

**MINUTES OF THE PLANNING COMMITTEE**

**MEETING HELD THURSDAY 22ND JANUARY 2015**

Present: Cllr L Deely - Chairman

Cllrs: B Dixon, I Hemmings, P Tilzey, B Willingham

In attendance: Cllr L Moores, P Curtis

Clerical Assistant: T Gliddon

**PL/179/14**      **To receive and accept apologies for absence**

None

**PL/180/14**      **To receive registered and non-registered disclosable pecuniary interests and non-registerable interests**

Cllr Deely declared an interest in PA14/11958. Cllr Tilzey declared an interest in

PA14/11862

**PL/181/14**      **Dispensations: to consider requests for dispensations (for which 'Dispensation Request' form must have been completed and submitted to the Proper Officer at least 3 working days prior to the meeting)**

None

**PL/182/14**      **Maximum 15 minutes for electors present to put questions or make observations concerning the business of the Planning Committee**

An elector asked that the Neighbourhood Plan be noted when discussing application PA14/12080

**PL/183/14**      **Minutes:**

(i) **to receive, confirm and sign the minutes of the Planning Committee meeting held on 8<sup>th</sup> January 2014**

**Resolved: That the minutes are a true and accurate record and should be signed by the Chairman**

(ii) **matters arising:** None

The Chairman informed the Committee that correspondence had been received from Cornwall Council that may have an impact on the decisions made regarding planning applications and asked that PL/185/14 (ii) be moved to the next item on the agenda

**Resolved: that Planning Correspondence Received (ii) General correspondence be taken next on the agenda**

**PL/184/14**      **(ii) General Correspondence**

Information had been received from Cornwall council planning officers with regard to the amount of affordable housing which is included in an application for a small development. As of December 2014 the National Planning Policy Framework for an application for 10 or less new homes had changed. Applicants will no longer need to include an element of affordable housing for the Bude/Stratton/Poughill area. Information received from Cornwall Council was circulated to members. The Cornwall council planning officer requested that when BSTC look at planning application PA14/11958, that they consider the application and make comment with this information in mind, this application could be re-submitted without the affordable housing element included at a future date.

Cllr Deely handed over the chair to Cllr Dixon and left the room.

**PL/185/14**

**Consideration of planning applications received on or before 16 January 2015**

1) PA14/11958 – Outline planning permission with some matters reserved: Up to 6 new dwellings, including affordable housing and associated access. Land North of Bay Tree Farm, Northcott Mouth Road, Bude for Mr P Burrows.

**Resolved: That subject to all conditions being met, and concerns regarding access onto the Northcott Mouth Road being addressed that BSTC had no objection to the development**

Cllr Deely returned to the room and resumed as Chairman

2) PA14/12004 – Change of use from A1 retail to A3 & A5 hot food and drink restaurant and takeaway including installation of extractor flue at the rear. 24 The Strand, Bude for Mr J Stevenson.

**Resolved: BSTC had no objection to the proposed development but it must comply with the Countryside access team requests.**

3) PA14/12115 – Extension to dwelling. 2 Berkeley Close, Bude for Mr & Mrs Clifton.

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

4) PA14/12181 – Erection of a summerhouse to accommodate an outside sunroom primarily for storage of garden and patio furniture. 4 Kings Hill, Bude for Mr J Darke.

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

5) PA14/12197 – New 2 storey dwelling and associated driveway and amenity space. Healthy Gate, Stamford Hill, Bude for Mr & Ms Fletcher & Attwood.

**Resolved: No decision could be made on the proposal because of the lack of plans for the new dwelling and associated building.**

6) PA14/12080 – Construction of extensions to existing hotel to create 55 bedrooms with associated restaurant and bar areas, alterations to existing fenestration and doors and associated works of demolition, at the Strand, Hotel, Bude for Mr D Brown, Stoford developments Ltd and Whitbread plc

**Resolved: That BSTC had no objection to the proposed development, however the committee would ask that some of the integrity and character of the original buildings along the Strand before the Strand Hotel was built be incorporated into the new plans, eg, the roof line, pitch and dormer windows**

7) PA15/00091 – Construction of a managers/staff annex unit at the Brendon Arms, Bude for The Brendon Arms Ltd

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

Cllr Tilzey left the room

8) PA14/11862 – To remove the present ‘hut’ and surf board storage from the terrace of the Sea Pool and replace them with a large timber framed building, at the Sea Pool Bude for Mr P Tilzey, Friends of Bude Sea Pool.

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

Cllr Tilzey returned to the room

**PL/186/14**

**Planning Correspondence Received**

**(i) Decision Notices**

PA14/06388 Mr A Craig, 5 Poundfield Close, Stratton. Application for a Lawful Development Certificate for proposed use or development namely conversion of existing garage to bedroom and extension, Single storey flat roof – **Granted (CAADs and LUs only). Noted**

**PL/187/14**

**Neighbourhood Plan: updates and feedback from the Working Party and any Recommendation to the Council as to the actions required to progress**

The chairman reported that the Steering Group had asked at their meeting on the 12<sup>th</sup> January, that the Planning Committee consider the following recommendation and recommend this to FS&GP (and, if necessary full council).

The Planning Committee accepted this proposal.

**Recommended: The Steering Group is authorised to pursue the maximum available grant from Locality (Community Development Fund). All such additional finance to be credited to the Neighbourhood Plan budget (in addition to the original sum allocated by BSTC).**

The next meeting of the Steering Group is on Tuesday 10<sup>th</sup> February and all Councillors are encouraged to attend.

The Chairman closed the meeting at 11.35am

Signed.....Dated.....