

MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON 19TH APRIL 2023

Members present Cllrs: A Bluett (Vice-Chair), J Diffey, V Herbert-Coulson, P La Broy, P Purchase

Officer: T Gliddon – Assistant Clerk (AC)

Public: 2 Meeting Start time: 3pm

In the absence of the Chair the Vice-Chair Cllr A Bluett took the Chair

PL/065/23 To receive and accept apologies for absence

Cllrs: S Dearing

PL/066/23 To receive registered and non-registered disclosable pecuniary interests and non-registerable interests

None received.

PL/067/23 Dispensations: to consider requests for dispensations

None received.

PL/068/23 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/069/23 Correspondence Received

i) Decision notices: noted

ii) Correspondence had been received concerning the extension of the Conservation Area in Stratton and a Tree Protection Area. The members discussed the correspondence and requested that the AC write a letter of support for any action going forward.

PL/070/23 Public participation – a maximum of 15 minutes for public present to make comments concerning the business of the Committee

The agent for PA23/02130 spoke for the application. A member of the public spoke against PA23/02130.

PL/071/23 Planning applications – to discuss and decide on response to Cornwall Council in relation to:

The Chair used his discretion and took application 2) PA2302130 next, for ease the minutes will be written in agenda order.

1) Ref. No: PA23/01295 - Change of use of first floor commercial/retail space to new C3 residential unit with erection of first floor extension and balcony. Minor external alterations and repairs to existing shopfront and building retained. Martin Group Services, 46 Queen Street, Bude, EX23 8BB
Resolved: BSTC had no objection but would prefer the use of sustainable environmentally friendly materials, not composite cladding. The inclusion of the Bude Green 5 is welcome.

The Chair allowed the agent for 2) PA23/02130 to speak and take questions during the debate.

2) Ref. No: PA23/02130 - Planning application for increased operational period to 16 weeks per year. Efford Downs Campsite, Vicarage Road, Bude, EX23 8LT

Resolved: BSTC had no objection in principle to the application for increased operational period for use of the land / field for a camp site with mitigation put in place for any environmental losses, but do still have concerns regarding the access to and from the site using the narrow un-adopted lane to the site. BSTC also had concerns with regard to the tranquil nature of the site with the close proximity of St Leonards Chapel and the proximity to the gold footpaths (as outlined by the Ramblers). BSTC would request that a Condition be made that Coach Built Motor Homes and Class A Motor Homes not be permitted as that land is unsuitable for these vehicles. Also that the site be for 25 pitches maximum only.

3) Ref. No: PA23/01914 - Rear extension to provide new kitchen diner and porch. The works will allow the remodelling of the property to gain a third bedroom for a growing family. 3 Trelawney Avenue, Bude, EX23 9HB

Resolved: BSTC object to the application due to the design and the affect on the street scene, the large expansive flat roof and use of none sustainable materials. If the application is agreed BSTC would like to see it conditioned that access is not to be from the Northcott Mouth Road side of the development. Should the applicant wish to adjust BSTC would welcome the inclusion of the Bude Green 5.

4) Ref. No: PA23/02335 - Outline permission with all matters reserved for a new dwelling. Land South East Of Lynvale, Lynstone, Bude, EX23 OLR

Resolved: BSTC had no objection but would like the inclusion of ecological survey and the Bude Green 5.

5) Ref. No: PA23/02424 - Removal of existing converted garage, rear extension and conservatory and construction of a front porch and a side and rear extension. Alteration of the existing internal layout and roof lights added (in compliance with planning permission PA22/02787 dated 10.05.22). 14 Meadow Drive, Bude, EX23 8HZ

Resolved: BSTC had no objection as long as all existing conditions of approval within application PA22/02787 are adhered to.

6) Ref. No: PA23/01526 - Non-material amendment in relation to decision notice PA19/09297 dated 21/02/2020 to amend condition 1 of the Reversed Matters Permission PA19/09297 to make minor amendments to Plots 14 -16 house types. Land North Of Stratton Road Bude

Resolved: BSTC object due to the lack of information provided to make an informed consultation.

PL/072/23

Pre-Applications

None received.

PL/073/23

Planning Enforcement

The AC was requested to ascertain if planning permission to demolish the wall at thorn farm had be given within the planning application for a Barn Conversation and if not to report the said demolition to planning enforcement.

PL/074/23

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

The members had a short discussion regarding the monies that are earmarked for a Community land Trust, it was decided that this was a future discussion for the newly formed Property Committee.

Meeting closed: 4.24pm

Signed..... Chair