

MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON 5TH JULY 2023

Members present Cllrs: S Dearing (Chair), A Bluett, J Diffey, P La Broy

Officer: T Gliddon – Assistant Clerk (AC)

Public: 1 Meeting Start time: 3pm

- PL/120/23** **To receive and accept apologies for absence**
Cllrs M Dawe, V Herbert-Coulson, P Purchase
- PL/121/23** **To receive registered and non-registered disclosable pecuniary interests and non-registerable interests**
None received.
- PL/122/23** **Dispensations: to consider requests for dispensations**
None received.
- PL/123/23** **Minutes: to receive, confirm and sign the Minutes of the Planning Committee Meeting held on the 21st June 2023**
Resolved: that the minutes were a true and accurate record of the meeting and were signed by the chair.
- PL/124/23** **Correspondence Received**
i) Decision notices: noted
ii) Correspondence: none received
- PL/125/23** **Public participation – a maximum of 15 minutes for public present to make comments concerning the business of the Committee**
The member of public present discussed Social Housing.
- PL/126/23** **Planning applications – to discuss and decide on response to Cornwall Council in relation to:**
- 1) Ref. No: PA23/04126 - Change of use of dwelling to unrestricted residential use free from occupancy restrictions. Elm Park, Stratton, EX23 9DL
Resolved: BSTC had no objection.
- 2) Ref. No: PA23/01295 – Amended plans - 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.
- 3) Ref. No: PA23/03518 - Erection of an extension to form offices - E(g)(i)(ii) Use - on the north facing elevation of Unit 3. Omicways Ltd, Unit 3, Bude Stratton Business Park, Stratton, EX23 8LY
Resolved: BSTC had no objection but would like to see the inclusion of Solar PV within the scheme.
- 4) Ref. No: PA23/04825 – Construction of dwelling and associated access drive, landscaping and infrastructure. Land Adj Reeds House, Northcott Mouth Road, Poughill, EX23 9EL
Resolved: BSTC strongly object to the construction of a dwelling on this site. The design proposal is completely out of keeping with the architectural landscape of the settlement and the scale and massing of the proposal is unacceptable. Furthermore BSTC believe this proposal would have an overwhelming negative arboriculture impact and would result in the destruction of a vital riparian habitat. BSTC believes that this proposal will have a deleterious impact within the Conservation Zone of the ancient settlement of Poughill. BSTC agree with the Tree Officers comments re mitigation.

Cllr La Broy joined the meeting at 3.35pm

5) Ref. No: PA23/05011 - Construction of single storey extension to replace existing extension to be demolished. 1 Coast View, Stratton Road, Bude, EX23 8AG

Resolved: BSTC had no objection to the extension, BSTC would wish to see rainwater harvesting and solar integrated into the proposal to enhance the sustainability of the build and mitigate additional runoff.

6) Ref. No: PA23/04321 - Installation of an A/C condenser unit at the rear of the store with key-klamp protection. Co-Operative Group, Burn View, Bude, EX23 8EF

Resolved: BSTC had no objection but would recommend a noise management plan be requested.

PL/127/23 **Pre-Application**

None received

PL/128/23 **Tree Champions update**

This item was postponed to the next meeting.

PL/129/23 **To receive feedback re: pre-consultation site meeting at Bude Coastal Resorts**

The member discussed the contents of the previously circulated paper (see Appendix A).

The Committee would await and forthcoming application to make any comment/consultation.

PL/130/23 **Shoreline engagement feedback - responding to the EA/CC visualisations**

The members had a lengthy discussion re the recent meeting that they attended. The visualisations are currently in the Foyer of the Parkhouse Centre for members of the public to view. It was reported the Chair and Deputy Town Clerk would follow up with the necessary CC and EA officers regarding any possible future changes necessary to the Bude NDP with regard to Shoreline Management.

PL/131/23 **Planning Enforcement**

The AC was requested to look at Enforcement Action for a field at Bude Coastal Resorts being used as an area for dumping various materials.

PL/132/23 **Section 106 monies, CIL (Community Infrastructure Levy) and Developer Off Site Contributions**

It was reported that £16,028.12 had been received from CC – contribution from application PA19/08421 - Land South West of Binhamy, Bude, towards the replacement of equipment at Katy's Corner, Bencoolen Play area.

Meeting closed: 4.30pm

Signed..... Chair

Appendix A

Site meeting at Bude Coastal Resorts (BCR): 22.06.23

Present: BSTC Cllrs: S Dearing and P Purchase, I Saltern – Deputy Town Clerk and T Gliddon Assistant Clerk (Admin)
BCR: Owners x 2, Architect x 1, and agents x 2

The agents gave a comprehensive power point presentation (paper copies were made available) of the proposal. It was reported that the proposal had been taken to the pre-application stage by BCR at Cornwall Council (CC) and had, apparently been well received. The site would consist of holiday homes only. The parcel of land which already has outline permission for glamping would have to go back to CC planning for a change of use application. The agents felt that holiday homes would help the local economy and in part stop the sale of homes in the town itself for holiday homes.

The proposal covers the whole of the site and would be a phased development, encompassing until now unused fields leaving a small corridor between Bude and Stratton.

Following the presentation Cllr Dearing and Purchased asked question re: how the standing water and existing stream would be dealt with, bore holes, rainwater harvesting, solar panels, phasing of the development, the green corridor and coalescence of Bude and Stratton, number of units and type of material proposed, density of the proposal, loss of the bio-diversity in the fields.

Following the discussion the party walked the existing site and look at one of the units and the landscaping taking place. Cllr Purchase and I, Saltern left the meeting at 4pm.

Cllr Dearing and T Gliddon walked the unused field to be part of the scheme with the agents, taking in the proximity to existing surrounding developments to the site.