

MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON 21ST JUNE 2018

Members Present: Cllrs: B Willingham (Chairman), B Dixon, T Gibbs, P La Broy, T Philp, F Richens, D Towl

Present: Tracey Gliddon – Office Administrator (OA)

Public present: 0

PL/349/18 **To receive and accept apologies for absence**

Cllrs: J Bryson and L Deely

PL/350/18 **To receive registered and non-registered disclosable pecuniary interests and non-registerable interests**

None

PL/351/18 **Dispensations: to consider requests for dispensations**

None

PL/352/18 **Minutes: to receive, confirm and sign the Minutes of the Planning Committee Meeting held on 7th June 2018**

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

PL/345/18 - *Line 3 "regarding the appropriate manage of the Sand Dunes"* should read "regarding the future management of the Sand Dunes"

Line 5 "parish boundaries be looked at a future meeting" should read "parish boundaries be looked at during a future meeting"

PL/353/18 **Maximum 15 minutes for public present to put questions or make comments concerning the business of the Planning Committee**

None

PL/354/18 **To consider adding the following wording to all planning applications considered by BSTC where appropriate:**

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

Resolved: to adopt the wording above to be known as the Bude Green 5, where appropriate with the addition of *Diverters* following *PV Generation* and *building* following *local sustainable*.

Resolved: That the Clerk be requested to write to the Chief Planning Officer at Cornwall Council informing the authority that Bude-Stratton Town Council have adopted the Bude Green 5 and will use them on future planning consultations where appropriate and to request the planning officers at CC look at adopting the Bude Green 5 in future applications.

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

1) Ref. No: PA18/04729 - Proposed single storey ground floor extension to provide disabled person's accommodation and alterations to the existing dwelling. 47 Kings Hill Bude EX23 8QH.

Resolved: BSTC had no objection to the proposed development

2) Ref. No: PA18/04866 - Proposed garage alterations. 3 Flexbury Park Road, Bude, EX23 8HP

Resolved: BSTC had no objection to the proposed development

3) Ref. No: PA18/04150 - Non Material amendment in respect of application PA17/05597 to allow a smaller garage size. Siblings Land West of Trewlanek, Pathfields, Stratton, EX23 9AW.

Resolved: BSTC had no objection to the proposed development

4) Ref. No: PA18/04255 - Application for a timber frame agricultural sheep building. Howard Mill, Stratton, EX23 9TG.

Resolved: BSTC had no objection to the proposed development

5) Ref. No: PA18/04852 - Variation of condition 2 in relation to PA17/07626: Minor alterations to external landscaping and the roof with the inclusion of a lift over projection Condition Number(s): 2 Conditions(s) Removal: 2 - Minor material amendment made to external landscaping and the roof with the inclusion of a lift over projection. Submitted revised drawings to supersede approved drawings. New drawings to be considered as part of this minor amendment application. The Penarvor, 15 Crooklets, Bude, EX23 8NE.

Resolved: BSTC object on the ground that the information provided does not allow for an informed decision to be made.

6) Ref. No: PA18/05170 - Proposed alterations to existing dwelling to provide new sun room to ground floor, alterations and extension to the first floor to include new en-suite for master bedroom. Flexbury Rise, Poughill Road, Bude EX23 8NZ.

Resolved: BSTC had no objection to the proposed development.

7) Ref. No: PA18/04533 - Certificate of lawfulness for existing use of land as a campsite and associated infrastructure. Atlantic Farm, Stratton, Bude, EX23 9TG.

Resolved: BSTC had no objection to the proposal.

8) Ref. No: PA18/04829 - Certificate of Lawfulness for existing use of garage as a home office and store room. 22 Flexbury Park Road, Bude, EX23 8HR.

Resolved: BSTC had no objection to the proposal.

9) Ref. No: PA18/05428 - Demolition of existing garage and sunroom and replacement single storey extension. Elmsleigh, Holnicote Road, Bude, EX23 8EJ.

