

Bere Ferrers Parish Council

At a meeting of the Plans Committee held in the Council Chamber, Bere Alston on Tuesday 14th January 2020.

<u>Present</u>	Cllr. G.R. Reed Cllr. B. Lamb Cllr. P. Crozier Cllr. R. Maycock	Chairman Chairman of the Council Cllr. E. K. Wager
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360. To discuss the appeal application APP\Q1153\W\19\3242298 proposed holiday unit at Liphill Quay, Mr & Mrs J. Ellis.

Discussions took place.

Comments. The Planning Committee continue to support the rejection and see no justification for re-consideration. Cllr. B. Lamb to send an Appeal Letter to the Assistant Clerk to forward onto the Planning Inspectorate and copy in WDBC and all members of the Planning Committee.

Letter sent to the Planning Inspectorate by the Clerk, on behalf of Cllr. Lamb:

We refer to Appeal APP/Q1153/W19/3242298 referring to an application for a Holiday let at Liphill Quay, Bere Ferrers. (West Devon reference 0057/18/FUL).

This Parish Council has stated that, 'we are against the appeal proposals' for the following reasons:- We would question whether the site was brownfield or had been previously developed, as the applicant's evidence is based upon a caravan that was there for a couple of years in the late 80's for two elderly dependent relations who were awaiting allocation of a Council property. After they left it was towed away. The applicant suggests that this is not an isolated site but part of the curtilage of the main house and an adjoining holiday let. However, it is physically separated from these by a 2.8 metre high wall, a track and a public right of way.

The applicant interprets the Bere Peninsula Neighbourhood Plan with ambiguous statements where it is suggested that they comply with (policy E1 & E2.) This is certainly not the case as this development would have a major adverse landscape impact upon the scenic beauty of the Valley, which is within the area of the AONB and adjacent to an SS1, where boating activity from the new jetty may increase and disturb the biodiversity.

The design of the building is alien to those in the Tamar Valley and would have a very considerable impact through its footprint and enormous height, containing just one bedroom! It would not integrate in any way and would have a detrimental effect on this highly sensitive area, and be seen from the river and the Cornwall banks.

The applicant again refers to policy EC2 of the N. P. but this refers to apprenticeship schemes and career paths. The supply of small business units, referred at 05.d.i06 (page 15 of N.P.) is the use of the old railway goods yard at Bere Alston, and not to ones in the open countryside. We note that there is no evidence of need of such a business development.

The design, increased parking and the effect upon the tranquillity of this area will adversely affect walkers using the public footpath and the Tamar Valley Discovery Trail. It is just not sustainable.

We ask that the Appeal be dismissed.

There being no further business the Chairman thanked Committee members and members of the public for attending and declared the meeting closed at 7.24pm.

Dated this 28th January 2020

Signed.....