

MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON 30TH AUGUST 2018

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

Non-voting members present: Cllr L Moores

Present: Tracey Gliddon – Committee Administrator (CA)

Public present: 9

Meeting Start time: 10am

- PL/402/18** **To receive and accept apologies for absence**
Voting member: J Bryson
- PL/403/18** **To receive registered and non-registered disclosable pecuniary interests and non-registerable interests**
None
- PL/404/18** **Dispensations: to consider requests for dispensations**
None
- PL/405/18** **Minutes: to receive, confirm and sign the Minutes of the Planning Committee Meeting held on 16th August 2018**
Resolved: That the Minutes were a true and accurate record of the Meeting and were signed by the Chairman.
- PL/406/18** **Public participation – a maximum of 15 minutes for public present to make comments concerning the business of the Committee**
The Chairman, with the agreement of the committee proposed that as the members of the public present all intended to speak regarding Planning application 1) PA18/06879, that they should be allowed to speak during that item.
- PL/407/18** **Planning applications – to discuss and decide on response to Cornwall Council in relation to:**
The planning agents for application 1) gave a short presentation to the committee with hard copies of the plans and an animation. The Piran Heights Management Company spokesman spoke against the development. The Committee asked questions of the agents and lengthy discussion took place regarding the building size and design, the proximity to Piran Heights and other properties in the area, the proximity to the busy T junction and road, density and community sustainability.
- 1) Ref. No: PA18/06879 - Demolition of existing dwelling house and garage and the re-development of the site into eight apartments and a penthouse, (re-submission of PA17/12124). Serendah, Upton, Bude, EX23 0LY.
Resolved: That BSTC strongly object on the grounds of overdevelopment of the site. The design, appearance and scale is inappropriate in this prominent location.

2) **Ref. No: PA18/06951** - Change of use from estate agent (A2) to fitness studio (D2). 5B Belle Vue, Bude, EX23 8JL.

Resolved: That BSTC had no objections.

3) **Ref. No: PA18/07441** - Proposed loft conversion and construction of a porch. 38 West Park Road, Flexbury, Bude, EX23 8PB.

Resolved: That BSTC had no objections.

4) **Ref. No: PA18/07363** - Certificate of lawfulness for existing use of an agricultural access. Land at Kitts, A3072 Stratton, Bude, EX23 9NR.

Resolved: That BSTC had no objections, but would express concerns over the safety of turning onto the busy A3072.

5) **Ref. No: PA18/07171** - Demolition of existing bungalow and a proposed development consisting of 3 x 4 bed detached new build houses each with attached single garage - variation of Condition 2 of PA18/00835 to amend design to include rear garden rooms. Trewlanek, Pathfields, Stratton, Bude, EX23 9AW.

Resolved: That BSTC had no objections.

6) **Ref. No: PA18/07525** - Non Material Amendment for 2 new windows to north elevation. Previously approved extension wall angle changed, planning application PA18/00696 refers. 4 Gurney Close, Flexbury, Bude, EX23 8SH.

Resolved: That BSTC had no objections

7) **Ref. No: PA18/07325** - Listed Building Consent for the installation of two window openings. 1 Hill Cottages, Stamford Hill, Stratton, Bude, EX23 9HA.

Resolved: That BSTC had no objections

8) **Ref. No: PA18/07324** - Installation of two window openings. 1 Hill Cottages, Stamford Hill, Stratton, Bude, EX23 9HA.

Resolved: That BSTC had no objections

9) **Ref. No: PA18/06531** - Proposed replacement windows, roof lights, reposition of staircase at rear and front balcony ballustrade. 12B Summerlease Crescent, Bude, EX23 8HH.

Resolved: That BSTC had no objections

10) **Ref. No: PA18/07627** - Proposed loft conversion, extensions and alterations. 16 Elm Drive, Bude, EX23 8EZ.

Resolved: That BSTC had no objections but would request that the Green 5 (below) be incorporated into the development.

- 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/408/18

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

No updates received.

PL/409/18

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 planning officer with regard to PA18/07013, Minster Gate.

Noted.

Correspondence had been received from Mr Cahill re- an invitation to attend a NP action group meeting. A provisional date of the 27th September had been set, the Chair of the action group will update members.

Correspondence had been received from CC Planning informing the Committee of an informal Planning Development & Improvement Group Meeting to be held on 27th September 2018.

The Committee agreed to place this item on the next agenda for discussion and members were requested to put their suggestions in writing.

It was reported that a public consultation was to be held by Boyer on behalf of Cavanna Homes, with regard to the proposed residential development, Land North of Stratton Road, Stratton, on Thursday 6th September 2018, between 3pm – 8pm at the Parkhouse Centre, Bude. There will be an earlier session being held at 2pm for members of the Town and Cornwall Councillors to attend.

PL/410/18

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

No updates were reported and no issues were reported.

PL/411/18

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

No updates were received.

The Chairman closed the meeting at 11.14am

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

CORNWALL COUNCIL

LIST OF PLANNING DECISIONS – 30th August 2018

06.08.2018 PA18/06140 APPROVED

Location: Meadowside, Upton, Bude, EX23 8NZ

Proposal: Internal and external alterations to dwelling with garage extension and flat roof solar PV system

Parish: Bude-Stratton – no objection to the proposed application but would ask that the Bude Green 5

10.08.2018 PA18/05286 APPROVED

Location: Spindleberry, Poughill Road, Bude, EX23 8NZ

Proposal: Demolition of existing garage and construction of a new 4no. bedroom dwelling house

Parish: Bude-Stratton – no objection to the proposal but would ask that the Bude Green

17.08.2018 PA18/07039 APPROVED

Location: 3 Carteret Road, Bude

Proposal: Non-material amendment to planning app PA18/03259

Parish: Bude-Stratton – no objections

21.08.2018 PA18/06630 APPROVED

Location: Hockins Cottage, Spicers Lane, Stratton, Bude

Proposal: Listed Building Consent for installation of elec boiler on 2nd floor

Parish: Bude-Stratton – no objections