

**MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON  
11<sup>TH</sup> APRIL 2019**

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

Non-Voting member present: Cllr L Moores

Officers present: K Cornwell – Town Clerk

T Gliddon – Committee Administrator (CA)

Public present: 31

Meeting Start time: 10am

**PL/064/19 To receive and accept apologies for absence**

None received

**PL/065/19 To receive registered and non-registered disclosable pecuniary interests and non-registerable interests**

None received

**PL/066/19 Dispensations: to consider requests for dispensations**

None received

**PL/067/19 Minutes: to receive, confirm and sign the Minutes of the Planning Committee Meeting held on 28<sup>th</sup> March 2019**

**Resolved:** That the Minutes of 28<sup>th</sup> March 2019 were a true and accurate record of the meeting and were signed by the Chairman.

**PL/068/19 Public participation – a maximum of 15 minutes for public present to make comments concerning the business of the Committee**

All members of the public present spoke regarding item 6 - 1) PA19/01978.

The strength of feeling with regard to this application was recognised by the Committee. The Chairman reiterated to the members of the public present that decisions made by CC would be based on Planning Policy and law.

**PL/069/19 Planning applications – to discuss and decide on response to Cornwall Council in relation to:**

1) Ref. No: PA19/01978 - Full Planning Permission and Conservation Area Consent for the demolition of existing buildings and the development of a 70 bed budget hotel, including bar and cafe, with associated car park and access works. Former Bus and Coach Depot, Lansdown Road, Bude, EX23 8BN.

*Cllr D Towl Left the meeting at 11.04 am*

**Resolved:** that BSTC object to the proposal. It is in conflict with the Bude NDP policy: 15 - Town Centre Development. BSTC also object to the scale, design, height and overshadowing in a Conservation Area.

However, if the site is deemed suitable by CC for a hotel development BSTC would request that the restaurant offer is reduced and is resident only. BSTC question the

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methodology of the traffic statement and would ask that the developer contribute towards safer pedestrian walkways and crossings. BSTC would request that they are involved in the consultation process of any future application in order to give a sympathetic design to the surrounding area and would also request that the Bude Green 5 be included.

*The TC left the meeting at 11.55am*

*Cllr D Towl returned to the meeting 11.58am*

*The Chairman suspended the meeting for 12noon and the meeting resumed at 12.05pm*

2) Ref. No: PA19/01197 - installation of a window, at first floor level, on the south east (side) elevation. 10 Monterey Close, Bude, EX23 8DX.

**Resolved:** that BSTC had no objection.

3) Ref. No: PA19/01775 - Application for a Lawful Development Certificate for Existing Use as a residential property. Flat 2, 11 Morwenna Terrace, Belle Vue, Bude, EX23 8BU.

**Resolved:** that BSTC had no objection.

4) Ref. No: PA19/01152 - Front Entrance Porch. Meadows, Poundfield Lane, Stratton, Bude, EX23 9BS

**Resolved:** that BSTC had no objection.

**PL/070/19**

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

The Action Group have met with CC Officers to discuss Development Plan Documents and ways forward with the review of the Neighbourhood Development Plan. A further meeting with CC officers has been scheduled.

**PL/071/19**

**Correspondence Received – for information:**

a) Decision notices.

Discussion took place regarding application PA19/00263 -14 Belle Vue Lane, Bude, EX23 8BR, formation of ground floor flat, together with the erection of a small extension to the west. This application had since been withdrawn.

**Resolved:** that BSTC write to the Planning Officer to note the withdrawal of the application and inform the officer that the consensus of the BSTC Committee was that a commercial unit on the ground floor should be retained.

b) To note and discuss if appropriate correspondence received since the last meeting and agree any associated actions.

Following discussions with CC planning officers the TC had ascertained details regarding Pre-application notification to BSTC.

The Committee agreed to add Pre-applications as a standing item on future Planning Committee agenda's

Following correspondence with CC officers Permission in Principle (PIP) and Rural Exception sites were discussed.

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It was agreed to arrange a meeting with CC Planning Officers was requested to discuss PIP and Rural Exception sites.

**PL/072/19**      **Planning Enforcement – To receive updates and discuss and refer, if appropriate, any new issues**  
No new reports.

**PL/073/19**      **Section 106 Monies, CIL (Community Infrastructure Levy) and Developer Off Site Contributions (DOSC)**  
No Update received.

The Chairman closed the meeting at 12.25pm

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

**CORNWALL COUNCIL**

**LIST OF PLANNING DECISIONS –11<sup>th</sup> April 2019**

**15.03.2019**                      **PA18/11861**    **APPROVED**

**Applicant:** Mr Brownhill

**Location:** 37 Treleven Road, Bude, EX23 8SA

**Proposal:** Outline app for the demolition of existing garage and erections of a new dwelling in garden with all matters reserved.

**Parish : Bude** - BSTC had no objection to the application subject to the Bude Green 5 being incorporated into the scheme.

**20.03.2019**                      **PA18/11886**    **APPROVED**

**Applicant:** Mr Marshall

**Location:** Granary Mill, Lynstone Road, Bude, EX23 8LW.

**Proposal:** Provision of external terrace above existing carport roof at the rear.

**Parish : Bude** - BSTC had no objection

**20.03.2019**                      **PA18/11867**    **APPROVED**

**Applicant:** Mr Marshall

**Location:** Granary Mill, Lynstone Road, Bude, EX23 8LW.

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**Proposal:** Listed Building Consent for the provision of external terrace above existing carport roof at the rear.

**Parish : Bude** - BSTC had no objection

**15.03.2019**

**PA19/00474**

**APPROVED**

**Applicant:** Bude & N C Golf Club

**Location:** Burn View, Bude, EX23 8DA

**Proposal:** Variation of condition 2 in respect of decision notice PA17/07897 to amend position of entrance to car park.

**Parish : Bude** - BSTC had no objection

**18.03.2019**

**PA19/01307**

**APPROVED**

**Applicant:** Mr & Mrs Westlake

**Location:** 15 Valley Road, Bude, EX23 8EP

**Proposal:** Outline Planning for detached 2 storey dwelling within existing gardens at 15 Valley Rd and revised access arrangement

**Parish : Bude** - BSTC had no objections, however concerns were raised with regard to the building line and visibility issues at the junction with Silverton Road, on this corner plot. It was also requested that the Bude Green 5 be included.

**27.03.2019**

**PA19/00263**

**WITHDRAWN**

**Applicant:** Mrs J Sach

**Location:** 14 Belle Vue Lane, Bude, EX23 8BR

**Proposal:** Formation of ground floor flat, together with the erection of a small extension to the west

**Parish : Bude** - BSTC had no objection