

**MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON 19TH JULY 2023**

**Members present Cllrs:** S Dearing (Chair), A Bluett, M Dawe, V Herbert-Coulson, P La Broy, P Purchase

**Officer:** T Gliddon – Assistant Clerk (AC), I Saltern – Acting Town Clerk (ATC)

Public: 1 Meeting Start time: 3pm

- PL/133/23** **To receive and accept apologies for absence**  
Cllrs: M Dawe & J Diffey
- PL/134/23** **To receive registered and non-registered disclosable pecuniary interests and non-registerable interests**  
Cllr S Dearing declared a pecuniary interest in item 5 a) decision notices.
- PL/135/23** **Dispensations: to consider requests for dispensations**  
None received.
- PL/136/23** **Minutes: to receive, confirm and sign the Minutes of the Planning Committee Meeting held on the 5th July 2023**  
**Resolved: that the minutes were a true and accurate record of the meeting and were signed by the chair.**
- PL/137/23** **Correspondence Received**  
i) Decision notices: noted – Cllr Dearing made no comment.  
ii) Correspondence: CC – information regarding outline application PA23/03671 Land Adjacent Bowden House. Noted.  
*The Chair used her discretion to take item 9 next on the agenda. For ease the minutes will be written in agenda order.*
- PL/138/23** **Public participation – a maximum of 15 minutes for public present to make comments concerning the business of the Committee**  
Agent for Reserved Matter Application for PA21/03734, Upper Lynstone was invited to speak to the committee regarding a potential new application at the sight. All comments from the agent were noted and the committee await any forthcoming application to make a consultation.
- PL/139/23** **Planning applications – to discuss and decide on response to Cornwall Council in relation to:**  
1) Ref. No: PA23/04771 - Demolition of existing conservatory replacing with single storey extension. Flexbury Hall Garden Lodge, Poughill Road, Bude, EX23 8NX.  
**Resolved: BSTC object due to insufficient information in the application.**  
2) Ref. No: PA23/04332 - Construction of single storey extensions and alterations. Hillcot, Marhamchurch, Bude, EX23 0JA  
**Resolved: BSTC had no objection. BSTC note the flood risk and ask for appropriate surface water mitigation to be included within the proposal, along with the Bude Green 5 and Marhamchurch PC being requested to consult on the application.**  
3) Ref. No: PA23/04398 - Construction of a replacement balcony structure, alongside minor landscaping works. Oak Rise, Bude, EX23 9LF.  
**Resolved: BSTC had no objection to the application and would request the inclusion of the Bude Green 5 within the application.**  
4) Ref. No: PA23/03441 - Works to trees under a tree preservation order (TPO) namely: T001 - (Taxus Baccata) - English Yew, reduce in height by 6ft which will allow for around 2ft clearance underneath power lines. T002 - (Taxus Baccata) - Irish Yew, reduce in height by 6ft which will allow for around 2ft clearance underneath power lines. T003 - (Taxus Baccata) - English Yew, reduce in height by 6ft which will allow for around 2ft clearance underneath power lines. T004 - (Acer Pseudoplatanus) - Sycamore, 25 percent reduction in height and crown spread. Church Of St Andrew, Church Street, Stratton, EX23 9DE.

**Resolved: BSTC object to the application, the proposed works appear excessive and would prefer a more sensitive and careful approach to the management of these historic amenity trees.**

**PL/140/23**

**Pre-Application**

None received

**PL/141/23**

**Tree Champions update**

Cllr Purchase and one of the BSTC Tree Champions reported that they had attended a training day with the Falmouth Tree Champions. The BSTC Tree Champions group are looking how the group will run, with possibly one member becoming a non-voting member of the Planning Committee. The Chair thanked the member of the Tree Champions for attending the meeting.

**PL/142/23**

**To discuss a proposal that BSTC adopt a policy of requesting the granting of planning permission for future housing developments be conditional upon making sites available to Community Land Trusts where appropriate**

The members discussed the proposal. The Chair allowed a member of the public who is a member of a local Community Land Trust (CLT) to speak during debate. The ATC report that he had spoken with the senior CC Planning Officer for Bude (area 8), regarding the proposal. Discussion took place. It was agreed that the CA would contact the CC Planning Officer to discuss how BSTC could move forward with their aspiration to encourage enhanced opportunity to CLT over and above a regional housing/social housing provider with reference to affordable housing. Also to make contact with the CC NDP officer to discuss the inclusion of this issue into the Bude NDP.

**PL/143/23**

**Planning Enforcement**

No updates were reported.

**PL/144/23**

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

No updates were reported.

Meeting closed: 4.45pm

Signed.....