

Bere Ferrers Parish Council

At a meeting of the Plans Committee held in the Council Chamber, Bere Alston on Tuesday 2nd July 2019.

<u>Present</u>	Cllr. P. Crozier Cllr. B. Lamb Cllr. E.K. Wager	Vice Chairman Chairman of Council
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112. Apologies.

Apologies were received from Cllr. Peace due to holiday, Cllr. Maycock due to family business, Cllr. Page-Bailey due to business and Cllr. Reed due to holiday.

113. Notification of items for information at the discretion of the Chairman. No action can be taken on these items.

- 1) Cllr. Wager – Was approached by a member of the Victoria Social Club asking if he knew who owned the wall in front of the Club as it is cracking badly. The Clerk has paperwork stating that when the club was built the committee gave a piece of the land to Tavistock Rural District Council to join up the footpath through from The Close to the Parish Hall Car Park. A lot of people have tried to prove ownership of it. The Clerk had been told that the minutes of the RDC are in the Plymouth Library.
- 2) Cllr. Wager- Mr. Hicks asked if members nailing the new board surround at Sarah Park knew that the posts were rotten. Cllr. Crozier replied that they did, and would be concreting in posts beside the rotten ones.

114. Matters Arising from the minutes of the 18th June

Matters Arising.

Minute 90. The Clerk has received a reply from the Case Officer on Council's comments. The only valid comment is with regards to the entrance.

115. To deal with Planning Applications for comment. Interested parties are invited to comment on applications they have an interest in before a decision is made, at the discretion of the Chairman.

1643/19/FUL Mr. & Mrs. P. Englefield
Erection of hay and bedding store added to existing building used as stables. Construction of sand school for training, exercising and riding horses at Field and stables SX 452 658 Bere Alston.
Case Officer Oliver Gibbins

Comments. There is concern about the proposed lighting. Council feels this is not appropriate that such lighting should be installed in a rural area. This is urbanising the road.
We would ask the Case Officer to re-examine this application.

1647/19/FUL Mr. & Mrs. P. Silcock
Erection of detached building/store at Rumour, Bere Alston, PL20 7BE.
Case Officer Oliver Gibbins

Comments. Support this application.

1663/19/HHO Mr. & Mrs. J. & L. LeVasseur

Householder application for single storey side extension to replace existing garage at The Hermitage, Fore Street, Bere Ferrers, PL20 7JL.

Case Officer Jenny Draper

Comments. Council fully supports this application which will enhance the property. This will also make an improvement in the area.

1951/19/FUL Ms. T. Pilkington

Replacement dwelling at Hallowell Ford, Bere Ferrers, PL20 7LD

Case Officer Oliver Gibbins

Comments. Council supports this application as it will enhance the whole area.

116. Take note of any Planning Applications noted after consideration by the Borough.

0101/19/HHO Mr. V. Smith.

Householder application for extension to garage and workshop at 1 Shutcombe Terrace, Hensbury Lane, Bere Ferrers.

Conditional Approval.

0458/19/FUL Andrew Singleton.

Householder application for an Oak-framed and timber-clad double garage with studio/gym above and veranda to rear at Glebe House, Bere Ferrers, PL20 7JX.

Conditional Approval.

1045/19/ARC Mr. & Mrs. Mike + Susan Phillips.

Approval of details reserved by condition 3 (Archaeology of planning consent 3188/18/FUL) at Weir Quay Cottage, Bere Alston, PL20 7BS.

Discharge of condition Approved.

0956/19/HHO Mr. P. Whittington.

Householder application for erection of lawn tractor store and garden shed at Marshmoor, Bere Alston, PL20 7BU.

Conditional Approval.

0057/18/FUL Mr. & Mrs. Ellis.

Proposed holiday unit at Liphill Quay, Bere Ferrers, PL20 7JY.

Refusal.

1123/19/FUL S. Duke.

Construction of two single storey one-bedroom holiday let chalets at Hewton Nursery, Riverview, Hewton, Bere Alston, PL20 7BW

Withdrawn.

1149/19/TCA Mr. A. Anderson.

T1 and T2 Oak trees - Fell. At Kiln Cottage, Weir Quay, Bere Alston, PL20 7BS.

Raise No Objection.

117. Enforcement cases to be taken in part 2.

Cllr. Lamb proposed that committee go into part two, seconded by Cllr. Wager.

Cllr. Wager proposed that committee come out of part two, seconded by Cllr. Lamb.

118. To discuss 13 Fore Street, Bere Alston.

Cllr. Lamb stated that many people have taken this matter up with West Devon; the following are their replies:

“In relation to 13 Fore Street, Bere Alston, I am awaiting the following information:

- Details of any planning applications made from the planning department
- Details of electoral register for the property from West Devon Elections

The land registry search showed the land to be unregistered.

I am visiting on Monday morning to complete an empty property survey, take photographs, and speak to neighbours and local residents to ascertain ownership.”

“Thank you kindly for the additional information. I visited the property last week and I am awaiting David Sexton’s return tomorrow from annual leave to discuss the best course of action.

Katy Gibb, a previous colleague who has now left the council was investigating the case from 2016 onwards and I am reviewing contact between her and the owner’s solicitor received in October 2018 (after Katy left) which can be taken into consideration also. It claims the owner works at the Victoria and Albert museum in London and lives rent for free in a room nearby at the grace of a friend who is a previous employee of V&A museum; is working to improve his financial position for retirement to the property in Bere Alston and that he is 70+.”

“I have discussed the case again with Dave Sexton, Senior Environmental Health Specialist in the Private Sector Housing Team and he has confirmed that due to a shortage of Specialists in Environmental Health we are unable to carry out enforcement on empty homes at the current time – unless they are impacting the structure of neighbouring properties or causing a pest issue – we may then use powers under the Environmental Protection Act 1990 to improve conditions.

We have advised the owner of 13 Fore Street, Bere Alston on the loans available from Wessex and council letting options; and also discussed assistance from empty homes specialist company Grafton’s.

I am sorry that we are not able to take further action at this time.”

119. Report from Road Wardens.

Cllr. Lamb informed the committee that Cllr. Hanson has resigned as co-ordinator for the Road Wardens.

Discussions took place with regards to the County Highways road markings for future work. It is noted that the back road to Tavistock (Shillamill) has been marked out for minimal pot hole repairs and yet the Denham Bridge Road which could be dangerous for motor bikes in the dark has had no work indicated. A letter to Tom Lee (Neighbourhood Highways Officer).

There being no further business the Chairman thanked members for attending and declared the meeting closed at 7.58pm.

Signed this 30th day of July 2019

Chairman