



MINUTES OF THE PLANNING COMMITTEE HELD ON 27th SEPTEMBER 2023

Present: Cllrs: S Dearing (Chair), A Bluett, P Purchase

Officer: T Gliddon – Assistant Clerk (AC)

Public: Meeting start time: 3pm

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

- PL/184/23 To receive apologies and accept the reasons for any non-attendance**
Cllrs Herbert-Coulson, (personal commitment), M Dawe, (work commitment), J Diffey, (family commitment) and La Broy (C Council commitment).
The apologies were noted and reasons for non attendance accepted.
- PL/185/23 To receive any declarations of interest on items on the agenda and note any dispensations granted**
No interest were received and no dispensations were granted.
- PL/186/23 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/187/23 Correspondence received**
a) Decision Notices – noted
b) To note correspondence received – none received
- PL/188/23 Planning applications – to discuss and consult on the applications received**
1) Ref. No: PA23/07019 Planning & Conservation Area consent for the erection of an extension to The Falcon Hotel to provide four holiday letting apartments, together with associated parking. The Falcon Hotel, Breakwater Road, Bude, EX23 8SD
Resolved: That BSTC had no objection in principal to the application and are happy with the quality of design and the material pallet, however concerns were raised regarding scale, massing and the ridge height. The archaeological impact on the site, indirect/direct impact on heritage assets within the conservation zone (policy 23 NDP). BSTC would like to see a replanting plan for the mature trees(8) in the arboriculture report.

The Chair used her discretion to take application 8) PA23/07060 next, for ease the minutes will be written in agenda order.

- 2) Ref. No: PA23/06857 - Application for the decommission of Barclays Bank. Removal of existing external signage and branding. Removal of external ATM and replace glazing with new to match existing. Removal of existing heritage projecting sign remove and make good. Removal of existing night safe face plate (only) remove and infill aperture with stonework to match existing. Removal of existing blank fascia panels remove and make good. Barclays, 2 The Strand, Bude, EX23 8QX
Resolved: that BSTC had no objection.

3) Ref. No: PA23/06334 - Proposed rear extension, 8 New Road, Stratton, EX23 9AP

Resolved: that BSTC had no objection and would request the inclusion of the Bude Green 5 where appropriate.

4) Ref. No: PA23/07293 - Single storey side extension to the dwelling to replace a former conservatory (now part demolished) 8 Trevella Road, Flexbury, EX23 8NA.

Resolved: that BSTC had no objections, but note the concerns of the neighbour re: rainwater runoff and the use of non-natural materials in the build. BSTC would request the inclusion of the Bude Green 5 where appropriate.

5) Ref. No: PA23/06612 - Proposed residential phased development for 3 no. two-storey detached dwellings, garages and a new private access lane without compliance with condition 2 of decision notice PA22/03713 dated 14.10.22. Land North West Of Bramleys, Stratton, EX23 9HA

Resolved: that BSTC had no objection.

6) Ref. No: PA23/05294 - Removal of existing render, roofs, doors and windows, replacement doors and windows, new slate roofs, PV panels and Air Source Heat Pump. Westland Geoprojects Ltd, Belle Vue Lane, Bude, EX23 8BR

Resolved: that BSTC had no objection and request the inclusion of the Bude Green 5.

7) Ref. No: PA23/05277 - Construction of light industrial units with associated access, parking and landscaping. PT Tamar Building, Bude Stratton Business Park, Stratton, EX23 8LY.

Resolved: that BSTC had no objection and request the inclusion of the Bude Green 5.

8) Ref. No: PA23/07060 - Construction of two buildings for B8: E(c)(iii); E(g)(i)(ii)(iii) Uses, together with use of attenuation pond approved under PA15/02236 for surface water drainage. Land West Of Unit 5 Bude Workspace, Bude Stratton Business Park, EX23 8LY.

Resolved: that BSTC had no objection and request the inclusion of the Bude Green 5.

9) Ref. No: PA23/06748 - Advertisement consent for fascia sign on the North side of the building. 11 The Strand, Bude, EX23 8BD.

BSTC had no objection to the sign and felt that the use of lighting is unnecessary as there is an existing street light on the front of the building.

10) Ref. No: PA23/07294 - Non Material Amendment (1) to Application No. PA22/11427 dated 18th May 2023 for 3x dwellings, namely, amendment to phase the construction of the development for the purposes of CIL. Land East Of Pudners Cottage, Poughill, EX23 9ER

BSTC noted the NMA

PL/189/23 To discuss an update re: 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 present discussed the information received from the C Council planning officer in reply to the proposal. They discussed Community Land Trusts and the Bude NDP. Following the discussion it was agreed to bring this item back for further discussion at a later meeting.

Cllr Bluett left the meeting 4.35pm

The meeting was now inquorate, therefore no further business could be transacted and Chair closed the meeting at 4.38pm

Meeting closed 4.38pm

Signed.....