

MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON 8TH MARCH 2023

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

Officer: T Gliddon – Assistant Clerk (AC)
K Cornwell – Town Clerk (TC)

Meeting Start time: 3pm

- PL/044/23** **To receive and accept apologies for absence**
Cllrs: A Bluett
- PL/045/23** **To receive registered and non-registered disclosable pecuniary interests and non-registerable interests**
Cllrs S Dearing, J Diffey, M Dorey, V Herbert-Coulson, P La Broy and P Purchase all declared a none pecuniary interest in planning application 6) Ref. No: PA23/01036.
- PL/046/23** **Dispensations: to consider requests for dispensations**
None received.
- PL/047/23** **Minutes: to receive, confirm and sign the Minutes of the Planning Committee Meeting held on the 22nd February 2023**
Resolved: that the minutes were a true and accurate record of the meeting and were signed by the chair.
- PL/048/23** **Correspondence Received**
i) Decision notices: noted
ii) Correspondence: Marhamchurch Parish Council NDP green space designation of the Helebridge Workshop. The information was noted.
- PL/049/23** **Public participation – a maximum of 15 minutes for public present to make comments concerning the business of the Committee**
None present.
- PL/050/23** **Planning applications – to discuss and decide on response to Cornwall Council in relation to:**
1) Ref. No: PA22/09495 - Garage conversion and extensions to form annexe to be used either by family members and non-paying guests or in association with adult social care. 81 Bede Haven Close, Bude, EX23 8QF
Resolved: that BSTC had no objection in retrospect of information provided by the Planning Officer. BSTC do note the concerns of the surrounding residents and ask that the following condition be included in the decision notice:
The annexe accommodation should only be occupied by members of the family and non-paying guests of the occupiers of the dwelling and or by 1 adult only for the purposes of adult social care to be supported by the occupiers of the main dwelling.
BSTC request the inclusion of the Bude Green / rain water harvesting.
- 2) Ref. No: PA22/11409 - Application for outline planning permission with some matters reserved for a proposed single detached cottage style dwelling with associated works namely 'access only'. Efford Farm, Bude, EX23 8LN
Resolved: that BSTC strongly object to the application for the following reasons:
- the access point would constitute the loss of species rich hedgerow and dormouse habitat – a full ecological impact survey is necessary
 - the access to the site would be through the only passing point in the lane. This will also potentially increase traffic movement along an un-adopted lane/track impacting the hedgerow. BSTC are in full agreement with the ramblers associations comments re the PROW
 - proximity to listed historical assets in a Conservation Area

- The proposal contravenes the out NDP policy 5, which encourages brown field development. This proposal is sited in an environmentally biodiverse greenfield area. Furthermore BSTC contest the designation of the site as of "low ecological value". BSTC feel this field constitutes a valuable semi unimproved grassland which should be retained for environmental landscape and historic value

3) Ref. No: PA23/01401 - Proposed external alterations. Top Withens, Northcott Mouth Road, Poughill, EX23 9EJ

Resolved: that BSTC had no objection, would prefer to see a natural sustainable alternative to the composite cladding in the application and would encourage the use of minimal none permeable surfaces.

4) Ref. No: PA23/00506 - Loft conversion to form additional bedrooms & shower room. 45 Valley Road, Bude, EX23 8ER

Resolved: BSTC had no objection. BSTC would note that the conversion has already taken place and therefore should be a retrospective application. BSTC do have some concerns regarding overlooking issues.

5) Ref. No: PA23/01115 - Non Material Amendment in relation to decision notice PA18/09670 dated 27/06/2019 to the following house types Belstone, Bracken, Cordon, Littaford, Longaford, Rippon, Garages; small changes to the elevations, including roof tile change to remaining plots. Cavanna Homes, Land North Of Stratton Road, Stratton Road, Bude,

Resolved: that BSTC had no objection.

6) Ref. No: PA23/01036 - Advertisement consent to fly the 'Pride Progress' Flag from the Castle flagpole was made and resolved at a meeting of Bude-Stratton Town Council, at which the public could give their views. Bude Town Council, The Castle Heritage Centre, The Wharf, Bude, EX23 8LG

Resolved: That as the applicant BSTC would make no comment.

PL/051/22

Pre-Applications

None received.

PL/052/23

To discuss a proposal for monitoring the effectiveness the BSTC NDP and agree and associated actions

The Committee discussed the previously circulated paper. Cllr Purchase outlined the proposal that BSTC Officers commence structured monitoring of the effectiveness of the BSTC NDP. That BSTC Officers carry out a retrospective review of planning applications to judge the effectiveness of the NDP going back to early 2022. That the review information is used to inform the BSTC decision about whether to review our NDP. After discussion the review element of the proposal would be put on hold until such time as a review of the NDP take place.

Resolved: that going forward BSTC Officers commence a structured monitoring of the effectiveness of the BSTC NDP.

PL/053/23

Planning Enforcement

No update was received.

PL/054/23

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

No update was received.

Meeting closed: 5.04pm

Signed..... Chair