

MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON 25TH OCTOBER 2018

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

Voting member absent: J Bryson, F Richens

Officers present: T Gliddon – Committee Administrator (CA)

Meeting Start time: 9am

PL/482/18 To receive and accept apologies for absence

Voting member: Cllr L Deely

PL/483/18 To receive registered and non-registered disclosable pecuniary interests and non-registerable interests

None

PL/484/18 Dispensations: to consider requests for dispensations

None

PL/485/18 Minutes: to receive, confirm and sign the Minutes of the Planning Committee Meeting held on 25th October 2018

Resolved: That the Minutes were deferred to the next meeting.

PL/486/18 Public participation – a maximum of 15 minutes for public present to make comments concerning the business of the Committee

Members of the public spoke regarding PA18/09668 and PA18/09432

PL/487/18 Planning applications – to discuss and decide on response to Cornwall Council in relation to:

1) **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. No comment made as this application was sent in error.

The Committee agreed that members of the public present would be allowed to speak during item 6) PL/487/18.

2) **Ref. No: PA18/09670** - Reserved Matters: Appearance, Landscaping, Layout and Scale in respect of PA15/10905 (Outline application for proposed development of up to 260 dwellings, public open space, allotments, scout hall, business/community hub including community building GP surgery and office space). Land North Of Stratton Road, Bude, Cornwall.

Resolved: That BSTC object to this application on the following grounds which include but are not limited to:

- Access to site
- Access vehicles merging onto known pinch point
- Cycle path, footpath and bridleway – no improvement made to access/no buffer zone

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- Affordable housing is insufficient
- Over development
- Water supply/table/drainage
- Sewage
- Coalescence
- Dormice, slow worms and bats
- Sensitivity of vintage trees and hedgerows
- Infrastructure – schools, GPs, employment, etc

The Committee would like letters of intent from the PCT and Scout Group (as per the detail of the application regarding the development of GP surgery and Scout Hall). Also details of access from the emergency services.

The Committee seek a meeting with the developer and the Planning Officer to discuss the application in more detail.

3) **Ref. No: PA18/09668** - Reserved Matters: Access in respect of PA15/10905 (Outline application for proposed development of up to 260 dwellings, public open space, allotments, scout hall, business/community hub including community building GP surgery and office space). Land North Of Stratton Road, Bude, Cornwall.

Resolved: That BSTC raise strong concerns with the only access to and from the proposed development being the roundabout at Coast View/A39, and the inadequacy of this roundabout to cope with added traffic, especially during the summer season. It may be appropriate for the Developer and Cornwall Highways to examine improvements to the access from Skitches Corner (Junction A39/Hospital Road)

The Committee seek a meeting with the developer and the Planning Officer to discuss the application in more detail.

Cllr T Philp left the meeting at 10.10am

4) **Ref. No: PA18/09744** - Proposed extension and alterations to existing dwelling. Headland Cottage, Upton, Bude, EX230LY.

Resolved: BSTC had no objection to the development but have concerns with regard to the proximity to the cliff edge.

5) **Ref. No: PA18/09493** - Outline application for new dwelling on infill land, with all matters reserved. Penmarsh, Bush, Bude, EX23 9LE.

Resolved: BSTC object to the development on the grounds that they would question the infill, access onto the busy A39, loss of trees and overlooking.

6) **Ref. No: PA18/09688** - Proposed new bungalow with single garage with variation of condition 2 (approved plans) in respect of decision PA16/08829 dated 08.12.16 to allow amended design. Land Rear of 7 And 8 Maer Down Road, Flexbury, Bude, EX23 8NG.

Resolved: That BSTC have concerns regarding the stability of the ground and damage to surrounding property during the building process.

7) **Ref. No: PA18/09432** - Outline application with all matters reserved for construction of 4 no. detached dwellings Land North Of Cameron Close, Maer Lane, Bude, EX23 9EE.

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Resolved: BSTC object due to the increased risk of flooding to nearby properties. It is outside the planning boundaries and it will be a loss of a green space.

PL/488/18 **Neighbourhood Plan (NP) Action Group – to receive an update**
No update.

PL/489/18 **Cornwall Council draft Housing Supplementary Planning document consultation Ref. No: PA18/00003/SPD**
Resolved: to defer this item until the next meeting.

PL/490/18 **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.

An email had been received from the Planning Officer for PA18/08898 –7/8 Maer Down Road, Bude. The Officer is minded to go against BSTC resolution to object to the application and is requesting BSTC views on how BSTC wish the application be determined. If BSTC want it to go to Committee then planning reasons will be needed for this.

Resolved: That BSTC call this application to Committee for decision, with the support of C Cllr P La Broy.

PL/491/18 **Planning Enforcement – To receive updates and discuss and refer, if appropriate, any new issues**
The CA updated the Committee on current enforcements re: signs at the Bude Golf course, the Strand and the parking issues at the Carries/La Bocca restaurant.
Noted.

PL/492/18 **Section 106 Monies, CIL (Community Infrastructure Levy) and Developer Off Site Contributions (DOSC)**
No update

The Chairman closed the meeting at 10.57am

Chairman’s Signature.....Date.....

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