



MINUTES OF THE PLANNING COMMITTEE HELD ON 22nd NOVEMBER 2023

Present: Cllrs: Dearing (Chair), Bluett, Dawe, Herbert-Coulson, LaBroy, Purchase.
Non-voting member - J Cook BSTC Tree Champion
non-committee member – Cllr O’Sullivan
Officer: T Gliddon – Assistant Clerk (AC)
Public: 2 Meeting start time: 3pm

Public participation: Cllr O’Sullivan reported on planning application PA23/06490, which had recently been consulted on at Marhamchurch PC.

- PL/210/23 To receive apologies and accept the reasons for any non-attendance**
Cllr Aulsberry-Vockins (illness). The reason for apologies were accepted.
- PL/211/23 To receive any declarations of interest on items on the agenda and note any dispensations granted**
Cllr Dearing declared an interest in agenda item 5, 5) PA23/07639
- PL/212/23 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/213/23 Correspondence received**
a) Decision Notices – noted
b) To note correspondence received – Cornwall Cllr Chopak: re speed awareness monitoring at junction with Homeleigh Garden Centre, Stratton. This item was noted CC – re: potential visit to BSTC by CC planning officers. The Committee welcomed the opportunity to meet with the CC officers. The AC would make arrangements.
Place Architects – visit to present re: Casting House Cottage, Bude. The Committee welcome the opportunity to meet with Place Architects. The AC to make arrangements.
- PL/214/23 Planning applications**
The Chair moved to 5) PA23/07639 next on the agenda.

Cllr Dearing left the room

The Vice-Chair, Cllr Bluett took the Chair.

The Chair allowed the agent for the application to speak during debate.

5) Ref. No: PA23/07639 - Raising of ridge and conversion of roof space to create additional bedroom and bathroom. Siting of solar panels to South facing roof slope. 21 Hallett Way, Poughill, EX23 8PG

Resolved: that BSTC had no objection.

Cllr Dearing returned to the room and took the Chair

1) Ref. No: PA23/08863 - Change of Use of existing community shop building for Use Class F2 (b) Local Community Use. The Community Centre, Berries Avenue, Bude, EX23 8QE

Resolved: that BSTC had no objection.

2) Ref. No: PA23/09078 - Application for tree works in a Conservation Area (CA): Felling of 3 Sycamores, 2 Ash, 1 Pine and 1 Elm. Bude Rugby Ground, Petherwicks Mill Road, Bude, EX23 8QG

Resolved: That the Committee would like more information. The AC was requested to ask the CC planning officer if a Tree Officer report was pending and request an extended consultation period until 10th December.

3) Ref. No: PA23/08704 - Extension and alterations to existing dwelling - 21 Bramble Hill, Bude, EX23 8DG

Resolved: that BSTC had no objection in principle to the extension of the existing building, however felt that the plan provided is confused and lacks clarity in design. BSTC would object to the installation of a wood burner as it goes against the CLP policy 16.

4) Ref. No: PA23/07350 - Demolish existing garage / store building and construct a detached dwelling. Land Adj 16 Coast View, Stratton Road, Bude, EX23 8AG

Resolved: that BSTC had no objection in principle to the development. The design quality could be significantly improved by reconsidering the design. The committee have concerns re: the extent of loss of the front green space to facilitate parking, therefore would suggest that the building frontage be set back from the building line of the 16 Coast View to provide some relief to a tight car parking area, this could also offer an opportunity for some soft landscaping to the frontage. BSTC object to the use of composite cladding, and would ask that natural sustainable materials are used throughout and request the inclusion of the Bude Green 5.

6) Ref. No: PA23/07321 - Proposed extension and alterations to dwelling. 22 Minster Avenue, Bude EX23 8RY

Resolved: that BSTC had no objection, but would prefer the use of natural material choice of roof treatment ie: a living roof or recycled rubber, and the inclusion of the Bude Green 5.

PL/215/23 To discuss the current Bude Neighbourhood Plan (NDP)

The Chair reported that the inaugural meeting of the NDP Steering group had taken place. Terms of reference had been discussed and agreed and the next meeting would take place on 13th December 23. The next month would be used for evidence gathering. The Steering group would be working with Consultants to update the plan.

Cllrs Dawe and Bluett left the meeting 4.15pm

PL/216/23 Planning Enforcement – To receive updates, discuss and refer, if appropriate, any new issues

No update had been received.

PL/217/23 Section 106 monies, CIL (Community Infrastructure Levy) and Developer off Site Contributions

No update had been received.

PL/218/23 To note the date of next meeting: 6th December 2023

The date of the next meeting was noted.

Meeting closed 4.38pm

Signed.....