

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

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

Officer: T Gliddon – Assistant Clerk (AC)

K Cornwell – Town Clerk (TC)

Public: 3

Meeting Start time: 3pm

- PL/055/23** **To receive and accept apologies for absence**
Cllrs: A Bluett, J Diffey
- PL/056/23** **To receive registered and non-registered disclosable pecuniary interests and non-registerable interests**
None received.
- PL/057/23** **Dispensations: to consider requests for dispensations**
None received.
- PL/058/23** **Minutes: to receive, confirm and sign the Minutes of the Planning Committee Meeting held on the 8th March 2023**
Resolved: that the minutes were a true and accurate record of the meeting and were signed by the chair.
- PL/059/23** **Correspondence Received**
i) Decision notices: noted
ii) Correspondence: none received
- PL/060/23** **Public participation – a maximum of 15 minutes for public present to make comments concerning the business of the Committee**
A member of the public present discussed the recent tree felling in Plymouth and urged the committee’s vigilance regarding trees.
- PL/061/23** **Planning applications – to discuss and decide on response to Cornwall Council in relation to:**
The Chair used her discretion to allow the agents for application 1) to speak and take questions from the floor during the debate.
1) PA23/00748 - Demolition of the existing hotel, erection of 26 dwellings (including 30% affordable housing), access, landscaping and associated development. Cliff Hotel, Maer Down Road, Bude, EX23 8NG
Resolved: BSTC have a strong objection. The western extent of the site (plots 1-4) falls within a SSSI impact zone and a coastal vulnerability zone. As such, BSTC believes this land to be an unsustainable and unsuitable location for development.
BSTC see no evidence of how the proposed scheme has integrated the CC shoreline management plan into its development concept.
The proposals extent into an area of Great Landscape Value is considered to be unacceptable. The western half of the site contravenes BSTC’s own NDP (policy 26) which identifies Maer Down as one of our communities most valued open spaces.
The EIA (Ecological Impact Assessment) concludes that the proposed development will deliver a net loss onsite.
Maer Down is an important site for ground nesting birds and provides a rich foraging habitat for bats and migratory bird species.
BSTC believes that a financial contribution to CC via a S106 agreement constitutes an ineffective and inappropriate environmental mitigation strategy when the loss of such a significant habitat is at stake. Furthermore, the entire site sits within a critical drainage area.
BSTC have serious concerns about the efficiency and deliverability of the proposed mitigation strategy.

BSTC also have concerns about the sites proximity to, and future impact upon, a 'scheduled ancient monument'.

Further concerns were raised about additional traffic loading on an already congested residential route.

BSTC would prefer to see proposals for 2/3 bed dwellings, in line with CC's recent housing needs survey and NDP (policy 3).

BSTC feels that the proposal would have a negative impact on amenity views across the town and on the built form at the edge of the settlement.

Maer Down is one of our communities greatest environmental and amenity assets. As a consequence, BSTC believe that it should be safeguarded from unnecessary and unsustainable development and protected from harm, in accordance with its AGLV and SSSI designations.

2) PA23/01353 - Change of use of residential annexe to residential dwelling. Rosenbill, Valley Road, Bude, EX23 8ES

Resolved: BSTC had no objection, but would like to see the property (annex) be owner occupied or long let at a fair rate to serve the community housing need in line with CC recent housing needs survey.

3) PA23/01809 - Demolition of existing canopy and shed. Proposed covered patio and walkway, garden store and outdoor kitchen area all adjoining a detached single family dwelling. Flexbury House, Ocean View Road, Bude, EX23 8NH

Resolved: BSTC had no objection. The Committee welcome the use of sustainable materials and rainwater harvesting within the proposal.

4) PA23/01251 - Create a single storey, freestanding carport on the site of an existing parking space and concrete slab at The Haven. The Haven Church Path Bude Cornwall EX23 8LH

Resolved: BSTC had no objection, but would prefer to use of natural materials rather than an 'imitation slate' product.

PL/062/22

Pre-Applications

PA23/00168/PREAPP - advice to resurface existing walkway. Bude Canal Sea Lock, The Wharf, Bude, EX23 8LQ. Cllr La Broy gave a brief history of the site and recent works. The Committee agreed that they would have no objection to the proposal, they welcomed the sensitive treatment of the site and requested that the works be carried out as soon as is possible.

PL/063/23

Planning Enforcement

No update was received. The Committee discussed the removal of more vegetation at the river Neet on Neetside Road. It was requested that the AC approached the Environment Agency to place an interpretation board at the site to let the public know the plan for the site.

PL/064/23

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

It was reported that an Off Site Public Open Space contribution of £16,028.12 had been received towards the Bencoolen Paly area site. This was noted.

Meeting closed: 4.10pm

Signed..... Chair