

**MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON 7<sup>TH</sup> DECEMBER 2017**

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

**Present:** Mrs T Gliddon – Office Administrator (OA)

**Public present:** 2

**PL/207/17**      **To receive and accept apologies for absence**  
Cllr P Moores

**PL/208/17**      **To receive registered and non-registered disclosable pecuniary interests and non-registerable interests**  
None

**PL/209/17**      **Dispensations: to consider requests for dispensations**  
None

**PL/210/17**      **Minutes - to receive, confirm and sign the Minutes of the Planning Committee Meetings held on 23<sup>rd</sup> November 2017**  
PL/204/17 – Planning applications, that the resolutions for (11) PA17/10823 and (12) PA17/10762 had been transposed  
**Resolved:** That the minutes, with the amendment to PL/204/17, were true and accurate record of the Meeting and were signed by the Chairman

**PL/211/17**      **Maximum 15 minutes for electors present to put questions or make observations concerning the business of the Planning Committee**  
None

**PL/212/17**      **Planning applications – to discuss and decide on response to Cornwall Council in relation to:**

The Chairman informed the committee that 2) PA17/10547 would be taken first to allow the agent for the application to speak

1) PA17/ 10969 – Internal alterations and extension to existing Cottage, at 2 Rodds Bridge Farm Cottages, County road, Upton, Bude, EX23 0LS for Mrs Lucy Hannavy.

**Resolved:** That BSTC had no objections

The Chairman suspended Standing Orders to allow the agent for planning application PA17/10547 to speak, then reinstated standing orders

2) PA17/10547 – Construction of a building to provide open fronted / glazed door bar area to existing garden function area and existing lower ground floor function area, together with the provision of timber decking and glazed balustrading to west of existing gazebo, at An Mor Hotel, Hartland Terrace, Bude, Cornwall, EX23 8JY for Mr B Van Rensburg.

**Resolved:** That BSTC had no objections

3) PA17/11141 – New dormer and utility extension to existing dwelling, at Hillside, Road from Poundfield Hill to Poundfield Close, Stratton, Bude, EX23 9AX for Mr & Mrs Stone.

**Resolved:** That BSTC had no objections

4) PA17/11308 – Attachment of cladding to the front elevation of the property, at 8 Morwenna Terrace, Belle Vue, Bude, EX23 8BU for Mrs Moore.

**Resolved:** That BSTC object to the application on the grounds that it would be a significant change to the street scene in a Conservation Area. No details have been given of the intended materials to be used or the colour.

Cllr La Broy abstained from voting

**PL/213/17**

**Correspondence Received – for information:**

a) Decision notices (*details at appendix 1*)

Lengthy discussion took place regarding the decision notice for PA17/06918 – Moor Cottage, Poughill, Bude

All decision notices were noted

b) To note and discuss if appropriate correspondence received since the last meeting and any associated actions.

A Cllr reported that they had had correspondence from a member of the public regarding vermin problems at Coast View since the building at Binhamy Farm land. A letter from a Professional Pest Control company was read out to the committee with a section stating “In my professional opinion, the rodents have been disturbed by the development of the open fields and hedgerows at the rear of Coast View. This is a large development, and as far as I am aware, there has been no pest control provisions implemented before groundworks were carried out, therefore disturbing and displacing the resident rat population”

Discussion took place and the committee decided to refer this matter to the Environmental Services and Highways Committee to discuss at their next meeting

**PL/214/17**

**Planning Enforcement:**

The Glamping Pods at Lynstone Lakes, Lynstone, Bude were discussed. An alleged breach of condition 3 of their planning permission - use as holiday lets had been reported to the committee. The committee requested a breach be reported to Cornwall Council Enforcement Team

Correspondence had been received from Cornwall Council in regard to Marshalls Riverside Garage Housing Development, and the reported non-compliant with plans.

**Noted**

Correspondence had been received from Mr Barclay Millar thanking the committee for their supported regarding The development at Riverside Garage Housing Development

**Noted.**

The Chairman closed the meeting at 11.03am

Chairman’s Signature.....Date.....

