

MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON 25TH JANUARY 2023

Members present Cllrs: S Dearing (Chair), M Dorey, P Purchase

Officer: T Gliddon – Assistant Clerk (AC)

Public: 2 **Meeting Start time:** 3pm

- PL/011/23** **To receive and accept apologies for absence**
Cllrs: A Bluett, M Dawe, J Diffey, V Herbert-Coulson, P La Broy
- PL/012/22** **To receive registered and non-registered disclosable pecuniary interests and non-registerable interests**
None received.
- PL/013/22** **Dispensations: to consider requests for dispensations**
None received.
- PL/014/22** **Minutes: to receive, confirm and sign the Minutes of the Planning Committee Meeting held on 11th January 2023**
Resolved: that the minutes were a true and accurate record of the meeting and were signed by the chair.
- PL/015/22** **Correspondence Received**
i) Decision notices: noted
ii) Correspondence: The AC reported on the previously circulated 5 day Protocols from CC.
- PL/016/22** **Public participation – a maximum of 15 minutes for public present to make comments concerning the business of the Committee**
A member of the public present spoke regarding app 3) PA23/00086
- PL/017/22** **Planning applications – to discuss and decide on response to Cornwall Council in relation to:**
The Chair used her discretion and took application 3) PA23/00086 first, for ease the minutes will be written in agenda order. The member of the public present was allowed to speak and take questions during debate.
- 1) Ref. No: PA22/11427 - Reserved matters application following outline approval under PA21/01352 for 3 x dwellings. Land East Of Pudners Cottage, Poughill, EX23 9ER.
Resolved: BSTC had no objection to the 3 x dwellings, but BSTC see no need for two access points into the site. It is felt that the access point opposite the Preston Gate Inn is adequate and safer for the three dwellings. The loss of the ancient Cornish hedgerow is considered unacceptable and would help to change the character of the village scene. BSTC feel that it is essential that the Tree Officers recommendations are followed. BSTC are in full agreement with the Ramblers Association re: the PROW being kept clear and open at all times.
Concerns were raised again that this site was cleared prematurely in order to avoid bio-diversity net gain requirements.
BSTC would request that it is conditioned in any Decision notice that the hedgerow is protected.
BSTC would request the inclusion of the Bude Green 5 within the build.
- 2) Ref. No: PA22/10473 – Change of Use from Methodist Church to residential C3 Dwelling. Wesleyan Methodist Church, Maiden Street, Stratton, EX23 9DQ.
Resolved: BSTC had no objection but note the lack of parking and amenity space.
- 3) Ref. No: PA23/00086 - Conversion and extensions to existing dwelling to form two self-contained units (including part-demolition and re-construction). 1 Victoria Road, Bude, EX23 8RJ.
Resolved: BSTC had no objection and request the inclusion of the Bude Green 5 with the application.
- 4) Ref. No: PA23/00202 - Retrospective Listed Building Consent for the installation of a Timber Staircase, installation of a Wood Burning Stove complete with alterations to hearth & chimney

breast, formation of first floor timber stud wall lining either side of staircase. 3 Kerstowe Cottages, Fore Street, Stratton, EX23 9BZ.

Resolved: BSTC had no objection, but agree with the Historic Environment Protection officers comment re: the UPVC windows and would also note that the inclusion of a wood burning stove in contravention of the CLP Policy 16: Health & Wellbeing.

5) Ref. No: PA22/11338 - Proposed loft conversion. 6 Pathfields, Bude, EX23 8DW.

Resolved: BSTC had no objection in principal but did have some concerns with regard to the scale of the proposal in relation to the adjacent properties.

6) Ref. No: PA23/00021 - Detached double garage. 45 West Fairholme Road, Bude, EX23 8JD.

Resolved: BSTC had no objection but would request the hedge is maintained.

7) Ref. No: PA23/00282 - Demolition of rear porch & shed, construction of single storey wet room and accessible ramp. 63 Kings Hill, Bude, EX23 8QL.

Resolved: BSTC had no objection.

8) Ref. No: PA23/00395 - Works to trees in Conservation Area (CA) namely: TA - Sycamore - Reduce height to crown and cut back branches overhanging the road. GB - Sycamores -Reduce height to all trees and trim back branches overhanging the road - GC - Sycamores - Reduce height and trim back branches overhanging the road. Remove several dead branches. Remove two limbs growing out sideways. 1 Old Drivers Way, Stratton, EX23 9DZ.

Resolved: BSTC had no objection but request the tree heights be kept in line with the existing trees.

PL/018/22

Pre-Applications

None received.

PL/019/22

Planning Enforcement

The removal of approx 11 trees at the Stratton Road entrance of Budehaven School was discussed. The AC was requested to contact Enforcement to investigate the issue.

It was reported that a member of the public had concerns regarding the new floodlights at the Bude Football club and the light throw into nearby residential properties and the environmental concerns. The AC was requested to bring this to the attention of the Football Club for investigation.

PL/020/22

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

No update was received.

Meeting closed: 4.11pm

Signed..... Chair