

Bere Ferrers Parish Council

At a meeting of the Plans Committee held in the Council Chamber, Bere Alston on Tuesday 3rd December 2019.

<u>Present</u>	Cllr. G.R. Reed Cllr. P. Crozier Cllr. H Peace	Chairman Cllr. E. K. Wager Cllr. D Pengelly
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321. Apologies.

Apologies were received from Cllr. Lamb due to prior business.

322. Matters arising from the minutes of the 5th November.

There were no matters arising from the minutes.

323. 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.

3424/19/FUL Mr. S. Bilings – Burrington Estates Ltd.
37 new dwellings and associated access road and pedestrian on field adjacent to Woolacombe Road
Case Officer Jacqueline Houslander

The Chairman introduced Mr. Steve Bilings, the Technical Director and Tim Mitchell, the Architect from Burrington Estates. Mr. Steve Billings explained the site was allocated in the Local Neighbourhood Plan. The access to the estate would be via Woolacombe Road. The public footpath has been maintained, with a pedestrian link to the existing estate. The affordable housing is 30% and private 70%, in line with current policy. Local materials and locally based sub-contractors will be used to complete the development.

The Devon County Council and the Open Space, Sport and Recreation (OSSR), has asked Burrington to contribute just under £100,000 to local facilities -
£5,000 towards the consideration and if approved the re-location of the 30 mph speed limit beyond the site access junction.
£338.50 per person (based on household size of 2.36) towards improvements to, and maintenance of, play facilities. £29,857 total
£584 per person, £50,994 total (based on household size of 2.36) towards improvements to, and maintenance of sports facilities at Bere Alston Recreation Ground.
Transport & Education £17,916 total

Discussions took place with questions from the Committee and members of the public.

Why are solar panels not being installed? There are other alternatives that are to be used. The Chairman stated he would be keen for solar panel to be used and will add to recommendations to the WDPC.

Why has the number of properties increased from 31 to 37 houses? The original recommended proposal of 31 properties was not based on the layout, but what was possible on the piece of land.

For those houses requiring pump stations, why not use cesspits? Use of pump stations is quite common. 2/3 houses will require a mini pump station and these pumps will either be the responsibility of the owners, or a Management Company.

Will Refuse and Emergency vehicles have access to the un-adopted road? Yes and this road will either be the responsibility of owners or Management Company.

Will the company install street lights on Woolacombe Road? No, that is the responsibility of West Devon Borough Council.

Cllr. Reed asked the Committee for approval, 4 for approval, 1 against.

Comments. Council approved this application yet with specific caveat that due to poor visibility, the junction of Bedford Street needs to be improved, the installation of solar panels and charging points for electric cars must be considered and more carbon neutral/saving technology be utilised.

3281/19/FUL Ms T Pilkington
Replacement dwelling at Hallowell Ford Bere Ferrers PL20 7LD (resubmission of
1951/19/FUL)
Case Officer Oliver Gibbins

Comments. Council supports this application.

3304/19/DCA Ms M Quinn.
Demolition in conservation area consent to remove part of front wall and lowering of part of
wall to increase visibility at 17 Bedford Street Bere Alston PL20 7DF
Case Officer Nicola Glanville

Comments. Council supports this application.

324. To take note of any Planning Applications noted after consideration by the Borough.

2729/19/FUL Mr & Mrs Staveley-Wadham. Conversion of former agricultural barn to holiday let at
Collytown Manor, Bere Alston, PL20 7EB.

Conditional Approval.

2730/19/LBC Mr & Mrs Staveley-Wadham. Listed Building Consent for conversion of former agricultural
barn to holiday let at Collytown Manor, Bere Alston, PL20 7EB.

Conditional Approval.

2608/19/HHO Mr & Mrs King. Householder application for erection of conservatory at 2 Trevethan Park,
Bere Ferrers, PL20 7JW.

Conditional Approval.

3299/19/AGR Mrs P Barnes. Prior notification of agricultural development of proposed track to allow
access for farm machinery at South Hooe Cottage, Bere Alston, PL20 7BW.

Agricultural Determination details not required.

There being no further business the Chairman thanked Committee members and members of the public for
attending and declared the meeting closed at 8.12pm.

Dated this 17th day of December 2019

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