

**MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON 27<sup>TH</sup> SEPTEMBER 2018**

Voting members Present: Cllrs: B Willingham (Chairman), J Bryson, L Deely, B Dixon, T Gibbs, P La Broy, F Richens, D Towl

Non-voting members present: Cllrs L Moores and P Tilzey

Officers present: T Gliddon – Committee Administrator (CA)

Public present: 10

Press: 1

Meeting Start time: 10am

**PL/422/18**

**To receive and accept apologies for absence**

Voting member: Cllrs: T Philp

**PL/423/18**

**To receive registered and non-registered disclosable pecuniary interests and non-registerable interests**

None

**PL/424/18**

**Dispensations: to consider requests for dispensations**

None

**PL/425/18**

**Minutes: to receive, confirm and sign the Minutes of the Planning Committee Meeting held on 13<sup>th</sup> September 2018**

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

**PL/426/18**

**Public participation – a maximum of 15 minutes for public present to make comments concerning the business of the Committee**

Members of the public, agents and architects spoke for and against planning applications: PA18/07303, PA18/07352, PA18/06907 and PA18/07827 respectively.

*Cllr Tilzey left the meeting at 10.30am*

**PL/427/18**

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

The Committee agreed before the planning applications were discussed at to allow the members public present to speak and answer questions from the floor where necessary.

1) Ref. No: PA18/07352 - Outline planning permission with some matters reserved: Residential development comprising 30no. dwellings (including affordable housing) and open space with all matters reserved except access. Land at Poughill Road, Poughill, Bude, EX23 8PD.

**Resolved: That BSTC had no objections subject to the Bude Green 5 (below) being incorporated in the application**

- Rainwater harvesting and grey water recycling be incorporated

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- **PV Generation with Diverter linked to an electric car charging point 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**

The committee also requested that Section 106 monies be used to upgrade the Bridleway 506/7/2 (Donkey Lane).

2) Ref. No: PA18/07303 - Construction of a one bedroom - timber framed and timber clad cabin style dwelling

Land North of 1 Old Drovers Way, Stratton, Bude, EX23 9DZ

**Resolved: That BSTC strongly objects to the proposed development for the following reasons:**

**'There are currently flooding and excess water issues and these will be made worse'**

**'There are sewage and drainage issues'**

**'Excavation works near to the trees with TPO's could damage the roots and kill the trees. The Magnolia tree is a rare specimen'**

**'BSTC asks that the Forestry Officer is involved in this decision'**

**'There are insufficient rights of access to carry out some of the proposals on these plans'**

**'Overlooking of neighbouring properties is an issue'**

3) Ref. No: PA18/06907 - Revised design to extant planning approval No.PA16/03569 dated 08.07.2016 for 9 x 3-bed dwellings houses and associated works to 4No. 3 bed semi-attached houses and 6No.two-bed flats and associated works. Western Power Distribution, Kings Hill Close, Bude, EX23 8PQ.

**Resolved: That BSTC had no objection to the application but the Committee regret the loss of Employment land and would request that the Bude Green 5 (below) be incorporated in the development**

- **Rainwater harvesting and grey water recycling be incorporated**
- **PV Generation with Diverter linked to an electric car charging point 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**

4) Ref. No: PA18/07827 - Outline application for two new dwellings with all matters reserved except for access. Land South of Chyvarton, Upton, EX23 0LY.

**Resolved: That BSTC had no objections to the application.**

5) Ref. No: PA18/08123 - Construction of a Replacement Dwelling. Glenside, Stone Hill, Poughill, Bude, EX23 9HH.

**Resolved: That BSTC had no objections provided that the splay onto the highway is sufficient and the Bude Green 5 (below) is incorporated in the development**

- **Rainwater harvesting and grey water recycling be incorporated**
- **PV Generation with Diverter linked to an electric car charging point be incorporated**
- **Local sustainable building materials be used where possible**

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- Any hard standing to be of permeable materials
- Renewable source of heating ie: ground source heat pump be used

*Cllr Gibbs left the meeting at 11.25am*

6) Ref. No: PA18/07912 - Resubmission of application 2007/01917 for the construction of a new dwelling and the restoration of a former orchard. Land North of Poughill Mens Institute, Church Street, Poughill, Bude, EX23 9EP.

**Resolved: That BSTC had no objections but would requested that the Bude Green 5 (below) be incorporated in the development**

- Rainwater harvesting and grey water recycling be incorporated
- PV Generation with Diverter linked to an electric car charging point 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: PA18/08355 - Erection of replacement sun lounge extension with first floor balcony above. Part new south facing boundary wall. Wrangle Point House, 13 Crooklets, Bude, EX23 8NE.

**Resolved: That BSTC had no objections to the application.**

**PL/428/18**

**Neighbourhood Plan (NP) Action Group – to receive an update**

Cllr J Bryson reported that they had been joined by the Conservation Area Officer from Cornwall Council at today's meeting and notes of the meeting would follow to all Cllrs. The next meeting would be on the 11<sup>th</sup> October between 9am – 10am, all Cllrs are invited to attend.

**PL/429/18**

**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 a CC Planning Officer regarding BSTC comments on PA18/05714 – Bude Primary Federation, Broadclose Hill. The comments would be taken into consideration by the East Planning Committee on the 15<sup>th</sup> October 2018.

Correspondence regarding the Bude Development Evaluation Sewerage Evaluation Report was discussed. It was requested that the report be copied to all Cllrs. Cllr La Broy reported that he would be attending the Cornwall Community Flood Forum Conference.

**PL/430/18**

**Planning Enforcement – To receive updates and discuss and refer, if appropriate, any new issues**

There were no updates to report.

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PL/431/18

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

There were no updates to report.

The Chairman closed the meeting at 11.55am

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

DRAFT

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