**CORNWALL COUNCIL**  
**LIST OF PLANNING DECISIONS – 7<sup>th</sup> DEC 2017**

**14.11.2017 PA17/09863 APPROVED**

**Applicant:** Mr N Self

**Location:** Seven Gates Upton Bude Cornwall EX23 0LY

**Proposal:** Non-material amendment for minor elevational changes to windows and cladding materials in respect of decision PA17/07342.

**Parish:** Bude-Stratton

**BSTC Resolved:** That the item was noted

**16.11.2017 PA17/06918 APPROVED**

**Applicant:** Mr M Warnett

**Location:** Moor Cottage Poughill Bude EX23 9EW

**Proposal:** Proposed utility/wc and external porch over main entrance.

**Parish :** Bude-Stratton

**BSTC 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.

**16.11.2017 PA17/08638 APPROVED**

**Applicant:** Mr and Mrs Saunders

**Location:** Kitts Farm Stratton Bude Cornwall EX23 9NR

**Proposal:** Proposed new garage/machine store / feed store

**Parish:** Bude-Stratton

**BSTC Resolved:** That BSTC had no objection to the proposed development

**16.11.2017 PA17/08980 APPROVED**

**Applicant:** Mr Richard Read

**Location:** Fairway House 8 Downs View Flexbury Bude Cornwall

**Proposal:** Change of use from guesthouse to family dwelling, construction of rear/side extension, flat roofed car port and internal alterations

**Parish:** Bude-Stratton

**BSTC Resolved:** That the Council has no objections to the application

**15.11.2017 PA17/09085 APPROVED**

**Applicant:** Mr Spencer Lee

**Location:** 5 Stratton Road Bude Cornwall EX23 8AN

**Proposal:** Stationing of an American RV parked on the driveway for use as bed and breakfast accommodation

**Parish:** Bude-Stratton

**BSTC Resolved:** That BSTC had no objection to the proposed development.

**22.11.2017 PA17/08541 APPROVED**

**Applicant:** Mr and Mrs D Ball

**Location:** Reeds Cottage Northcott Mouth Road Poughill Bude EX23 9EL

**Proposal:** Variation of condition 2 (plans approved) in respect of decision 96/0422 to allow alterations to floor plans and elevations

**Parish:** Bude-Stratton

**BSTC Resolved:** That the Council has no objections to the application

**22.11.2017 PA17/08974 APPROVED**

**Applicant:** Mrs Fiona Grant

**Location:** Tremaer Cottage Maer Lane Bude EX23 9EE

**Proposal:** Change of use of Tremaer Cottage to an unrestricted residential dwelling free from occupancy restrictions.

**Parish:** Bude-Stratton

**BSTC Resolved:** That the Council has no objections to the application

**20.11.2017 PA17/09295 APPROVED**

**Applicant:** Mr and Mrs D Fleetwood

**Location:** The Cottage Spicers Lane Stratton Bude EX23 9DR

**Proposal:** Extension to rear of dwelling (amended) and alterations to entrance.

**Parish:** Bude-Stratton

**BSTC Resolved:** That BSTC had no objection to the proposed development.

**17.11.2017 PA17/09356 APPROVED**

**Applicant:** Mrs L Jennings

**Location:** Land Adjacent To 40 Fairfield Road Bude Cornwall

**Proposal:** Outline planning permission with some matters reserved: Proposed Single Dwelling

**Parish:** Bude-Stratton

**BSTC Resolved:** While the Town Council have no objection to the proposed dwelling, they have concerns over the proposed parking area as it limits the future access to the adjacent Travis Perkins site.

**30.11.2017 PA17/09929 APPROVED**

**Applicant:** Mr and Mrs Barnfield

**Location:** 4 Gurney Close Flexbury Bude EX23 8SH

**Proposal:** Proposed extension and internal alterations to existing dwelling

**Parish:** Bude-Stratton

**BSTC Resolved:** That the Council have no objection to the application