

**MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON  
16<sup>TH</sup> MAY 2019**

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

T Gliddon – Committee Administrator (CA)

Public present: 2

Meeting Start time: 9.30am

- PL/085/19**      **Election of Chairman**  
Cllr B Willingham was nominated and seconded  
**Resolved:** that Cllr B Willingham be duly elected as Chairman for the ensuing year.
- PL/086/19**      **Election of Vice-Chairman**  
Cllr B Dixon was nominated and seconded  
**Resolved:** that Cllr B Dixon be elected as Vice-Chairman for the ensuing year.
- PL/087/19**      **To receive and accept apologies for absence**  
Cllrs: P La Broy
- PL/088/19**      **To receive registered and non-registered disclosable pecuniary interests and non-registerable interests**  
None received
- PL/089/19**      **Dispensations: to consider requests for dispensations**  
None received
- PL/090/19**      **Minutes: to receive, confirm and sign the Minutes of the Planning Committee Meeting held on 25<sup>th</sup> April 2019**  
**Resolved:** That the Minutes were a true and accurate record of the meeting and were signed by the Chairman.
- PL/091/19**      **Public participation – a maximum of 15 minutes for public present to make comments concerning the business of the Committee**  
No comments were made.
- PL/092/19**      **Planning applications – to discuss and decide on response to Cornwall Council in relation to:**  
The Committee agreed to allow members of the public to speak regarding applications 1) and 2)
- 1) 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 strongly object to the application on the grounds of:
- Against CLP Policy 12 2a: overlooking and unreasonable loss of privacy
  - Overdevelopment of the site
  - No environmental study (previously requested)
- BSTC would like to request a meeting to discuss this application with Area 8 Planners prior to CC decision.

If CC are minded to approve this application BSTC would request it be called into Committee.

2) Ref. No: PA19/02960 - Erection of replacement building to form two flats, one approved under PA17/09717 and the other submitted under PA19/00263, withdrawn following collapse of the building. 14A Belle Vue Lane, Bude, EX23 8BR.  
**Resolved:** BSTC object on the grounds of it being the loss of a retail unit. Previous applications in the area have been for change of use from offices to residential. BSTC note that the building work has gone ahead without Change of Use permission.

3) Ref. No: PA19/01222 - Re-cladding of front elevation of building. Bude Recreation Ground, Bude, EX23 8LA.  
**Resolved:** that BSTC had no objections.

4) Ref. No: PA19/03102 - Regularisation of rear porch serving kitchen, erection of close boarded fence and creating of covered way for deliveries. The Preston Gate Inn, Poughill Bude, EX23 9ET.  
**Resolved:** that BSTC had no objections.

5) Ref. No: PA19/03199 - Listed Building Consent for roof repairs and internal works. Lower Ring O Bells, Church Street, Stratton, EX23 9DE.  
**Resolved:** that BSTC had no objections.

6) Ref. No: PA19/03257 - Front porch extension together with rear mezzanine extension over existing bedroom. 3 Woodley Close, Stratton, EX23 9AH.  
**Resolved:** that BSTC had no objections.

7) Ref. No: PA19/03580 - Listed Building Consent to place a war memorial plaque on the outside wall of the Bude Methodist Church memorial garden (Relocated from Flexbury Methodist Church under PA19/01354). Bude Central Methodist Church, Bude, EX23 8LA.  
**Resolved:** that BSTC had no objections.

8) Ref. No: PA19/03279 - Proposed garage and workshop. Healthy Gate, Stamford Hill, Stratton, EX23 9EY.  
**Resolved:** that BSTC had no objections.

9) Ref. No: PA19/02596 - Erection of 2no 4 bedroom chalet style dwellings. Trevalgas Farm, Stamford Hill, Stratton, EX23 9EX.  
**Resolved:** that BSTC object on the grounds that it contravenes CPL Policy 7 'the proposal represents an isolated development in the countryside' it would also set a precedent for future development in the area.

10) Ref. No: PA19/02866 - Replace existing small window opening and existing small patio door opening with one larger patio door opening. Apartment 4 Piran Heights, Upton, Bude, EX23 0LY.  
**Resolved:** that BSTC had no objections

PL/091/19

**Pre-planning Applications – to discuss and respond where applicable**

1) PA19/00857/PREAPP - Pre application advice for formation of off road parking layby to service existing dwelling. Robins Nest, New Road, Stratton, Bude, EX23 9AL. BSTC would strongly support the objections of the Highways department on this occasion and object to any application.

2) PA19/01025/PREAPP - Pre application advice for proposed construction of a single dwelling. Land NW of Bosvean House, Stratton, Bude, EX23 9JZ. BSTC would object to any application on the grounds that it would contravenes CPL Policy 7 - 'the proposal represents an isolated development in the countryside' it would also set a precedent for future development in the area.

3) PA19/01067/PREAPP - Pre-application advice for 3 dwellings. 21 Bramble Hill, Bude, EX23 8DG  
BSTC would have no objection in principal to an application, but do have concerns with the density and over development of the site.

PL/092/19

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

The Group are currently considering the draft questionnaire to go out to the public.

PL/093/19

**Correspondence Received – for information:**

a) Decision notices. Noted

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

PA19/02443 – 36 Lynstone Road, Bude – A further consultation had been received from the planning officer on this application having had dialogue with the agent and the roof dormer being re-designed.

**Resolved:** BSTC note the amendments made and now given the new information would amend their original consultation to: BSTC has no objections.

An update from CC had been received regarding PA19/01132 – Morrison's application, which has been recommended for delegated refusal on the grounds of adverse impact upon the amenity of neighbouring residents (noise and disturbance).  
Noted.

An update has been received from CC with regard to the landscaping at Splash/Better site (Stucley Road). The CA updated the Committee that she had emailed the Planning Officer for an update on timescales.  
Noted.

PA19/02100 – Land North of Efford Farm, Bude – a 5 day protocol had been received. The Committee noted the protocol letter but withheld consultation and requested that a meeting be arranged with the CC Planning Officer to discuss the application further.

PL/094/19

**Planning Enforcement – To receive updates and discuss and refer, if appropriate, any new issues**

Concerns regarding the 'pop-up shop' adjacent to the Row Boat hire on the Lower Wharf were raised. Given that this is a substantial porta cabin style unit and does not seem to be a 'pop-up' shop rather a permeant building the Committee agreed

that the Town Clerk should write to CC to ascertain when the application for this 'pop-up' shop was decided and raise BSTC objections.

PL/095/19

**Section 106 Monies, CIL (Community Infrastructure Levy) and Developer Off Site Contributions (DOSC)**

An update of the current s106 monies being used for the Bude area had previously been circulated to the Committee. This was discussed and agreed that the office would be asked to look at an analysis of the information and provide a document to published on the BSTC website.

The Chairman closed the meeting at 11.30am

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

DRAFT