

**MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON 1<sup>ST</sup> FEBRUARY 2018**

**Present:** Cllrs L Deely, B Dixon, P La Broy, L Moores, T Philp, B Willingham (Chair)

**Non-voting** Cllrs: D Towl

**Officers:** Mrs T Gliddon – Office Administrator

**Public:** 1

- PL/244/18**      **To receive and accept apologies for absence**  
Cllrs: J Bryson, I Mason, P Moores  
Non-voting member – Cllr N Tucker
- PL/245/18**      **To receive registered and non-registered disclosable pecuniary interests and non-registerable interests**  
None
- PL/246/18**      **Dispensations: to consider requests for dispensations**  
None
- PL/247/18**      **Minutes - to receive, confirm and sign the Minutes of the Planning Committee Meetings held on 18<sup>th</sup> January 2018**  
**Resolved:** That the minutes were a true and accurate record of the Meeting and were signed by the Chairman.
- PL/248/18**      **Maximum 15 minutes for electors present to put questions or make observations concerning the business of the Planning Committee**  
None
- PL/249/18**      **Planning applications – to discuss and decide on response to Cornwall Council in relation to:**

*The Committee agreed to move planning application 5, 6 and 10 up the agenda in order to allow the Agent for the applications to speak.*

*The Chairman suspended Standing order 1d to allow the agent for application 5, 6 and 10 to speak and take questions from the floor. Standing Order 1d was re-instated following discussion.*

1) PA18/00257- Extension to dwelling- Sarona, Poughill, Bude, Cornwall, EX23 9EU - Mr and Mrs Graham Matthews.

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

2) PA17/11822- Demolition of existing garage and construction of 1 bedroom holiday let- 71 Victoria Road, Flexbury, Bude, Cornwall, EX23 ARJ- Mr and Mrs Marshall.

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

3) PA18/00098- Reserved Matters application following Outline Approval PA15/10469 23<sup>rd</sup> December 2015 for the erection of a dwelling (appearance,

landscaping, layout and scale) - Land South of 8 The Rowans, Bude, EX23 8PS- Ms K Mills and Mr J Vassallo.

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

4) PA17/11369- Repairs and increased roof pitch with slate roof covering to existing shed and the replacement of a container stable with timber stable and tack room building, Land West of South Lynstone Farm, Upton, Bude Cornwall EX23 OLP-Mr P Marshall.

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

5) PA18/00266- Erection of a car port over existing parking space – rear of Falcon Hotel, The Falcon Hotel Breakwater Road, Bude EX23 8SD - Mrs R Brendon.

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

6) PA18/00271- Erection of building to cover horse walker- Thorn Farm Kings Hill, Bude, EX23 8PW - Mrs J E Dennis.

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

7) PA17/11920- Proposed extension of Holiday Park to form camping pitches for Touring Caravans and Tents and extension of Car Parking area, Wooda Caravan and Camping Site, Stibb Road, Bude, Cornwall, EX23 9HJ- Mr Graeme Colwill.

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

8) PA17/12104- Non-material amendment for 1. South, window 05 – lowering sill to internal floor level 2. removal of recess in plan to north and south between dwelling and garage in respect of decision notices PA17/00684 and PA15/09460- Chi Lowen, Stratton, Bude, Cornwall, EX23 9AX- Mr James Bray.

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

9) PA18/00614- Works to trees covered by a Tree Preservation Order, namely the felling of one sycamore tree and the felling of one ash tree- Highlands Stratton, Bude, Cornwall, EX23 9BL -Mr and Mrs Shaw.

**Resolved: BSTC had no objections to the tree works as long as the Tree Officer's recommendations are followed. BSTC would like to see suitable replacement put in place.**

10) PA18/00343- Erection of 36 storage units [B8 use], together with the use of attenuation pond approved under PA15/02236 for surface water drainage, Plot A Bude Stratton Business Park, Bude, EX23 8LY - Omicways Ltd Executive Pension Fund.

**Resolved: BSTC object to the proposed development. Employment land in this area needs to be protected for high density employment uses.**

11) PA18/00696 – Proposed extension to existing dwelling, 4 Gurney Close, Flexbury, Bude, EX23 8SH – Mr & Mrs Barnfield.

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

**PL/250/18**

**Neighbourhood Plan (NP)**

The Working Group would meet following this Planning Committee meeting.

**PL/251/18**

**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 agree any associated actions.

Cllr La Broy reported that he and fellow Cornwall Councillor Nigel Pearce had had correspondence, followed by a meeting with residents of Piran Heights and Cornwall Council Planning Officer regarding - *PA17/12124 – Demolition of existing dwelling house and garage and redevelopment into nine apartments and a penthouse. Serendah, Upton, Bude, EX23 0LY, for Ms Karen Fitz-Hugh.*

Cllr La Broy informed the Committee that following concerns raised regarding all aspects of the proposal the application has now been withdrawn.

