

**MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON  
14<sup>TH</sup> MARCH 2019**

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

Officers present: T Gliddon – Committee Administrator (CA)

Public present: 3

Meeting Start time: 10am

- PL/043/19**     **To receive and accept apologies for absence**  
None received
- PL/044/19**     **To receive registered and non-registered disclosable pecuniary interests and non-registerable interests**  
None received
- PL/045/19**     **Dispensations: to consider requests for dispensations**  
None received
- PL/046/19**     **Minutes: to receive, confirm and sign the Minutes of the Planning Committee Meeting held on 28<sup>th</sup> February 2019**  
**Resolved:** That the Minutes be deferred to the next meeting
- PL/047/19**     **Public participation – a maximum of 15 minutes for public present to make comments concerning the business of the Committee**  
No comments received
- PL/048/19**     **Planning applications – to discuss and decide on response to Cornwall Council in relation to:**  
1) Ref. No: PA18/11671 - Application for Permission in Principle for the erection of up to 9 residential units as a rural exceptions site. Land at Upton Meadows off Strafford Close, Bude.  
**Resolved:** that BSTC object to the application. The proposed development is not acceptable as a Rural Exception site. The proposed housing does not appear to be affordable housing. BSTC feels the application contravenes Policy: 8 of the CLP. BSTC would accept the site provided that any future application for development provides housing that is affordable and the sale/rental price is linked to the average local earnings. It is requested that the Bude Green 5 (below) be included in any future application.
- 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

These minutes are subject to approval by Committee at its next meeting

With the agreement of the Committee the Chairman allowed members of the public to speak with regard to 2) PA19/01558.

2) Ref. No: PA19/01558 - Reserved matters application for access, appearance, landscaping, layout and scale following outline approval PA18/03658 dated 11.06.2018 for Construction of a Proposed Dwelling. Land South of 6 Holnicote Road, Bude, EX23 8EJ.

**Resolved:** BSTC object in principal due to: overlooking/loss of privacy due to gradient, 'right to light' – would request a shadow gram be carried out. Slow worms on site – request an environmental study. Concerns over dimensions shown on the plans. Increased pressure on an already very busy through fare. Not enough parking shown for the development. Out of scale with neighbouring properties

3) Ref. No: PA19/00290 - Listed Building Consent for cable works. Higher Ring O Bells, Lower Ring O Bells & Church Cottage, Church Street, Stratton, EX23 9DE.

**Resolved:** BSTC had no objection.

4) Ref. No: PA19/01354 - Listed Building Consent to remove the war memorial plaque at the front of the church for future relocation, and make good the wall. Flexbury Park United Methodist Church, Flexbury Park Road, Bude, EX23 8HP.

**Resolved:** BSTC had no objection.

5) Ref. No: PA18/10846 - Re-modelling and modernisation of existing garden centre with retail extension. Brooks Garden Centre, Stratton, EX23 9NR.

**Resolved:** BSTC had no objection.

6) Ref. No: PA19/01262 - Proposed annexe linked to main dwelling (resubmission of previously approved application PA18/03690). Windrush, Howard Lane, Stratton, EX23 9TF.

**Resolved:** BSTC had no objection but would ask that the BudeGreen 5 (below) be incorporated.

- 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

7) Ref. No: PA19/00263 – Amended Plans - Change of use of existing shop to ground floor flat, together with the erection of a small extension to the west. 14 Belle Vue Lane, Bude, EX23 8BR.

**Resolved:** BSTC had no objection.

Cllr P La Broy voted against.

8) Ref. No: PA18/11887 – Amended Plans - 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 objection.

[These minutes are subject to approval by Committee at its next meeting](#)

9) Ref. No: PA18/11886 – Amended Plans -Provision of external terrace above existing carport roof at the rear. Granary Mill, Lynstone Road, Bude, EX23 8LW.  
**Resolved:** BSTC had no objection.

**PL/049/19**

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

Cllr Bryson reported that the Action Plan is being incorporated into the original NDP using social media. It is proposed to begin advising residents that a Review of the Plan and consultation is imminent.

Noted.

**PL/050/19**

**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.

It was reported that the agent for a proposed development in Poughill would like to meet with the Planning Committee to give a presentation.

The Committee agreed to invite the Balzey Partnership to a pre-application presentation at 11.30am or following the Planning meeting on the 28<sup>th</sup> March 2019.

It was reported to that application No: PA18/06475 variation of conditions at Lidl, Bude had been called into committee at CC where it had been approved but with amended conditions of deliveries allowed between 06.00-23.00 and 07.00-21.00 on Sundays and Bank holidays.

Noted.

A CC 5 day protocol re: PA18/11169 Land West of 11 Lea Way, Bude, EX23 8HA had been received. BSTC had requested deferral as plans did not show appearance or materials, which has now been rectified. Cllrs consulted the CC planning site.

**Resolved:** That following the insertion of more details on the application BSTC had no objection.

A CC planning Officer had been in correspondence with the office in response to BSTC questions regarding land for lease/sale at land off Kings Hill Industrial Estate (PL/039/19). CC planning team are putting together a time line of pre/apps and planning applications on this and surrounding land. Once the work in complete BSTC will be given a copy.

Noted.

CC had responded to BSTC comments re: PA19/01307 15 Valley Road, Bude.

Noted.

An application for Street Trading Licence had been received from CC for the Cookie Corner.

**Resolved:** that BSTC strongly object to the proposal due to proximity with a three way road junction, the area is not level and the location would cause a narrowing of the footpath.

[These minutes are subject to approval by Committee at its next meeting](#)

**PL/051/19**      **Planning Enforcement – To receive updates and discuss and refer, if appropriate, any new issues**  
No new reports

**PL/052/19**      **Section 106 Monies, CIL (Community Infrastructure Levy) and Developer Off Site Contributions (DOSC)**  
No updates.

**PL/53/19**      **To receive a draft Memorandum of Understanding relating to the delivery of the Bude Local Economic Plan and the Bude Neighbourhood Development Plan and make recommendation to Full Council**  
Lengthy discussion took place.  
**Recommended:** That the Memorandum of Understanding be placed on the Full Council agenda for discussion.

The Chairman closed the meeting at 12noon

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

**CORNWALL COUNCIL**

**LIST OF PLANNING DECISIONS – 28<sup>th</sup> March 2019**

**26.02.2019**

**PA18/11534**

**APPROVED**

**Applicant:** Motor Fuel Limited

**Location:** Bude Services Petrol Station, Bencoolen, Road, Bude, EX23 8PJ

**Proposal:** Single storey side extension to forecourt sales building

**Parish : Bude-Stratton** BSTC had no objections

**28.02.2019**

**PA18/12120**

**REFUSED**

**Applicant:** Mr J Spicer

**Location:** 18 Trelawney Ave, Bude, EX23 9HB

**Proposal:** Wooden Balcony

**Parish : Bude-Stratton** BSTC object to the application due to overlooking issues and loss of privacy to the neighbouring properties.