

MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON 11TH JANUARY 2023

Members present Cllrs: S Dearing (Chair), A Bluett, M Dawe, M Dorey, V Herbert-Coulson, P La Broy, P Purchase

Non-voting member: Cllr P Tilzey

Non-Committee members: Cllr P Tilzey

Officer: T Gliddon – Assistant Clerk (AC)

Public: 20 Meeting Start time: 3pm

PL/001/23 To receive and accept apologies for absence

Cllrs: J Diffey

PL/002/22 To receive registered and non-registered disclosable pecuniary interests and non-registerable interests

None received.

PL/003/22 Dispensations: to consider requests for dispensations

None received.

PL/004/22 Minutes: to receive, confirm and sign the Minutes of the Planning Committee Meeting held on 21st December 2022

Resolved: that the minutes were a true and accurate record of the meeting and were signed by the chair.

The Chair used her discretion and moved item 5) correspondence down the agenda to be taken following item 8). For ease the minutes will be written in agenda order.

PL/005/22 Correspondence Received

i) Decision notices: noted

ii) Correspondence: CC re: PA22/10042 removal of trees due to Ash Die back, Bowden Lane, Stratton. The CC Officer had informed the members that new tree planting in mitigation for the loss of trees could not go ahead because CC are not the landowner. This information was noted.

PL/006/22 Public participation – a maximum of 15 minutes for public present to make comments concerning the business of the Committee

Members of the public present all spoke against application PA22/09629. During the item the Chair took the opportunity to remind the public that BSTC are a consultee in the Planning process and CC are the final arbiter, therefore it is essential that people add their comments to the CC planning portal for CC officers consideration.

PL/007/22 Planning applications – to discuss and decide on response to Cornwall Council in relation to:

1) Ref. No: PA22/09629 - Hybrid application seeking full planning permission for the partial demolition of existing hotel and outline planning permission with all matters reserved for the development of a new up to 50 bed care home together with associated parking and open space. An Mor Hotel/Hartland Hotel, Hartland Terrace, Bude, EX23 8JY

Resolved: BSTC has a strong objection to this proposal. Indicative plans show a design concept which is completely out of keeping with the architectural language of the street scene.

Consequently, BSTC believe that this proposal will have a deleterious impact within the conservation zone – in contravention with CLP Policy 24: Historical/Environment. BSTC has grave concerns re:

- Scale and massing upon the site (Policy 12 CLP)
- Insufficient parking provision and circulation space for vehicles onsite
- Inadequate access along a private (unadopted) road
- Road Increase in traffic movements (as shown in Traffic Survey)
- Minimal communal outdoor space – in contravention with Bude NDP Policy 7: Sheltered/Retirement housing
- Potential light pollution (Environmental and residential)

- Environmental damage to partial greenfield site

Furthermore, there is absolutely no evidence of adequate justification for the partial demolition of the existing site. This proposal is a huge waste of sensitive design potential and embodied carbon. BSTC also contest the “brown field site” designation present in the proposal.

This application sits within a coastal vulnerability zone and the proposal lacks an adequate coastal vulnerability assessment. As such, this proposal can only be viewed as an unsustainable site for development.

BSTC object strongly to both parts of this hybrid application, this proposal contravenes our own Neighbourhood Plan (Policy 23: Conservation Areas and listed Buildings). This proposal is of poor architectural quality and would inevitably bring harm not enhancement to such a central and historically sensitive location within our town. We believe the building and site to be of historic and cultural value to our community.

2) Ref. No: PA22/10379 - Proposed extension to rear of property. Valentia, Vicarage Road, Bude, EX23 8LN

Resolved: BSTC had no objection, concerns were raised as to the proximity of the proposed build to the PROW and that access to the footpath must be maintained at all times.

3) Ref. No: PA22/11162 - Demolition of garage. Proposed rear extension with loft conversion and replacement garage. 36 Fairfield Road, Bude, EX23 8DJ.

Resolved: BSTC had no objection in principal to the extension but did have concerns re: massing and scale and this contemporary design being out of keeping with the street scene.

4) Ref. No: PA22/11045 - Loft Conversion to form 2 bedrooms and bathroom, formation of gable ends to existing hip roof, insertion of Velux Rooflight and installation of 18 no. solar panels. Pendene, Poughill Road, Bude, EX23 8NZ

Resolved: BSTC had no objection.

5) Ref. No: PA22/11185 - Reversion/change of use of an existing office use (Class B1(a)) back to residential use (Class C3) 42 Ocean View Road, Bude, EX23 8ST

Resolved: BSTC had no objection.

PL/008/22

Pre-Applications

PA22/01996/PREAPP - Pre-application advice for a ground floor flat to be divided to create 1 (No.) bed self contained holiday unit/annex and a 2 (No.) bed self contained living accommodation both with own entrance. 10 Burn View, Bude, EX23 8BY.

The Committee felt that there would be a lack of amenity space and parking at the proposed site.

PL/009/22

Planning Enforcement

Concerns were raised regarding a property in Stratton that appears to have been developed without planning permission. The AC was requested to investigate and report back.

PL/010/22

Section 106 monies, CIL (Community Infrastructure Levy) and Developer Off Site Contributions

The Committee discussed a previously circulated report from the Town Clerk regarding Goldsworthy Field, Stratton and the Cavanna CIL monies. The reported was discussed and noted.

Meeting closed: 5.05pm

Signed..... Chair