

MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON 10TH MAY 2023

Members present Cllrs: S Dearing (Chair) A Bluett), J Diffey, V Herbert-Coulson

Officer: T Gliddon – Assistant Clerk (AC)

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

- PL/075/23** **Election of Chair**
Cllr S Dearing was nominated and seconded.
Resolved: Cllr Dearing be elected as Chair
- PL/076/23** **Election of Vice-Chair**
Cllr A Bluett was nominated and seconded.
Resolved: that Cllr A Bluett be elected as Vice-Chair
- PL/077/23** **To receive and accept apologies for absence**
Cllrs: M Dawe, P Purchase
- PL/078/23** **To receive registered and non-registered disclosable pecuniary interests and non-registerable interests**
None received.
- PL/079/23** **Dispensations: to consider requests for dispensations**
None received.
- PL/080/23** **Minutes: to receive, confirm and sign the Minutes of the Planning Committee Meeting held on the 19th April 2023**
Resolved: that the minutes were a true and accurate record of the meeting and were signed by the chair.
- PL/081/23** **Correspondence Received**
i) Decision notices: noted
ii) Correspondence had been received re: tree conservation in Stratton which will be discussed at agenda item 11.
- PL/082/23** **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 pre-app PA/23/00431
- PL/083/23** **Planning applications – to discuss and decide on response to Cornwall Council in relation to:**
The Chair used her discretion and allowed the agent for application 1) PA23/02816 speak and take questions during the debate.
1) Ref. No: PA23/02816 – Demolition of existing conservatory and replace with single storey extension. Demolition of flat roof extension and replacement single storey utility room extension. Demolition of boundary wall and creation of 2 new off road parking spaces with pedestrian access to garden and terrace. The Lodge, Church Path, Bude, EX23 8LH
Resolved: that BSTC had no objections to the development but would like to see EV charger points included at the new parking area. That a condition be put in place to protect the tree roots of the TPO'd tree in the rear garden. There was concerns raised re: the scale of the front extension and decking. The committee appreciated the use of the material palette in the design.
- The Chair used her discretion and moved to item 11 next, for ease the minutes will be written in agenda order.
- 2) Ref. No: PA23/03137** - Alterations and extension to existing attached garage and first floor extension over to provide a new room above. 150 Elizabeth Road, Bude, EX23 8AJ
Resolved: that BSTC had no objection, concerns were raised re scale of the development in relation to neighbouring properties.

3) Ref. No: PA23/02989 - The conversion of the existing first floor annexe to form a self-contained flat. Arnhem, 50 Hollabury Road, Bude, EX23 8JA

Resolved: that BSTC had no objection

4) Ref. No: PA23/02118 - To Install 16.8 kw solar panel array on the south east and south aspect roofs of the Church Hall. Bude Central Methodist Church, The Wharf, Bude, EX23 8LA

Resolved: that BSTC had no objection

5) Ref. No: PA23/02116 - Construction of a raised patio at the rear of property. 5 Petherick Road, Bude, EX23 8SW

Resolved: that BSTC had no objection to the patio but strongly recommend the use of natural, sustainable materials.

6) Ref. No: PA23/03014 - Proposed extension and alterations. 18 Killerton Road, Bude, EX23 8EL.

Resolved: that BSTC had no objection

7) Ref. No: PA23/02433 - Window changed to door and window combination to access rear garden. 42 Agnes Close, Bude, EX23 8SB

that BSTC had no objection

PL/084/23

Pre-Application

PA23/00431/PREAPP - advice to repair the existing canal wall. Land West of TIC, Bencoolen Road, Bude, EX23 8LE

After discussion re the various solution put forward by CC, BSTC would prefer to see the option to use pre-cast concrete blocks (Redi-blocks), as they felt these were more aesthetically pleasing to the area and would be better for the animal and plant life within the canal.

PL/085/23

To discuss correspondence received re: Howell Road development PA2322/08202 (details following outline consent PA20/00474)

The Chair invited a member of Bude Friends of the Earth to speak. The Committee discussed the outline permission and ongoing application for the development. The Committee suggested that anyone who wanted to should still put their comments on the CC planning portal or write to the Planning department as this application for reserved matter was still live. If a 5 day protocol does come forward the Committee will engage with C Cllr N Chopak to look at the way forward.

PL/086/23

Planning Enforcement

The AC had confirmed with the Committee that the work being carried out at Thorn Farm was within the limitations of the granted planning permission. This was noted.

PL/087/23

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

No update was received.

Meeting closed: 4.25pm

Signed..... Chair