

**MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON
20TH DECEMBER 2018**

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

Voting members absent: F Richens, B Dixon

Non-voting members present: P Moores, P Tilzey

Officers present: T Gliddon – Committee Administrator (CA)

K Cornwell – Acting Town Clerk/RFO

Meeting Start time: 10.25am

- PL/484/18** **To receive and accept apologies for absence**
Cllr L Deely
- PL/485/18** **To receive registered and non-registered disclosable pecuniary interests and non-
registerable interests**
Cllr P La Broy declared a NPI in PA18/10327
- PL/486/18** **Dispensations: to consider requests for dispensations**
None
- PL/487/18** **Minutes: to receive, confirm and sign the Minutes of the Planning Committee
Meeting held on 6th December 2018**
Resolved: That the Minutes were an accurate record of the Meeting and were signed by the Chairman.
- PL/488/18** **Public participation – a maximum of 15 minutes for public present to make
comments concerning the business of the Committee**
None present
- PL/489/18** **To consider a response to Cornwall Council’s decision to grant permission for
PA18/07303 - Old Drovers Way, in clear breach of S.23 of The Bude-Stratton Town
Council adopted Neighbourhood Plan.**
Cllr Willingham reported that he had attended to Strategic Planning meeting as BSTC representative to speak against the planning application. CC voted in favour of the application which Cllr Willingham felt was contrary to Policies in the CC Local Plan and the Bude Neighbourhood Plan. Lengthy discussion took place re: how CC determine planning applications and a possible Judicial Review.
Resolved: That BSTC request C Cllr P La Broy to represent BSTC at the Planning Guidance meeting to be held on 3rd January 2019. That the RFO be requested to look into the costs of a Judicial Review and the possibility of BSTC bringing a Judicial Review against CC, with recommendations to go to Full Council on the 17th January 2019.
Resolved: To invite Louise Wood, Service Director, Planning & Development, CC to meet with members of BSTC Planning Committee with regard to the granted planning permission for PA18/07303, Land at Old Drovers Way.

ATC/RFO left the meeting

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

1) Ref. No: PA18/10327 - Demolition of existing bedsits and flats and erection of 14 dwellings. 1 Downs View, Bude, EX23 8RF.

Resolved: BSTC had no objections but would ask the Bude Green 5 (below) be incorporated. BSTC welcome the design which is sympathetic to the existing street scene.

- 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

2) Ref. No: PA18/11229 - Proposed single storey rear extension. 18 Woodfield Road, Flexbury, Bude, EX23 8JB.

Resolved: BSTC had no objections

3) Ref. No: PA18/10699 - Proposed extension with balcony and alterations. 67 Kings Hill, Bude, EX23 8QL

Resolved: BSTC had no objections

4) Ref. No: PA18/11056 - Proposed extension to dwelling. 41 Valley Road, Bude, EX23 8ER.

Resolved: BSTC had no objections

5) Ref. No: PA18/11160 - Non material amendment (NMA1) for addition of a velux skylight to the eastern side of the barn roof to decision PA13/10322 (construction of new building to house farm vehicles, machinery, feed seed and hay) Springfield, Stratton, Bude, EX23 9TG.

Resolved: BSTC had no objections

6) Ref. No: PA18/10502 - Single storey extension to North East Elevation to form Sunroom. Oak Cottage, Bush, Bude, EX23 9LA.

Resolved: BSTC had no objections

7) Ref. No: PA18/11547 - Demolition of existing garage and construction of new attached annexe with car port and balcony to rear. Seven Gates, Upton, Bude, EX23 0LY.

Resolved: BSTC had no objections

8) Ref. No: PA18/11574 - Renovation of the existing listed dwelling with principal works including roof repairs and various other works. Lower Ring O Bells, Church Street, Stratton, Bude, EX23 9DE.

Resolved: BSTC had no objections

9) Ref. No: PA18/11359 - Listed building consent to replace 7 no. single-glazed front-facing wooden sash windows with 7 no. double-glazed wooden sash windows. Hockins Cottage, Spicers Lane, Stratton, Bude, EX23 9DR.

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Resolved: BSTC had no objections

10) Ref. No: PA18/11350 - Proposed extension to dwelling and alterations. Cliff Top, Road from Upton Meadows to Marine Drive, Upton, Bude, EX23 0LY.

