



## MINUTES OF THE PLANNING COMMITTEE HELD ON 13<sup>th</sup> SEPTEMBER 2023

Present: Cllrs: S Dearing (Chair), A Bluett, V Herbert-Coulson, P La Broy,  
Officer: T Gliddon – Assistant Clerk (AC)  
Public: 1 Meeting start time: 3pm

**Public Participation:** public discussed CC Enforcement and previous agenda item min number PL/142/23

**PL/175/23 To receive apologies and accept the reasons for any non-attendance**  
Cllrs J Diffey and P Purchase – Holiday and M Dawe – work commitments.

**PL/176/23 To receive any declarations of interest on items on the agenda and note any dispensations granted**  
None received.

**PL/177/23 To approve the minutes of the previous meeting: 30th August 2023**  
**Resolved:** that the minutes were a true and accurate record of the meeting and signed by the Chair.

**PL/178/23 Correspondence received**  
a) Decision Notices – deferred to next meeting.  
b) To note correspondence received – none received

**PL/179/23 Planning applications – to discuss and consult on the applications received**  
1) PA23/06298 – reserved matters application for appearance, landscaping, layout and scale of a development of 25 dwellings and associated infrastructure following outline consent PA21/03734 dated 01.04.22. The Pumpfeild, Land to the East of Strafford Close, Bude, EX23 0RD.  
**Resolved: BSTC object to the housing mix, it is not meeting the housing need following the recent CC housing needs survey showing the need for 2/3 bedrooms dwellings. The primary purpose of a RES (rural exemption sites) is to provide affordable housing to meet local needs, where they are clearly, affordable housing led. The bedroom numbers shown in the Design and Access Statement of the application show 26 affordable bedrooms and 51 market value bedrooms.**  
**The affordable housing should be integrated and indistinguishable from the market value houses and the material palate / design should be identical. BSTC want to see the open spaces conditioned as land to be kept in perpetuity for the community.**  
**BSTC object to the lack of solar gain incorporated into the design, having no PV panels, no rain water harvesting and no EV infrastructure. We object to the orientation of the dwellings which does not take in to consideration any solar gain. There is no allocated parking area for the allotment spaces. BSTC request the inclusion of the Bude Green 5.**  
2) PA23/05800 – Extension to dwelling. 39A Valley Road, Bude, EX23 8ER.  
**Resolved: that BSTC had no objection to the extension, but would object to the use of a flat roof treatment, a pitched roof would be preferred.**

3) PA23/06832 – Proposed loft conversion, extension, internal alterations & exterior materials. Pencarrol, 21 Downs View, Bude, EX23 8RF.

**Resolved: that BSTC had no objection in principal to the application but do have strong concerns re: the change in ridge height, scale and massing.**

4) PA23/02395 – Conversion and extension to former garage to provide ancillary accommodation. 35 Hallett Way, Bude, EX23 8PG.

**Resolved: that BSTC had no objection. Would prefer a mono pitched roof treatment, sustainable, natural materials. There were concerns about the use if this structure as a dwelling.**

*Cllr A Bluett left the meeting 4.20pm*

**PL/180/23 To discuss the current Bude Neighbourhood Plan**

The Chair reported that she had been in contact with two Consultants who had expressed an interest in working with the Council to look at their NDP. The Chair was to consult with the Town Clerk to move this project forward.

**PL/181/23 Planning Enforcement – To receive updates, discuss and refer, if appropriate any new issues**

The AC had spoken with the Planning Enforcement Officer at CC re: PA23/06516 and the Flood defence works by the EA at Neetside Road. It was reported that PA23/06516 was an active planning application and would not be looked at by Enforcement at this time. The EA works are considered permitted development.

**PL/182/23 Section 106 monies and Community Infrastructure Levy**

No update was received.

**PL/183/23 Date of next meeting**

27th September 2023

Meeting closed 4:30pm

Signed.....