

MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON 22ND FEBRUARY 2023

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

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

Public: 2 Meeting Start time: 3pm

PL/032/23 **To receive and accept apologies for absence**
Cllrs: J Diffey

PL/033/23 **To receive registered and non-registered disclosable pecuniary interests and non-registerable interests**
None received.

PL/034/23 **Dispensations: to consider requests for dispensations**
None received.

PL/035/23 **Minutes: to receive, confirm and sign the Minutes of the Planning Committee Meeting held on 8th February 2023**
Resolved: that the minutes were a true and accurate record of the meeting and were signed by the chair.

PL/036/23 **Correspondence Received**

i) Decision notices: noted

Cllr V Herbert-Coulson arrived 3.05pm

ii) Correspondence:

Orchard Close development, Poughill, Bude. The Chair reminded the Committee that a consultation had previously been made on this application and submitted to CC and a decision is still awaited. As such until an amendment or new application is made no amendments would be made to BSTC previous comment. The Chair allowed the developer to speak to the Committee and take questions. The developer's comments were noted.

Cllr L Broy brought the subject of the Fair coming to Summerleaze Beach Car Park.

Correspondence had been received from residents of Lynstone Road re PA22/07066, the Chair advised that she will meet with residents to explain the Committees position.

Bude Football Club – will seek advice re: realignment of Floodlights at the football pitch.

EA – notice of minor vegetation clearance at Neetside Road had been received.

PL/037/23 **Public participation – a maximum of 15 minutes for public present to make comments concerning the business of the Committee**

A member of the public discussed CC devolution and a Mayor for Cornwall.

PL/038/23 **Planning applications – to discuss and decide on response to Cornwall Council in relation to:**

The Chair used her direction and took application PA22/08202 next, for ease the minutes will be written in agenda order.

1) **Ref. No: PA23/00876** - Erect front balcony. 6 Crooklets, Bude, EX23 8NE

Resolved: BSTC had no objection to the erection of the balcony but had concerns re the material choice and would prefer to see it more in keeping with the street scene.

2) **Ref. No: PA23/01171** – Two Storey rear extension. 6 Lynstone road, Bude, EX23 8LR

Resolved: BSTC had no objection, but request the inclusion of the Bude Green 5.

3) **Ref. No: PA22/08202** – Reserved matters application for appearance, landscaping, layout and scale (details following outline consent PA20/00474 dated 18/07/22). Land East of Howells road, Stratton, Bude.

Resolved: According to Cornwall Councils interactive mapping software, the entire site for PA23/08202 sits within an "area of great landscape value", as such, BSTC believe that the land in question should be treated with the utmost environmental respect and protections. BSTC strongly object to the designation of the site as of "low ecological importance", Point 3.23 of the Ecological Survey states *"The hedgerow provides suitable habitat for dormice and their presence was confirmed during surveys undertaken in 2019. As such they are likely to be present within all hedgerows within this site"*. BSTC would wish to condition the retention of as many hedgerow /arboreal habitats as possible, in order to protect the likely presence of dormice and retain a key foraging habitat for bats. BSTC believe that the destruction of viable and thriving habitats, containing protected species such as bats and dormice, is completely unacceptable and believe that the layout of the proposal should facilitate hedge retention, working sensitivity within the constraints of the site. BSTC feel that the removal of internal hedges is unacceptable as "loss of habitat is predicted to have a long-term negative impact". The historic value of these ancient agricultural enclosures is also a concern.

Furthermore, we have strong concerns about the complex landscape management plan being overseen and managed externally. Some of the biodiversity net gain offsetting is proposed within the curtilage of private residential gardens on the site. BSTC believes that this is an inappropriate approach for the successful delivery of net gain requirements.

BSTC believe that this proposal would have a detrimental impact on the PROW 505/34/1 adjacent to the site.

Within the Cornwall Local plan (p.60 Housing) it states that "the natural and historic environment is one of the areas greatest assets and this needs to be carefully managed in order to protect and enhance the tourism offer.

Concerns were raised again about historic flash flooding events in the locality. BSTC have serious concerns about the amount of non-permeable surfaces present within the proposal and the mitigation capacity present to offset excessive surface water runoff into the adjacent watercourse (and wider parish river network).

BSTC feel strongly that the density of the dwellings is too high for the constraints of the site without causing considerable environmental damage. BSTC have strong concerns about the number of four bed dwellings proposed and would prefer 2/3 bed homes, to match local need. (As evidenced within Cornwall Councils recent housing needs survey)

Parts of the proposed secondary material palette are not in keeping with the local architectural language. BSTC have specific concerns about the use of timber "effect" cladding and dark grey brick and would wish to see the inclusion of natural and sustainable material choices throughout the development, in line with the CC Climate Change DPD, Cornwall local Plan and BSTC's own Bude Green 5 document. Roof lines should be orientated to maximise solar gain and BSTC would wish to condition the inclusion of integrated solar and EV chargers throughout the development, on all dwellings.

BSTC would prefer a reduction of parking spaces within the public allotment area, to increase viable community growing space and encourage low carbon transport.

Additionally, we would hope to see a permeable surface treatment and the inclusion of EV chargers.

PL/039/22

Pre-Applications

None received.

PL/040/23

To discuss a possible response to consultation on proposed changes to the National Planning Policy Framework (NPPF)

The TC outlined the NPPF briefing, which he and Cllr Dearing had attended online. Discussion took place. It was reported that the consultation paper is long and complex and needs time to review.

Resolved: that the TC be delegated along with the Chair of Planning and any other Cllr who would want to be involved to submit a response.

PL/041/23

Update re: investigations into BSTC joining the Cornwall Coastal Flood Forum(CCF) and possibility of establishing a Coastal Change Management Area(CCMA) for Bude.

It was reported that BSTC can join the CCF as an associate member free of charge.

The TC discussed the establishment of a CCMA and its incorporation into the Bude NDP with the members and the way forward.

Resolved: that BSTC join the CCF as an associate member. To consult with CCF re the way forward to declare a CCMA.

PL/042/23

Planning Enforcement

No update was received.

PL/043/23

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

No update was received.

Meeting closed: 4:53pm

Signed..... Chair