

**MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON
17TH JANUARY 2019**

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

Non-voting members present: Cllr P Tilzey
Public present: 1

Officers present: T Gliddon – Committee Administrator (CA)

A presentation by Salmon Planning was given to the Committee re: Potential development at Howells Road, Stratton, Bude, EX23 9BY. *The Chairman thanked Salmon Planning for their presentation.*

Meeting Start time: 10.15am

- PL/001/19** **To receive and accept apologies for absence**
None
- PL/002/19** **To receive registered and non-registered disclosable pecuniary interests and non-registerable interests**
None
- PL/003/19** **Dispensations: to consider requests for dispensations**
None
- PL/004/19** **Minutes: to receive, confirm and sign the Minutes of the Planning Committee Meeting held on 20th December 2018**
Resolved: That the Minutes were with the amendments below an accurate record of the Meeting and were signed by the Chairman.
Cllr J Bryson shown as present in list of *Cllrs present*
PL/484/18 - Cllr L Deely be added
- PL/005/19** **Public participation – a maximum of 15 minutes for public present to make comments concerning the business of the Committee**
No comments made
- PL/006/19** **Planning applications – to discuss and decide on response to Cornwall Council in relation to:**
1) Ref. No: PA18/11732 - Demolition of workshop, removal of concrete hard standings and construction of new cafe/shop, exercise room and equipment store. Willow Valley Camping Site, A39 Between Old Kilkhampton Road And Stone Hill, Bush, Bude, EX23 9LB.
Resolved: BSTC had no objections subject to a permeable surface being used for the hard standing elements.

2) Ref. No: PA18/11582 - Extension to rear of dwelling. 6 The Crescent, Bude, EX23 8LE

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Resolved: BSTC had no objections

3) Ref. No: PA18/11624 - Proposed extensions. 17 Meadow Drive, Bude, EX23 8HZ.

Resolved: BSTC had no objections, however the Committee were disappointed with the design quality and it is out of keeping with the neighbouring developments.

4) Ref. No: PA18/11919 - Alterations, improvements and extensions to existing dwelling. Oyston Park, 11 Lynstone Road Bude, EX23 8LR.

Resolved: BSTC had no objections.

5) Ref. No: PA18/11476 - Conversion of existing shop, workshop and flat into two new dwellings. 2 Summerleaze Ave, Flexbury, Bude, EX23 8RL.

Resolved: BSTC had no objections.

6) Ref. No: PA18/11775 - Non-material amendment for: increase the size of the pods by 200mm each; a small adjustment to the spacing to comply with fire spread regulations and a change to the access ramp to allow passing places to (PA15/11339) Raised Glamping Pods with walkways between. Atlantic Farm, access to West Grove, Stratton, EX23 9TG.

Resolved: BSTC had no objections.

7) Ref. No: PA18/12035 - Demolition of existing garage and construction of two storey extension. 17 Broadclose Hill, Bude, EX23 8EQ.

Resolved: BSTC had no objections.

8) Ref. No: PA18/11887 - Listed Building Consent for the provision of external terrace above existing carport roof at the rear. Granary Mill Lynstone Road, Bude, EX23 8LW.

Resolved: BSTC had no objections.

9) Ref. No: PA18/11886 - Provision of external terrace above existing carport roof at the rear. Granary Mill, Lynstone Road, Bude, EX23 8LW.

Resolved: BSTC object on the grounds of overlooking and potential noise issues especially in the summer.

10) Ref. No: PA18/11971 - Proposed new off-road parking and extension to existing single storey dwelling. 24 Petherick Road, Bude, Cornwall, EX23 8SN.

Resolved: That BSTC had no objections but did have concerns over the proximity of the access point of the new parking area to the corner and would ask that a permeable surface be used for the parking areas.

PL/007/19

To discuss the outcome of meeting with Cornwall Council Planning Officers re: Planning Policies

A synopsis of meeting held 2nd January 2019 with Cornwall Council Planning Officers, at their Bodmin offices, re: PA18/07303 - Old Drivers Way, was presented to the members:

"The Town Council's Planning Committee has met to consider its response to Cornwall Council's decision to grant permission for PA18/07303 - Old Drivers Way. This appears to have been done in clear breach of S.23 of The Bude-Stratton Town

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Council adopted Neighbourhood Plan as well as policy areas of the Cornwall Council Local Plan and no other material planning considerations were put forward to outweigh these policies.

