



## MINUTES OF THE PLANNING COMMITTEE HELD ON 14<sup>th</sup> FEBRUARY 2024

Present: Cllrs: Dearing (Chair), Dawe, Herbert-Coulson, La Broy, Purchase, O'Sullivan  
Officer: I Saltern – Deputy Town Clerk (DTC)

Public: 3

Meeting start time: 3pm

**Public participation:** A planning consultant spoke on behalf of PA22/11427 and outlined options to minimise disturbance to trees on site.

- PL/018/24**      **To receive apologies and accept the reasons for any non-attendance**  
Cllr Bluett (work) and the reason was accepted.
- PL/019/24**      **To receive any declarations of interest on items on the agenda and note any dispensations granted**  
None were received.
- PL/020/24**      **To approve the minutes of the previous meeting: 31<sup>st</sup> January 2024**  
**Resolved:** that the minutes were a true and accurate record of the meeting and signed by the Chair.
- PL/021/24**      **Correspondence received**  
a) Decision Notices – None circulated.  
b) To note correspondence received: a letter from Paul Steen, Senior Development Officer - Cornwall Council, regarding the Bude Green 5 planning principles and how they have now been superseded by Cornwall Council's Climate Emergency Development Plan Document. The Assistant Clerk (Administration) to circulate the Climate Emergency DPD to Planning Committee members. Correspondence concerning PA/2300748 Demolition of existing hotel and erection of 23 dwellings – Cliff Hotel, EX23 8NG was noted.
- PL/022/24**      **Planning applications & preapplications**  
1) 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: BSTC to add to its previously submitted comments that it would like to request that a financial viability assessment be submitted by the applicant as part of the approval process. BSTC has concerns regarding scale and massing and the visual impact of the proposed development within a Conservation Area (DCO116). BSTC's notes that there is a lack of clarity around the applicant's intentions regarding the tenure of the proposed development.**  
  
2) Ref. No: PA24/00548 - 3x dwellings without compliance with Condition 2 of decision notice PA22/11427 dated 18.05.2023. Land East of Pudners Cottage, Poughill, EX23 9ER  
**Resolved: BSTC had no objection. Works should not impact negatively on existing the Root Protection Area.**  
  
Cllr Dawe left the meeting at 4pm.  
  
3) Ref. No: PA24/00002/NDP - Marhamchurch Neighbourhood Development Plan. Marhamchurch, Cornwall.  
**Resolved: BSTC has no objection and was content with the designated Local Green Space provided it retained the ability to undertake accessibility works for visitors to the Helebridge Barge Workshop.**

Cllr Purchase left the meeting at 4:29pm.

4) Ref. No: PA24/00550 - Works to Tree(s) within a Conservation Area (TCA) - Beech (Blue) and Copper Beech (Yellow) at rear of garden - Proposed 25% reduction of both trees.

Townsend Cottage, Market Street, Stratton, EX23 9DL

**Resolved: BSTC has no objection.**

**PL/023/24 Planning Enforcement – To receive updates, discuss and refer, if appropriate, any new issues**

The lack of tree planting at PA21/11207 Penwethers, Killerton Road had been reported again by the ACA and a response is awaited.

**PL/024/24 Section 106 monies, CIL (Community Infrastructure Levy) and Developer off Site Contributions**

No update was received.

**PL/025/24 To note the date of next meeting: 28<sup>th</sup> February 2024**

Noted.

*Meeting closed 4.40pm*

Signed by the Chair