Resolved: BSTC had no objection to the proposed development.

10) Ref. No: PA18/05299 - Proposed Loft Conversion including New Dormer. 23 Clinton Close, Bude, EX23 8ET.

Resolved: BSTC had no objection to the proposed development

11) Ref. No: PA18/02072 - Outline planning permission with some matters reserved: 2 Dwellings. Land West Of 11 Lea Way, Poughill, Bude, EX23 8HA.

Resolved: BSTC had no objection subject to a tree planting scheme being incorporated and Bude Green 5 (below) being 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**

PL/356/18

Neighbourhood Plan (NP) Action Group

The Committee were informed that a meeting had been arranged with Cornwall Communities Land Trust on the 5th July 2018 at 9am at the Parkhouse Centre, all Cllrs were invited to attend.

The Community use Land at Binhamy/Bovis was discussed at length. When it became apparent that Cllrs T Gibbs and T Philp had an interest in the subject they both declared a Pecuniary Interest and left the room.

Resolved: The committee requested that the Town Clerk write to Cornwall Highways and seek clarification on when the roads would be adopted at Shorlands, Binhamy Farm development.

Cllrs Gibbs and Philp returned to the room.

PL/357/18

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.

Notification of proposed works to trees in a Conservation Area – PA18/05154 remove Sycamore to ground level, at The Falcon Hotel had been received. As this application will be decided under delegated authority, there is no need to submit any comments and is for information only.

It was reported that following the receipt of the above correspondence, the Planning Officer had emailed the office advising that there had been fire damage to the tree at the Falcon Hotel, and that the Forestry Officer had advised that work to fell the tree go ahead immediately.

Noted by the Committee.

Notification of proposed works to trees in a Conservation Area – PA18/05153 removal of various snapped and hanging limbs from Monterey Cypress for road safety, at the Falcon Hotel, Bude. As this application will be decided under delegated authority, there is no need to submit any commits and is for information only.

Noted by the Committee.

Neighbour Planning E-Bulletin May 2018 – It was brought to the attention of the committee that the document (circulated to all Cllrs) included a section with regard to Town and Parish Councils being able to sign up to a free website - The Ordnance Survey Public Sector Mapping Agreement.

The committee agreed to sign up to the website.

PL/358/18

Planning Enforcement:

EN18/00289 – Alleged erection of log burner chimney. Easterly, Stone, Hill, Poughill. Cornwall Council confirmed there had been a planning breach and that retrospective planning applications had now been received. These will be placed on the next Planning Committee agenda for consultation.

Cllr La Broy reported that he had met with the agents who had put in a pre-application for 10 apartments at Serendah, Upper Lynstone, Bude. They had agreed to relook at their application.

11.06.2018 PA18/03658 APPROVED

Location: Sunnymeade, 6 Holinicote Road, Bude, EX23 8EJ

Proposal: outline app with all matters reserved for proposed dwelling

Parish: Bude-Stratton – No objections

12.06.2018 PA18/04021 APPROVED

Location: Land at Upton Park, County Road, Bude

Proposal: Full app for the erection of a new dwelling and associated works

Parish: Bude-Stratton – No objections

14.06.2018 PA18/03690 APPROVED

Location: WINDRUSH, Howard Lane, Stratton, EX23 9TF

Proposal: Proposed annexe linked to main building

Parish: Bude-Stratton – No objections

14.06.2018 PA18/03733 APPROVED

Location: Lower Pollards, Maiden Street, Stratton, EX23 9 DQ

Proposal: Proposed sun room extension and new double garage

Parish: Bude-Stratton – No objections

Enforcement

EN18/00289 – Alleged erection of a log burner chimney. Easterly, Stone Hill, Poughill, Bude.
Retrospective Planning Permission is required for the replacement of the old log burning stove and installation of a flue to the required fire and safety standards.