



MINUTES OF THE PLANNING COMMITTEE HELD ON 10th JANUARY 2024

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

- PL/001/23 To receive apologies and accept the reasons for any non-attendance**
Cllr Bluett (work commitment), M Dawe (work commitment), Cllr La Broy (personal). The reasons were accepted.
- PL/002/23 To receive any declarations of interest on items on the agenda and note any dispensations granted**
None received.
- PL/003/23 To approve the minutes of the previous meeting: 20th December 2023**
Resolved: that the minutes were a true and accurate record of the meeting and signed by the Chair.
- PL/004/23 Correspondence received**
a) Decision Notices – noted
b) To note correspondence received: C Council planning department re: small homes statement (PL/235/23). The contents were noted.
C Cllr N Chopak re: planning application PA22/08202. The contents were noted.
- PL/005/23 Planning applications**
1) Ref. No: PA22/08202 - Reserved Matters application for appearance, landscaping, layout and scale (details following outline consent PA20/00474 dated 18/07/2022). Land East Of Howells Road, Stratton, Cornwall
Resolved: According to Cornwall Councils interactive mapping software, the entire site for PA23/08202 sits within an "area of great landscape value", as such, BSTC believe that the land in question should be treated with the utmost environmental respect and protections. BSTC strongly object to the designation of the site as of "low ecological importance", Point 3.23 of the Ecological Survey states "The hedgerow provides suitable habitat for dormice and their presence was confirmed during surveys undertaken in 2019. As such they are likely to be present within all hedgerows within this site". BSTC would wish to condition the retention of as many hedgerow /arboreal habitats as possible, in order to protect the likely presence of dormice and retain a key foraging habitat for bats. BSTC believe that the destruction of viable and thriving habitats, containing protected species such as bats and dormice, is completely unacceptable and believe that the layout of the proposal should facilitate hedge retention, working sensitively within the constraints of the site. BSTC feel that the removal of internal hedges is unacceptable as "loss of habitat is predicted to have a long-term negative impact". The historic value of these ancient agricultural enclosures is also a concern.
We believe that the Bio Net Gain calculations are misleading as they do not take into account the hedge/tree loss at the entrance to the site. It may not be apparent from the plans but the tree and hedge removal will amount to extensive earthworks and bank stabilisation. This level of work is unjustifiable simply to facilitate a footpath. BSTC believe that this proposal would have a detrimental impact on the PROW 505/34/1 adjacent to the site.
Within the Cornwall Local plan (p.60 Housing) it states that "the natural and historic environment is one of the areas greatest assets and this needs to be carefully managed in order to protect and enhance the tourism offer.

Concerns were raised again about historic flash flooding events in the locality. BSTC have serious concerns about the amount of non-permeable surfaces present within the proposal and the mitigation capacity present to offset excessive surface water runoff into the adjacent watercourse (and wider parish river network).

BSTC feel strongly that the density of the dwellings is too high for the constraints of the site without causing considerable environmental damage. BSTC have strong concerns about the number of four bed dwellings proposed and would prefer 2/3 bed homes, to match local need. (As evidenced within Cornwall Councils recent housing needs survey). We are unhappy with this housing mix, as it does not serve the communities affordable housing need (CPL Policy 6), the bedroom numbers shown in the Design and Access Statement of the application show 37% are 4 bed, 47% are 3 bed, 10% are 2 bed and 7% are 1 bed. 78% of bedrooms are open market, 17% affordable rental (16 bedrooms), 5% intermediate (5 bedrooms). The properties should be tenure blind and all benefit from the same high quality of design.

Parts of the proposed secondary material palette are not in keeping with the local architectural language. BSTC have specific concerns about the use of timber "effect" products and dark brick and would wish to see the inclusion of natural and sustainable material choices throughout the development, in line with the CC Climate Change DPD, Cornwall local Plan and BSTC's own Bude Green 5 document. Roof lines should be orientated to maximise solar gain and BSTC would wish to condition the inclusion of integrated solar and EV chargers throughout the development, on all dwellings.

BSTC would prefer a reduction of parking spaces within the public allotment area, to increase viable community growing space and encourage low carbon transport. Additionally, we would hope to see a permeable surface treatment and the inclusion of EV chargers.

In conclusion BSTC wish to see the strongest possible protection for the trees/hedges. There is very strong public feeling to save these trees (a recent petition of over 350 signatures). Not only is the felling of healthy trees and hedge removal ecocide but it will irrevocably alter the character of the ancient Holloway, into the historic town of Stratton. We believe that there are more environmentally sensitive strategies available to the developer which would act as a visual indicator to the entrance of the settlement ie: Speed Indicator digital devices rather than a footpath.

2) Ref. No: PA23/09885 - Change of use of cafe [A3 Use] to Micro pub [sui generis] - as extension to existing Micro pub. Tiffany's, 34 Lansdown Road, Bude, EX23 8BN

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

3) Ref. No: PA23/08765 - Proposed extension to commercial units to provide a new cafe / restaurant unit (Use class E). The Depot, Kings Hill, Bude, EX23 8PQ

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

4) Ref. No: PA23/07790 – Amended Plans - Proposed redevelopment of dwelling for futureproofing and accessibility needs. Holly Lodge, Poughill Road, Bude, 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. Concerns about overlooking, scale and massing, lack of amenity space for proposed dwelling. We would like to see the neighbours' concerns addressed.

5) Ref. No: PA23/09347 - Change of use of Flat 6 from holiday use to unrestricted residential dwelling. 6 Brightland Holiday Apartments, Maer Lane, Bude, EX23 9EE

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

6) Ref. No: PA23/10161 - Proposed demolition and replacement of southern extension, demolition of external steps, new windows, new deck, amended vehicle parking, drop kerb,

garage conversion/extension and internal reconfiguration to single family dwelling. 16 Trevella Road Flexbury Bude Cornwall EX23 8NA

Resolved: BSTC had no objection

7) Ref. No: PA23/10089 - Two storey extension, roof replacement and alterations, and exterior alterations to dwelling. Pendenis, Broadclose Hill, Bude EX23 8EQ

Resolved: BSTC do not object to the principal of an extension to the property but have concerns that in its present form the application shows overdevelopment of the site, excessive scale & massing. BSTC welcome the inclusion of natural sustainable material choices but feel that scale /amount of timber cladding is excessive in relation to adjacent properties. We feel the design presented does not match the design language of the street scene.

PL/006/23 To discuss questions for the upcoming meeting with Cornwall Council Planning Officers

The members discussed questions. The Ac would notify all members of the Council that the meeting with C C Planners will be held on 31st January at 2pm and all are welcome to attend.

PL/007/23 Planning Enforcement – To receive updates, discuss and refer, if appropriate, any new issues

A reply had been received from CC re: the possible need for the N C Golf to apply for permission to carry out works to the course and the need for an ecological survey before works were carried out to re-designed course (PL/237/23). The AC was requested to contact CC Enforcement for more information.

PL/008/23 Section 106 monies, CIL (Community Infrastructure Levy) and Developer off Site Contributions

No update was received.

PL/009/23 To note the date of next meeting:31st January 2024

Noted

Meeting closed 16.35pm

Signed by the Chair