

**MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON 5<sup>TH</sup> JULY 2018**

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

**Non-voting members present:** Cllr L Moores

**Present:** Tracey Gliddon – Office Administrator (OA)

**Public present:** 1

- PL/360/18**      **To receive and accept apologies for absence**  
Cllrs: L Deely and T Philp
- PL/361/18**      **To receive registered and non-registered disclosable pecuniary interests and non-registerable interests**  
None
- PL/362/18**      **Dispensations: to consider requests for dispensations**  
None
- PL/363/18**      **Minutes: to receive, confirm and sign the Minutes of the Planning Committee Meeting held on 21st June 2018**  
**Resolved:** That the Minutes were a true and accurate record of the Meeting and were signed by the Chairman.
- PL/364/18**      **Maximum 15 minutes for public present to put questions or make comments concerning the business of the Planning Committee**  
No comments made

*In light of the public present and their interest in specific agenda items, the Chairman advised that planning applications PA18/04999 (5) and PA18/04544 (6) would be brought forward. For ease of reference, they are minuted in number order below.*

Standing order 1d was suspended to allow the agent for PA18/04999 (5) and PA18/04544 (6) to speak and take questions from the floor. Standing Order 1d was then reinstated.

- PL/365/18**      **Planning applications – to discuss and decide on response to Cornwall Council in relation to:**
- 1) Ref. No: PA18/02731 - Retrospective works to replace the old log-burning stove and install a flue to the required standard. Easterly Cottage, Poughill, EX23 9EU.  
**Resolved: BSTC object to the Flu due to the visual damage to the environment in a Conservation Area. Can the application for the Flu be modified to reduce its visual impact?**
- 2) Ref. No: PA18/04264 - Listed Building consent for retrospective works to replace the old log burning stove and install a flue to the required standard. Easterly Cottage, Poughill, EX23 9EU.  
**Resolved: BSTC object to the listed Building Consent for the Flu due to the visual damage to the environment in a Conservation Area. Can the application for the Flu be modified to reduce its visual impact?**

3) Ref. No: PA18/05456 - Variation of condition 1 (approved plans) in respect of decision PA17/07543 (reserved matters following outline permission for 6 dwellings). Land North Of Bay Tree Farm, Northcott Mouth Road, Poughill, EX23 9EN.

**Resolved: BSTC had no objection**

4) Ref. No: PA18/05286 - Demolition of existing Garage and Construction of a new 4No. Bedroom Dwelling House. Spindleberry, Poughill Road, Bude, EX23 8NZ.

**Resolved: BSTC had no objection to the proposal 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**

5) Ref. No: PA18/04999 - Change of use of approved retail unit [A1 Use] to Yoga Studio [D2 Use] and proposed extension. 18 Queen Street, Bude, EX23 8BB.

**Resolved: BSTC had no objection**

6) Ref. No: PA18/04544 - Erection of an industrial building for B2 and B8 Uses, together with use of attenuation pond approved under PA15/02236 for surface water drainage. Plot 3, Bude Stratton Business Park, Bude, Cornwall, EX23 8LY.

**Resolved: BSTC object to the proposal, employment land in this area needs to be protected for high density employment uses and therefore objects to the B8 (storage) use and would ask that any future application include the Bude Green 5 (below):**

- **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**

7) Ref. No: PA18/05845 - Listed Building Consent for the replacement of front door. 21 King Street, Bude, EX23 8ED.

**Resolved: BSTC had no objection**

8) Ref. No: PA18/05629 - Outline planning permission with all matters reserved: Proposed new dwelling. Land East of 61 Kings Hill, Bude, EX23 8QH.

**Resolved: BSTC had no objection to the proposal 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**

**PL/366/18**

**Neighbourhood Plan (NP) Action Group**

No update at present. The next meeting would be held on 19<sup>th</sup> July 2018 between 9am - 10am followed by the Planning Committee meeting.

Cllrs discussed the presentation that had been given that morning (05.07.18) by the Rural Housing Enabler for Cornwall Council (CC), regarding Community Land Trusts. The Group that had been present at the meeting indicated a desire for BSTC to be a part of a Community Land Trust.

PL/367/18

**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.

The OA advised the Committee that a planning officer from CC had been in touch with the office to advise the Committee that there had been a mistake in the wording sent to BSTC in application PA18/04852 (discussed at the previous meeting).

This was noted by the Committee

Correspondence had been received from The North Coast Cluster regarding the overriding of a NP by a rural exception site application at a recent meeting. This was discussed and the correspondence noted.

PL/368/18

**PA16/11422 – Mountain Boarding, Land North of Bagbury Farm, EX23 0LT – to consider correspondence received**

Discussion took place regarding correspondence that had been received in reference to the times the site was being used for Mountain Boarding. The Planning Decision Notice was looked at for this site and the Committee agreed that CC Enforcement should be contacted as 'Condition 3' of the Decision Notice is not being adhered to.

PL/369/18

**Planning Enforcement:**

The air conditioning units being used at the B & M Stores, at the Binhamy development were discussed. The Committee agreed that CC Enforcement should be contacted re: noise pollution to residents in the area.

PL/370/18

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

After discussion the Committee agreed to add "Developer Off Site Contributions" to the title of this item on all future agendas.

The Chairman closed the meeting at 11.38am

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

**CORNWALL COUNCIL**

**LIST OF PLANNING DECISIONS – 5<sup>th</sup> 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