Following discussions around the above correspondence the Committee requested that the Working Party for the NP look at and keep a record of any future changes to the NP, one being Local Occupancy.

**PL/252/18**

**Planning Enforcement:**

None

**PL/253/18**

**Section 106 Monies and CIL (Community Infrastructure Levy)**

No further updates at this time.

The Chairman closed the meeting at 11.13am

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

**CORNWALL COUNCIL**

**LIST OF PLANNING DECISIONS – 1<sup>st</sup> February 2018**

**15.01.2018 PA17/11266 APPROVED**

**Applicant:** Mr D Speare

**Location:** Land West of 4 Bede Haven Close, Bude, EX23 8QF

**Proposal:** Reserved matters following outline approval PA17/04024 dated 17.07.17: erection of a dwelling

**Parish:** Bude-Stratton

**BSTC Resolved:** no objection to the proposed development but concerns were raised regarding safety re: the access onto Kings Hill

**15.01.2018 PA17/11312 APPROVED**

**Applicant:** Mr David Morris

**Location:** 1 Binhamy retail park, Binhamy Road, Stratton, Bude

**Proposal:** Application for the sub division of existing retail unit (A1 use) in to 2 x A1 units measuring 181m<sup>2</sup> each. Unit A2 to trade as a sandwich bar with extended hours of 7am until 11pm on Sundays

**Parish:** Bude-Stratton

**BSTC Resolved:** no objection

**16.01.2018 PA17/11347 APPROVED**

**Applicant:** C & M Heard

**Location:** Land at Hillhead Farm north of Stratton Road, Bude

**Proposal:** Non material amendment (1) to planning conditions to allow for phasing of development permitted by outline planning permission PA15/10905

**Parish:** Bude-Stratton

**BSTC Resolved:** no objection to the amendment, however in view of the problems experienced at the Binhamy site it must be ensured that pest control provision is implemented before ground works are carried out at each phase in order to eliminate any rodent population

**16.01.2018 PA17/03270/PREAPP Closed – advice given**

**Applicant:** Messers T Bacon, L Hooker and G Larwood

**Location:** Land North of Cameron Close, Maer Lane, Bude

**Proposal:** Pre-application advice for Residential development

**Parish:** Bude-Stratton

**BSTC Resolved:** no objection to the proposed development in principle, but reserve the right to further comment on receipt of a full planning application

**16.01.2018 PA17/11473 Not acceptable as an amendment**

**Applicant:** Mr & Mrs Claydon

**Location:** 2A Lynstone Cottages, Lynstone, Bude, EX23 0LW

**Proposal:** Non-material amendment (no.2) for dwelling height by 150mm, bedroom window sizes reduced on southwest elevation, second floor en-suite bathroom window – increase in size, northeast elevation utility room window omitted and minor changes in size and positions to other windows on this elevation, northwest elevation kitchen window omitted, southeast elevation plan minor changes in layout, first floor plan minor changes in layout to (PA16/12099) reserved matters application following outline approval PA16/05342 dated 25/7/16.

**Parish:** Bude-Stratton

**BSTC Resolved:** To object. Bude-Stratton Town Council endorse Cornwall Council planning officers decision

**18.01.2018 PA17/11587 APPROVED**

**Applicant:** Mr Iain Robinson

**Location:** Hockins Cottage, Spicers Lane, Stratton, Bude, EX23 9DR

**Proposal:** Listed Building Consent to replace three single-glazed rear-facing wooden sash windows with three double-glazed wooden sash windows.

**Parish:** Bude-Stratton

**BSTC Resolved:** no objection

**18.01.2018 PA18/00121/PREAPP Closed – advice given**

**Applicant:** Mr R Young

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

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

**Parish:** Bude-Stratton

**BSTC - Not received for consideration**

**24.01.2018 PA17/11472 APPROVED**

**Applicant:** Greenaway & Greenaway LTD

**Location:** Land South of Birlea, Stratton, Bude, EX23 9NR

**Proposal:** Siting of 6m high pole on which to mount antennae to send and receive Ultra-Fast Broadband

**Parish:** Bude-Stratton

**BSTC Resolved:** no objection

**22.01.2018 PA17/11586 APPROVED**

**Applicant:** Mr & Mrs A Ferrett

**Location:** 98 Kings Hill, Bude, EX23 8QL

**Proposal:** Single-storey rear extension

**BSTC Resolved:** no objection