

MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON 26TH SEPTEMBER 2019

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

T Gliddon – Committee Administrator (CA)

Public present: 2

Meeting Start time: 9.30am

PL/181/19 To receive and accept apologies for absence

Cllr J Bryson

Non-voting member: Cllr R Uhlig

PL/182/19 To receive registered and non-registered disclosable pecuniary interests and non-registerable interests

None received

PL/183/19 Dispensations: to consider requests for dispensations

None received

PL/184/19 Minutes: to receive, confirm and sign the Minutes of the Planning Committee Meeting held on 5th September 2019

Resolved: That the Minutes are a true and accurate record and were signed by the Chairman.

PL/185/19 Public participation – a maximum of 15 minutes for public present to make comments concerning the business of the Committee

No comments received.

PL/176/19 Planning applications – to discuss and decide on response to Cornwall Council in relation to

The Chairman with the agreement of the Committee allowed the agents for the 1) PA19/01978 to speak regarding their application.

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.

Resolved: BSTC maintain their previous objection. This application contravenes Policy 15 and Policy 23 of the Bude NP and Policy 12 and Policy 24 of the CLP. The application does not enhance the area with its scale and mass.

The Committee were led to understand from the applicants that this is not the final, formal application. The view of the applicants is that this revised plan was for discussion not full planning permission and that they are still awaiting a further discussion with the Conservation Officer at Cornwall Council. The applicant and BSTC would welcome a site meeting with Planning Officers to discuss the design of the proposed building. BSTC would also ask that a s106 negotiation for £100,000 for a cycle path link between Summerleaze Downs and Nanny Moores Bridge be sort and paid before building works begin.

2) **Ref. No: PA19/07363** - Internal alterations to provide hotel suites together with the creation of first floor balcony areas. The Edgcumbe Hotel, 19 Summerleaze Crescent, Bude, EX23 8HJ.

Resolved: BSTC had no objection in principal, but object to the central divide being of cedar cladding, and would like to see the height of the divide reduced and it be made of opaque glass.

3) **Ref. No: PA19/06989** - Change of use to a bakery, producing breads, cakes and pastries. There will be a cafe within the bakery offering coffee and sandwiches. Installation of 3 phase electric. No change to structure. Unit 2 The Depot, Kings Hill, Bude, EX23 8PQ.

Resolved: BSTC had no objection.

Pre-Applications

PA19/02111/PREAPP - advice for an additional 17 lodges and to include: 1) use of the field nearest the road; 2) Staff accommodation where the burnt barn is and 3) the existing stone built cottages. Atlantic Farm, Stratton, EX23 9FG.

Resolved: BSTC would have no objection but would like to see landscaping and strengthening of the boundary hedge along the A39.

PA19/01680/PREAPP - advice for construction of 2/3 bed rural workers supervisory dwelling. Land South West Of Oxenpark, Bude, EX23 9NB.

Resolved: BSTC would object in principal but without the business appraisal being supplied we cannot make any further comment.

Cllr T Gibbs left the meeting 10.50am

PA19/02406/PREAPP – advice for roof mounted solar installation onto existing building. 878 solar modules to be installed onto 2 x pitched roofs and 1 x flat roof (there is a very small pitch of c.4 degrees). Solar panels will not be within 1m of eaves or roof edge. It is not fronting onto a highway. EnturyLink Cable Landing Station, off Kings Hil, Bude, EX23 ONE

Resolved: that BSTC could not make any as no information is available.

PL/177/19 **Neighbourhood Plan (NP) Action Group – to receive an update**

No update.

PL/178/19 **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.

Notification of application PA19/07788 – works to trees in a conservation area – Pear Cottage, Bridge Street, Stratton.

Noted.

Notification of application PA19/07987 – works to trees in a conservation area – Willow Grange, Northcott Mouth Road, Poughill.

Noted.

Correspondence from Mears Construction with regard to an application for an Extra Care Facility in Stratton had been received. The correspondence and reply were noted.

Correspondence had been received from NALC with regard to a Policy consultation - 5G Mobile Coverage in Rural Areas. After discussion it was decided to add this as an

agenda item at the next meeting. Any Cllr wishing to comment on the consultation can do so at that meeting.

Cllr L Moores left the meeting at 11.05am.

PL/179/19 **Planning Enforcement – To receive updates and discuss and refer, if appropriate, any new issues**
Notification of the outcome of the hearing into variation of a Street Trading Consent - layby on A3072 Stratton/Launcells Road, had been received.
The outcome was noted, BSTC would ask that CC keep the area under surveillance. If the vehicles are still in situ after the 31st October that Enforcement be requested to have them removed.

PL/180/19 **Section 106 Monies, CIL (Community Infrastructure Levy) and Developer Off Site Contributions (DOSC)**
No update received.

The Chairman closed the meeting at 11.10am

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