In attendance for CC: Mark Andrews, Group Leader Development Management (General Team), Emily Jones, Emma Ben, Helen Blacklock, for BSTC: Julia Bryson, Tony Philp, Lea Deely, Peter La Broy, Tony Gibbs, Bob Willingham.

The volunteers from BSTC thanked the members of the CC planning department for their time and expressed their disappointment over outcome of the planning subcommittee meeting on 10 December 2018.

The first part of the meeting we concentrated on the Bude-Stratton neighbourhood development plan policy 23, conservation areas and listed buildings. The question was asked how the construction that was planned enhanced the heritage, conservation and amenity value of the area?

Emily Jones, the planning officer for this application said that in her professional opinion it a was judgement call, and neighbourhood plan needed to be stronger to emphasise the difference between “enhancing” versus “harmful” to the area. It was suggested that the neighbourhood plan needed revision to differentiate clearly between causing no harm, conserving, or enhancing proposals in a Conservation Area.

The second part of the meeting concentrated on the Cornwall Council local plan, Policy 12, Section 2 In addition development proposals should protect individuals and property from: a, overlooking and unreasonable loss of privacy.

A composite of a photograph from 2, Drovers Way with the plans of the proposed development was shown to Planning officers. This clearly showed the magnitude of the overlooking and loss of privacy. The officers stated that there was every chance that this composite would be inaccurate and give a false opinion, that was why it couldn't be used in evidence. Emily Jones at this point stated that “the distance between the two buildings did not contravene any design standards and in her opinion there was no significant loss of privacy. If the owner of 2 Drovers Way was so inclined they could grow a suitable hedge to block the view”. When asked had she visited the site she said “Yes”, When asked how she been down to 2 Drovers Way to look back up the hillside she said “No”.

BSTC all asked whether because of the steep incline on which the building was to be located wouldn't this have an effect on the required minimum distances between the buildings. To which the answer was no.

Finally a conversation was had where BSTC asked whether there could be a middle ground for when Cornwall council and BSTC did not agree on whether to allow planning permission to reduce the number of applications going to committee. It was agreed in future if planning officers disagreed with the town council the planning officers would have further engagement with the committee. This was agreed and will start to be implemented once the changes have been made to the planning team for Bude-Stratton”.

Discussion took place regarding the meeting with CC and with the agreement of the committee a resident of Old Drovers Way spoke to the committee. He thanked the committee for their efforts and support with regard to this application.

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Resolved: that the report be noted and no further action be taken. BSTC would support residents of Old Drovers Way with any actions they pursue in the future.

PL/008/19 **Neighbourhood Plan (NP) Action Group – to receive an update**
Cllr Bryson reported that Phase 1 of the Action Plan of the Bude NP was complete, hard and electronic copies were available from the office. Discussion took place as to the way forward with the next phase. A meeting of the action group would be held on Thursday 31 Jan 2019 at 9am (prior to the Planning Committee meeting) to discuss a forward plan.

PL/009/19 **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.
i) Cornwall Council – Cornwall Minerals Safeguarding Development Plan Document Noted
ii) Listed building consent – PA18/10658 Bude Castle for S Hayes Noted

PL/010/19 **Planning Enforcement – To receive updates and discuss and refer, if appropriate, any new issues**
A resident of Cleavelands, Bude, was invited to speak regarding an ongoing dispute concerning the access of a new footway/cycleway put in place by Bovis Homes at their development at Binhamy Farm. An adjacent land owner has stopped up the footway. Discussion took place.
It was agreed that the CA would investigate any conditions that were put in place with regard to the footway/cycleway and report back to the Committee with a view to any further actions.

Correspondence had been received regarding PA18/02731, Easterly Cottage, Poughill, Bude.
Noted.

PL/011/19 **Section 106 Monies, CIL (Community Infrastructure Levy) and Developer Off Site Contributions (DOSC)**
It was noted that the ATC had forwarded the latest report regarding s106 monies to all Cllrs. It was requested that the ATC contact CC to quantify the report

The Chairman closed the meeting at 11.35am

Chairman’s Signature.....Date.....

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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 Drivers 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 apartments

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

Over development of the site

Ridge height – too high

Out of scale

Inappropriate design

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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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