

MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON 21ST JUNE 2023

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

Officer: T Gliddon – Assistant Clerk (AC)

Public: 1 **Meeting Start time:** 3pm

- PL/110/23** **To receive and accept apologies for absence**
Cllr A Bluett and P La Broy
- PL/111/23** **To receive registered and non-registered disclosable pecuniary interests and non-registerable interests**
None received.
- PL/112/23** **Dispensations: to consider requests for dispensations**
None received.
- PL/113/23** **Minutes: to receive, confirm and sign the Minutes of the Planning Committee Meeting held on the 7th June 2023**
Resolved: that the minutes were a true and accurate record of the meeting and were signed by the chair.
- PL/114/23** **Correspondence Received**
i) Decision notices: noted
ii) Correspondence: The Chair discussed attending a site meeting at Bude Coastal Resort. The AC reported that she had requested advice from the CC head of area 8 Planning, with a view to this meeting and will report back to the chair as soon as information is received.
- PL/115/23** **Public participation – a maximum of 15 minutes for public present to make comments concerning the business of the Committee**
No comments made.
- PL/116/23** **Planning applications – to discuss and decide on response to Cornwall Council in relation to:**
The Chair used her discretion to allow the agent for application 1) PA23/03280 to speak and take question during debate.
1) Ref. No: PA23/03280 - Change of use & conversion of existing laboratory & office building (use class E[g]) to a mix of storage (use class B8), light industrial (use class E[g]) and a health centre (use class E[e]) /office use (use class E[g]), together with demolition of existing outbuildings, minor external alterations to the building and the external areas, and the addition of solar PV panels to the roof. Tony Cooper Laboratory, Bude Stratton Business Park, Stratton, EX23 8LY
Resolved: that BSTC had no objection to the change of use of the building but would request that:
- **New hardstanding surfaces to be permeable materials**
 - **rain water harvesting to be included**
 - **Any tree/shrub removal be mitigated with the inclusion of native rich species planting**
 - **sustainable drainage methods must be provided to minimise/mitigate any future risk within the catchment**
- 2) Ref. No: PA23/04161 - Construction of dwelling house. Revised Dwelling House Design to extant planning approval reference PA18/07303 - Land North of No. 1 Old Drovers Way, Stratton, Bude.
Resolved: that BSTC object due to the scale and massing on such a sensitive site and the arboreal cultural impact. Should permission be granted it should only be for a 1 bed dwelling as per PA18/07303 given the additional excavation necessary for a larger dwelling and the impact of this to the site and important/listed trees.
- 3) Ref. No: PA23/04282 - Single-storey extension to rear of property. 16 Valley Road, Bude, EX23 8ER

Resolved: that BSTC had no objection to the extension at the property, but would seek clarification re: extra parking provision on site. Would like to see a mono pitched roof in place of flat roof and the inclusion of the Bude Green 5.

4) Ref. No: PA23/04053 - Listed building consent for solar panels on roof. Stratton Gardens, Cot Hill, Stratton, EX23 9DN

Resolved: that BSTC had no objection

5) Ref. No: PA23/04127 - Solar panels on roof. Stratton Gardens, Cot Hill, Stratton, EX23 9DN

Resolved: that BSTC had no objection and request that the work be carried out in accordance with the structural engineer.

6) Ref. No: PA23/04541 - Proposed snug and library extension. Trega County Road, Upton, Bude, EX23 0LS

Resolved: that BSTC had no objection to the proposed snug and library extension, but do object to the inclusion of a wood burner as it contravenes CLP policy 16: 1

7) Ref. No: PA23/04319 - Works to trees under a tree preservation order (TPO) namely: Tree A (Fraxinus excelsior) Remove all dead wood. Crown raise by 2 meters & reduce back to boundary the heavy overhang by 2 meters. Huntfield House, Diddies Road, Stratton, EX23 9DW

Resolved: that BSTC had no objection to the works but would request that the works are carried out outside of the bird nesting season in accordance with the UK regulations.

PL/117/23

Pre-Application

None received

PL/118/23

Planning Enforcement

Discussion took place re: camper van using Efford Down Campsite. The AC would contact the appropriate Planning Officer.

PL/119/23

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

No update received.

Meeting closed: 4.11pm

Signed..... Chair