garage, at The Granary, Lynstone, Bude EX23 ONE- for Mrs J Attenborough

Resolved: That the Council has no objections to the application

6) PA17/08977 – Listed Building Consent for replacement of an existing inset shower tray with a larger, level access shower tray. Replacement of bathroom door with sliding door to improve access, at Flat 4, Tree View, Fore Street, Stratton, Bude EX23 9DA - for Ms Hilary Pitt

Resolved: That the Council has no objections to the application

7) PA17/08513 – works to trees covered by a TPO, namely fell 6 dead trees on the boundary, at Highlands, Stratton, Bude EX23 9BL - for Mr & Mrs Shaw

Resolved: That the Council has no objections to the application but would like to see trees replaced with suitable alternatives

PL/180/17

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

The Town Clerk read out the response from CC Planning regarding:

Maer Lane – Under Town and Country Planning Act 2015 Part 5 Class B, the laying of tarmac roads throughout the site is permitted development

Bude Barge – Cornwall Council’s approach is in line with the appropriate effective enforcement outlined in the National Planning Policy Framework

PL/181/17

Planning Enforcement:

None reported

The Chairman closed the meeting at 12.02pm

Chairman’s Signature.....Date.....

APPENDIX 1

CORNWALL COUNCIL

LIST OF PLANNING DECISIONS –12th October 2017

28.09.2017 PA17/06610 APPROVED

Applicant: Mr Paul Petvin

Location: Belle Vue Garage, Belle Vue Lane, Bude, EX23 8JL

Proposal: Demolition of existing garage and workshop in Belle Vue Back Lane and erection of new retail units with 2 nos 1 bed flats over

Parish: Bude-Stratton

BSTC Resolved: That the Council have no objections to the planning application, however, would draw the attention of the planning department to the fact that no drainage details have been completed on the sensitive development questionnaire (*number 11*). Also, in view of the previous use, the Council request assurance that a contaminated ground survey report has been done.

28.09.2017 PA17/01995/PREAPP Closed – advice given

Applicant: Mr R Young

Location: Land at Howells Road, Stratton, Bude, Cornwall

Proposal: Pre-application advice for residential development (open market and affordable), public allotments and ancillary parking. Construction of access

Parish: Bude-Stratton

BSTC Resolved: that the pre-application is noted and the Council concur with the comments from Historic Environment Planning and Highways Development Management (East).

02.10.2017 PA17/06085 APPROVED

Applicant: Mr David Morris

Location: 1 Binhamy Retail Park, Binhamy Road, Stratton, Bude, Cornwall

Proposal: Internal subdivision of the existing retail Unit A to create two retail units with new shop front together with a change of use for the smaller of the new units from A1 to A5

Parish: Bude-Stratton:

BSTC Resolved: That the Town Council object on the grounds of noise and disturbance to the local residents, and the reduction of the size of the units and the possible damage to the vitality of the Town Centre; and any business activity must concur with the original planning conditions.

Following the Planning Officers decision to approve the application BSTC 'agreed to disagree' with the proposal under the CC 5 day protocol.

03.10.2017 PA/17/07478 APPROVED

Applicant: Mr Mark House

Location: 16 Minster Ave, Bude, Cornwall EX23 8RY

Proposal: Raised decking to the rear of dwelling, 25sqm and 1m from the ground level

Parish: Bude-Stratton

BSTC Resolved: No objection