



MINUTES OF THE PLANNING COMMITTEE HELD ON 8th NOVEMBER 2023

Present: Cllrs: Dearing (Chair), Bluett, LaBroy, Purchase. J Cook BSTC Tree Champion

Officer: T Gliddon – Assistant Clerk (AC)

Public: 2 Meeting start time: 3pm

Public participation: The pre-application for the Casting House, Upper Wharf was discussed.

- PL/200/23 To receive apologies and accept the reasons for any non-attendance**
Cllrs Aulsberry-Vockins (family commitment), Herbert-Coulson (family commitment), Dawe (work). The reasons for apologies were accepted.
- PL/201/23 To receive any declarations of interest on items on the agenda and note any dispensations granted**
Cllr La Broy declared a non-pecuniary interest in agenda item 5) application no.7
- PL/202/23 To approve the minutes of the previous meeting: 27th September 2023**
Resolved: that the minutes were a true and accurate record of the meeting and signed by the Chair.
- PL/203/23 Correspondence received**
a) Decision Notices – noted
b) To note correspondence received –.CC update re: application PA23/07019 - noted
- PL/204/23 Planning applications**
Applications 5 & 8 were taken first on the agenda
- 5) Ref. No: PA23/08571 - Erection of 2.4m high palisade security fencing and gates. Bude & North Cornwall, Golf Club, Burn View, Bude, EX23 8DA
Resolved: BSTC had no objection. The Committee would like to see the conclusion of the preliminary ecological appraisal followed by the applicant.
- 8) Ref. No: PA23/07019 - Planning and 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 there are concerns re: archaeological impact on the site, indirect/direct impact on heritage assets within the conservation zone (policy 23 NDP). BSTC request that the replanting plan for the mature trees (8) in the arboriculture report be a condition of approval. BSTC would also like the developers to address the concerns of local residents re: increased traffic flow concerns along Church Path.
- 1) Ref. No: PA23/08040 - Proposed single storey kitchen extension. Westlake, New Road, Stratton, EX23 9AP
Resolved: BSTC had no objection and welcome the use of Cedar Cladding. BSTC would like to suggest an alternative roof treatment ie: living roof or recycled rubber.
- 2) Ref. No: PA23/06516 - Works to trees subject to a TPO: 981 (Sycamore) - remove lower limb; G1 (Sycamores) - Retrospective permission requested for removal of 2 branches; G2 (Mixed native) - Remove self-set saplings; 983 (Monterey Cypress) - Fell; G6 (Mixed native)

- Fell; G7 (1x Sycamore and 1x Hazel) - Fell; 984 (Goat Willow) - Coppice whole tree; 985 ivy on main trunk up to height of first main branch approximately 6m; G8 (Mixed native) - Retrospective permission requested for crown lifting over development site. Land At Poughhill, Orchard Close, Poughill, EX23 9ES

Resolved: BSTC see no clear and convincing justification for the extent of the works to trees within the Conservation zone (under a TPO). BSTC do not accept that the works proposed are in the best interest of the site ecology or the wider Conservation zone. This site has the appearance of a small woodland in succession and is a rich and biodiverse habitat within our community. BSTC believe that the works undertaken without permission are unacceptable and the planning committee is saddened to see yet another proposal which appears to marginalise nature and its legal protections. Additionally we wish to register a concern about future biodiversity net gain calculations with respect to this site. The Committee agree with the Tree Officers report.

3) Ref. No: PA23/07790 - Proposed redevelopment of dwelling for futureproofing and accessibility needs. Holly Lodge, Poughill Road, Poughill, EX23 8NX

Resolved: BSTC object to the redevelopment. This is an unsympathetic design approach to a historic building. BSTC would like more consideration to the use of the existing building and embodied carbon. The Committee perceive the building to have been a stable/hayloft and would regret the loss of the character of the original building.

Application 7 was taken next on the agenda.

Cllr La Broy left the room

7) Ref. No: PA23/08684 - Proposed single-storey extension – Westcroft, Flexbury Avenue, Bude, EX23 8NS

Resolved: BSTC had no objection to the proposed extension, but do object to the inclusion of a wood burner (against CLP Policy 16: Health & wellbeing). BSTC would prefer the use of a more sustainable roof treatment such as recycled rubber/living roof.

Cllr La Broy re-joined the meeting

Cllr Bluett left the meeting 4.01pm

4) Ref. No: PA23/08583 - Install PVCu conservatory to the rear of the property. 84 Reden Road, Bude, EX23 8TP

Resolved: BSTC had no objection. Would encourage the inclusion of rainwater harvesting.

6) Ref. No: PA23/07312 - Conversion of domestic garage to create a self contained annexe (retrospective), 50 Ocean View Road, Bude EX23 8NL

Resolved: BSTC had no comment in light of the retrospective nature of the application.

PL/205/23

Pre-Application

PA23/01209/PREAPP | Pre-application advice for the most appropriate path to address a proposed re-plan of the layout of Phase 2 and introduction of a more contemporary house types. | Land North Of Stratton Road Stratton Road Bude Cornwall

The committee discussed the pre-application and felt more information would be needed on a future application including a direct comparison. The application was noted.

PL/206/23

To discuss the current Bude Neighbourhood Plan

Cllr Dearing reported that a discussion had been held with a planning consultant re: updating the Bude-Stratton NDP. The next phase is to formalize a Steering Group. An inaugural meeting has been setup for 15th November 2023 at 3pm. Comms on the BSTC social media site publishing this meeting were requested.

PL/207/23 Planning Enforcement – To receive updates, discuss and refer, if appropriate, any new issues

No update had been received.

PL/208/23 Section 106 monies, CIL (Community Infrastructure Levy) and Developer off Site Contributions

The committee discussed the previously circulated update of Cil monies received.

Resolved: the that Planning Committee recommend to Full Council that the Cil monies currently held BSTC reserves for use towards Community Land Trust should now be ring fenced to be used towards BSTC affordable Housing to include Lords Court.

PL/209/23 To note the date of next meeting: 22nd November 2023

The date of the next meeting was noted.

Meeting closed 4:33pm

Signed.....