



MINUTES OF THE PLANNING COMMITTEE HELD ON 20th DECEMBER 2023

Present: Cllrs: Dearing (Chair), Bluett, Herbert-Coulson, La Broy, Purchase

Officer: T Gliddon – Assistant Clerk (AC)

Public: 1 Meeting start time: 3pm

Public participation: None comments were made.

The Chair thanked committee for all their work during the past year.

- PL/229/23 To receive apologies and accept the reasons for any non-attendance**
None received.
- PL/230/23 To receive any declarations of interest on items on the agenda and note any dispensations granted**
None received.
- PL/231/23 To approve the minutes of the previous meeting: 6th December 2023**
Resolved: that the minutes were a true and accurate record of the meeting and signed by the Chair.
- PL/232/23 To receive a verbal update from the agent re: repowering of the windfarm at Cold Northcott**
The agent for the current application for the Windfarm application at Cold Northcott presented to the committee. Although this is outside of the Bude-Stratton area it would be the biggest windfarm in the area and it was felt that as much face to face information given was important for the public. He reported that public consultation had been taking place since March this year with the relevant Parish Council's and neighbours of the site had been consulted and that the application was now live. The agent took questions from the floor. The Chair thanked the agent for attending the meeting and giving such an informative presentation to the members.
- Cllr Dearing left the meeting 3.30pm, Cllr Bluett took the chair
Cllr Dearing returned to the room 3.36pm*
- PL/233/23 Correspondence received**
a) Decision Notices – noted
b) To note correspondence received: CC re: PA23/09434, Walnut Cottage, Stratton. The BSTC comments had been passed to Tree Officer. Correspondence was noted.
CC – For information re: Planning fees and planning consultation responses.
Correspondence was noted.
- PL/234/23 Planning applications**
1) Ref. No: PA23/09514 - New Dwelling and detached garage. Land South West Of The Hollies, Ivyleaf Hill, Bude, EX23 9LD
Resolved: that BSTC had no objection in principle to the application, but had concerns re: the flood risk and the lack of compliance with policy 3 & 7 of Cornwall local plan. BSTC would prefer the use of natural, sustainable materials within the application and the inclusion of the Bude Green 5.

The AC reported that application PA23/09046 had been decided at CC and had been approved.

2) Ref. No: PA23/09046 - Non-material amendment to decision PA22/09919 dated 23.01.2023 to move the garden room south west to the boundary line and to enlarge the window on the east elevation. Rosehip Cottage, 11 Breakwater Road, Bude, EX23 8LQ
No comment made as approved by CC.

3) Ref. No: PA23/08822 - Rear extension and minor alterations to existing dwelling. Greenacres, Marine Drive, Widemouth Bay, Bude, EX23 0LZ

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

Pre-application

PA23/01440/PREAPP - advice for a Reserved Matters application for Appearance, Landscaping, Layout and Scale of a development of 25 dwellings and associated infrastructure following outline consent PA21/03734. Land At Upton Meadows, Off Trafford Close, Bude.

Resolved: BSTC are extremely dissatisfied with the quality of the application which has been provided.

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 palette / 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.

PL/235/23

To discuss the current position of BSTC re: planning applications for additional bedrooms on smaller properties and any actions/recommendations required

Cllr La Broy spoke to the item. The committee discussed the item at length.

'The Committee noted the pressure on 1 / 2 two bed homes due to smaller homes being made into larger dwellings, and the lack of development of 1 / 2 beds homes in our community, which does not reflect the needs of our community as per the Cornwall Council Housing Needs survey'. The AC was requested to send the statement above to the CC planning Officers and feed the statement into the NDP steering group meeting.

PL/236/23

To discuss the current Bude Neighbourhood Plan (NDP)

A meeting of the NDP took place last week. Tenders for consultants was being discussed.

PL/237/23

Planning Enforcement – To receive updates, discuss and refer, if appropriate, any new issues

The committee noted the destruction of wildlife habitat at the Bude and North Cornwall Golf Club that has taken place during recent changes to the course. The AC was requested to investigate the need for any ecological survey's to be carried out before any of the extensive works were undertaken at the site.

PL/238/23

Section 106 monies, CIL (Community Infrastructure Levy) and Developer off Site Contributions

No update was received.

PL/239/23 **To note the date of next meeting: 10th January 2024**
Noted

Meeting closed 4.47pm

Signed by the Chair