

MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON 19TH JULY 2018

Members Present: Cllrs: B Willingham (Chairman), J Bryson, L Deely, P La Broy, F Richens, D Towl

Present: Tracey Gliddon – Office Administrator (OA)

Public present: none

PL/371/18 **To receive and accept apologies for absence**

Cllr: T Philp

PL/372/18 **To receive registered and non-registered disclosable pecuniary interests and non-registerable interests**

None

PL/373/18 **Dispensations: to consider requests for dispensations**

None

PL/374/18 **Minutes: to receive, confirm and sign the Minutes of the Planning Committee Meeting held on 5th July 2018**

Resolved: That with the amendment below the Minutes were a true and accurate record of the Meeting and were signed by the Chairman.

The duplicated 'PL/369/18' be change to 'PL/370/18'

PL/375/18 **Maximum 15 minutes for public present to put questions or make comments concerning the business of the Planning Committee**

None present

PL/376/18 **Planning applications – to discuss and decide on response to Cornwall Council in relation to:**

The OA advised the Committee that PA18/05698 had been received at BSTC office on the 28th June 2018, CC had given approval on the 13th July 2018.

1) Ref. No: PA18/05698 - Non-material amendment (No. 3) for replacement of approved dwellings with equivalent dwellings from the new Phoenix House Type range in respect of (PA14/06864) Reserved Matters application for the construction of 249 dwellings including roads, open space, landscaping and drainage. (Details following Outline consent PA12/03281 dated 28/08/12) - Binhamy Road, Stratton, Bude, EX23 9TG

Resolved: To note the application

2) Ref. No: PA18/06140 - Internal and external alterations to dwelling with garage extension and flat roof solar PV system - Meadowside, Upton, Bude, Cornwall, EX23 0LY

Resolved: BSTC had no objection to the proposed application but would ask that the Bude Green 5 (below) be incorporated:

- Rainwater harvesting and grey water recycling be incorporated
- PV Generation and Diverter be incorporated
- Local sustainable building materials be used where possible
- Any hard standing to be of permeable materials
- Renewable source of heating ie: ground source heat pump be used

3) Ref No: PA18/05575 - Erection of a building for B8 storage and distribution use together with the use of attenuation pond approved under PA15/02236 for surface water drainage. Unit 4, Bude Stratton Business Park, Stratton, Bude, Cornwall EX23 8LY

Resolved: Whilst BSTC recognises the need to retain High Density Employment Land, as this proposal supports a Bude High Street business and includes a retail element, the committee has no objection to the development.

4) Ref. No: PA18/06333 - Non-material amendment (No. 1) for change of roof material to SARNAFIL single ply membrane, with stick on fins to (PA15/09359) Demolition of building and erection of block of 10 flats - North Cornwall Motorcycles, Hospital Road, Stratton, Bude, EX23 9BP

Resolved: BSTC noted the amendment and had no objections.

PL/377/18 **Committee Terms of Reference – to consider the recommendation to the Full Council that the TOR be altered to show a 10.00am start time**

Recommended: The Planning Committee Terms of Reference be altered to show a 10.00am start time.

PL/378/18 **Neighbourhood Plan (NP) Action Group**

Notes from the meeting held on 19th July 2018 would be circulated to all Cllrs in due course. Following the recent meeting regarding the setting up of a Communities Land Trust, Cllr La Broy updated the Committee on further meetings at CC. Grant funding that was available to form a Trust. He informed the members that BSTC would not be able to set up a Trust but it would be necessary for the Council to lend its support to a future CLT and could have a member/s as Trustee/s.

PL/379/18 **Correspondence Received – for information:**

a) Decision notices were discussed and noted.

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

Correspondence had been received from CC regarding the adoption of roads at Shorelands, Binhamy Farm Development. The correspondence below was discussed.

"I have been passed a copy of your email as I have been dealing with this development for some considerable time.

Unfortunately I cannot say when the roads on this site will be adopted as there are currently no agreements in place for any of the on-site works.

Our last correspondence with Bovis Homes was at the beginning of June 2018 when they advised that they wanted to change their proposals again but, to date, we do not appear to have received anything from them so we cannot say if their proposed changes are even acceptable.

