



## MINUTES OF THE PLANNING COMMITTEE HELD ON 28<sup>th</sup> FEBRUARY 2024

Present: Cllrs: Dearing (Chair), Bluett, Herbert-Coulson, La Broy, Purchase, O'Sullivan  
Officer: T Gliddon (AC)  
Public: 2  
Meeting start time: 3pm

**Public participation:** Public present commented on applications 4), a footpath diversion at a site in Poughill and the impact of rain water runoff from new homes. The AC was requested to contact the EA to arrange a possible meeting to discuss rain water runoff in the Bude area.

PL/026/24

**To receive apologies and accept the reasons for any non-attendance**

Cllrs Aulsbury-Vockins (personal) and Dawe (work commitment) and the reasons were accepted.

PL/027/24

**To receive any declarations of interest on items on the agenda and note any dispensations granted**

No declaration of interest were received. No dispensations had been granted.

PL/028/24

**To approve the minutes of the previous meeting: 14th February 2024**

**Resolved: that the minutes were a true and accurate record of the meeting and signed by the Chair.**

PL/029/24

**Correspondence received**

a) Decision Notices – noted.

b) To note correspondence received: For information only, CC application PA24/01407 works to trees in a conservation area, The Leat, Stratton. The application was noted.

PL/030/24

**Planning applications & preapplications**

The Chair used her discretion and allowed the agent for application 1) to speak and take questions from members present.

1) Ref. No: PA24/01198 - Construction of 2 No. Dwelling Houses and Garages. Land Adjacent Upton Garth, Upton, Bude

**Resolved: that BSTC had no objection in principle to the application subject to the use of natural material choices rather than composite cladding products (Climate Emergency DPD materials and wastes SEC1:6). Concerns were raised re the visual impact on the adjacent grade II listed asset and felt the design could be more in keeping with the ancient hamlet and is disrespectful of the local vernacular.**

2) Ref. No: PA24/00697 - Application to discharge of a planning obligation in respect of decision notice PA18/06879 dated 26.04.19. Apartment 1-9 Perrantide, Upton, Bude,

**Resolved: BSTC had the strongest objection and feel insulted for the Council tax payers of Bude-Stratton that the developer would attempt to rescind on its s106 responsibilities.**

3) Ref. No: PA24/00843 - Reserved Matters application for Plot B new dwelling and Garage (details following Outline Consent PA22/04215 dated 06/07/2022). Land at Howards Lane, Howard Lane, Stratton, EX23 9TF

**Resolved: BSTC had no objection subject to the removal of the wood burner from the application (CLP Policy 16). Concerns were raised re: adequate access on the lane.**

4) Ref. No: PA24/01125 - Change of use of vacant retail floor space (Class E) to hot food takeaway (sui generis), installation of new shopfront and extract and ventilation equipment. Co-Operative Group, Burn View, Bude, EX23 8EF

**Resolved: BSTC had no objection.**

5) Ref. No: PA24/00987 - Siting of two shepherds huts for use as holiday accommodation as part of farm diversification, with associated solar PV array. Land N East Of Higher Northcott, Poughill, EX23 9EQ

**Resolved: BSTC had no objection.**

6) Ref. No: PA24/00453 - Proposed construction of detached industrial building to replace existing industrial building to be demolished. Unit 4, Little Northcott, Poughill, Bude, EX23 9EQ

**Resolved: BSTC had no objection.**

7) Ref. No: PA24/00985 - Change of use from the current permitted uses [B8, E(c)(iii), E(g)(i)(ii)(iii)] to include a microbrewery [B2 Use] within the permitted uses with mezzanine floor at first floor level. Unit 26, Bude Workspace, Bude Stratton Business Park, Stratton, EX23 8LY

**Resolved: BSTC had no objection.**

*Cllr O'Sullivan left the meeting 4.30pm*

Pre-Application:

**PA24/00145/PREAPP** - advice for a residential development of 30 dwellings and associated works. Land North East of Parc Fer Close, Stratton, EX23 9NR

BSTC view this site as a rural exception site and would wish to see any future proposal being for 100% affordable housing, with 1 / 2 bed homes, to serve the existing housing need in line with the recent CC housing needs survey. Strong concerns were raised re the impact of rain water runoff in to the river Strat/Neet given the historic flash flooding events in the area. Huge concerns were raised re the impact on the bio-diversity of the site. According to Cornwall Councils interactive mapping software, the site sits within an "area of great landscape value". BSTC believe that the land in question should be treated with the utmost environmental respect and protections. The hedgerow provides suitable habitat for dormice and their presence in the site area 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, is completely unacceptable. 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.

BSTC wish to see the strongest possible protection for the trees/hedges. There has been strong public feeling to save these trees at this site recently (a 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.

**PL/031/24 Planning Enforcement – To receive updates, discuss and refer, if appropriate, any new issues**

The AC reported that CC enforcement had replied re the tree planting at the backpackers hostel, Killerton Road. If no trees have been planted in mitigation by April 2024 report again and an officer will be assigned to the case.

**PL/033/24 To note the date of next meeting: 13th March 2024**

Noted.

Meeting closed 4.50pm

Signed by the Chair