Resolved: BSTC had no objections – BSTC would note the lack of detailed plans from this architect.

Cllr Gibbs left the meeting

PL/491/18 Neighbourhood Plan (NP) Action Group – to receive an update

Cllr Bryson reported that Phase I was now complete and had been circulated for input. A live copy would be kept in the BSTC office.

PL/492/18 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.

Notes from the recent meetings with CC and Cavanna Homes were discussed. The meetings have proved very productive.

Resolved: That the Committee requested a follow up meeting with Helen Blacklock take place.

Correspondence regarding the Planning conference to be held in February 2019 had been received. The CA would book 4 places for Cllrs: T Gibbs, T Philp, D Towl and B Willingham.

Correspondence had been received from CC in reply to BSTC queries with regard to flat roofs and the Design Guide. This was noted.

CC planning officers had requested that BSTC email them to acknowledge that the Bude Green 5 is an aspiration at present and that it cannot be used by officers at CC as it is not a planning policy in the Local Plan. Bude Green 5 will be put into the revision of the Neighbourhood Plan. The CA was authorized to email the Planning Officer at CC.

PL/493/18 Planning Enforcement – To receive updates and discuss and refer, if appropriate, any new issues

Correspondence had been received from CC – alleged breach of condition 3 Land North of Bagbury Farm. This was noted.

PL/494/18 Section 106 Monies, CIL (Community Infrastructure Levy) and Developer Off Site Contributions (DOSC)

It had been reported s106 monies had be allocated from the Cavanna Homes development for a parcel of land that had already be designated for use. The re-distribution of these s106 monies was discussed and the possibility of a Deed and Variance being made to enable the monies to be used for the benefit of the Bude area community.

The CA was requested to invite the CC planning officer Helen Blacklock to meet with the committee to discuss the allocation of s106 monies.

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The Chairman closed the meeting at 12.35pm

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

CORNWALL COUNCIL

LIST OF PLANNING DECISIONS –20th December 2018

06.12.2018 PA17/04301

APPROVED

Location: Camping site, Lanveans, Cleavelands, Bude, EX23 8AB

Proposal: Change of use of site from camping site to residential development of 6.no dwellings

Parish: Bude-Stratton – object: Concerns were expressed regarding the impact of the proposed development on the following: The impact on slow worms, door mice and bats living on the site. The impact item 2.4-archaeological significance as a scheduled ancient monument in report 160421, no exclusion zone applied. A traffic management report is needed to assess the impact of the development.

06.12.2018 PA18/01364/PRE-APP

Closed – Advice given

Location: Land North of Stratton Road, Bude

Proposal: PPA for reserved matters submission for 144 dwellings including public open space, landscaping, internal access roads and site

Parish: Bude-Stratton – not seen at BSTC

30.11.2018 PA18/09166

REFUSED

Location: Land North of 1 Kings Hill Close, Kings Hill, Bude

Proposal: erection of 1 bedroom dwelling

Parish: Bude-Stratton - object to the proposed development on the following grounds: Out of character with the area, inappropriate design and flat roof.

05.12.2018 PA18/09871

APPROVED

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

Proposal: Construction of new studio above existing garage

Parish: Bude-Stratton – no objections

12.12.2018 PA18/07303

APPROVED

Location: Land North of 1 Old Drovers Way, Stratton, Bude

Proposal: Construction of a one bedroom – timer framed and timber clad cabin style dwelling

Parish: Bude-Stratton – **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’

10.12.2018 PA18/08898

APPROVED

Location: 8 Maer Down Road, Bude, EX23 8NG

Proposal: Redevelopment of existing residential site to provide 8 apts

Parish: Bude-Stratton – **strongly object to the application on the following grounds:**

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Over development of the site

Ridge height – too high

Out of scale

Inappropriate design

Inadequate parking arrangements/public safety

Over shadowing new bungalow development to the rear (PA18/08829)

Access to the S.W. Coastal Path via Maer Road would be impinged, particularly for disabled access

Proposed pool would increase risk of pollution to Crooklets beach area

BSTC would request that this application be taken to Committee for decision if CC Officers are minded to approve it

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