Notwithstanding the lack of agreements, we know that a significant amount of works are required to bring the roads up to an adoptable standard and then there would be a minimum 12 months maintenance period before we would consider adopting anything on this development.

Please feel free to give me a call if you need further information or want to discuss this further."

Yours

Notice of an Appeal Decision in respect of 20 Trevella Road, Flexbury, EX23 8NA had been received. The appeal was dismissed.
Noted.

PL/380/18

Planning Enforcement:

Correspondence had been received from Planning Enforcement re: noise at B & M stores from the air conditioning units. This had now been passed to Environmental health for investigation.
Noted.

Correspondence had been received from Planning Enforcement re: Alleged breach of condition 3 PA16/11422, Land North of Bagbury Farm, Bude. An investigation will be carried out.
Noted.

The Committee discussed works that are in progress at the Flacon Hotel, Bude. The OA was asked to report possible unscheduled works to CC enforcement.

Pop-up traders were discussed.

PL/381/18

Section 106 Monies, CIL (Community Infrastructure Levy) and Developer Off Site Contributions (DOSC)

Cllr La Broy updated the Committee on developments at CC with regard to CIL and DOSC.

The Chairman closed the meeting at 10.55am

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

CORNWALL COUNCIL

LIST OF PLANNING DECISIONS – 5th July 2018

15.06.2018 PA18/02568 APPROVED

Location: 30 Ocean View Road, Bude, EX23 8NN

Proposal: Proposed two storey extension and new porch

Parish: Bude-Stratton – No objections but the Town Council has concerns regarding overlooking of neighbouring properties

19.06.2018 PA18/04150 APPROVED

Location: Siblings, land west of Trewlanek, Pathfields, Stratton

Proposal: Non material amendment in respect of app PA17/05597 to allow a smaller garage size, reduce the size of the porch canopy, change of materials to front elevation and Juliet balcony opposed to projecting balcony.

Parish: Bude-Stratton – No objections

19.06.2018 PA18/04630 APPROVED

Location: Oak Cottage, Bush, Bude, EX23 9LA

Proposal: Proposed porch

Parish: Bude-Stratton – No objections

19.06.2018 PA18/05154 Decided not to make a TPO (TCA apps)

Location: The Falcon Hotel, Bude, EX23 8SD

Proposal: Notification of tree works in a Conservation Area

Parish: Bude-Stratton – Works were noted

20.06.2018 PA18/003882 APPROVED

Location: 15 The Crescent, Bude, EX23 8LE

Proposal: Proposed alterations and extension to the rear

Parish: Bude-Stratton – No objections

22.06.2018 PA17/09717 APPROVED

Location: 14A Belle Vue Lane, Bude, EX23 8BR

Proposal: Refurbishment of existing shop including demolition of existing lean-to and formation of studio flat on first floor above shop, together with the construction of a building to form two new flats

Parish: Bude-Stratton – No objections

27.06.2018 PA18/02870 APPROVED

Location: Land east of Windrush, Howard Lane, Stratton

Proposal: outline app for the erection of 3 dwellings (all matters other than access reserved)

Parish: Bude-Stratton –BSTC had no objection to the proposed development, but would request that Cornwall Council ask the applicant to incorporate the points made below in their design. (Bude Green 5)

28.06.2018 PA18/03588 APPROVED

Location: Bude Holiday Resort, Maer Lane, Bude, EX23 9EE

Proposal: Demolition of existing recreational and utility building and erection of 5no.holiday units, together with associated works

Parish: Bude-Stratton –BSTC had no objection to the application, but would request that Cornwall Council ask the applicant to incorporate the points made below in their design. (Bude Green 5)

26.06.2018 PA18/04028 APPROVED

Location: 1 Binhamy Retail Park, Stratton, Bude

Proposal: Advertisement consent for proposed new fascia signage

Parish: Bude-Stratton – No objections

26.06.2018 PA18/04038 APPROVED

Location: Wild Wood, Lynstone, Bude, EX23 0LR

Proposal: Erection of a new detached 2 storey dwelling with detached single garage within existing garden

Parish: Bude-Stratton – No objections

28.06.2018 PA18/04866 APPROVED

Location: 3 Flexbury Park Road, Flexbury, Bude, EX23 8HP

Proposal: Proposed garage alterations

Parish: Bude-Stratton – No objections

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