

Bere Ferrers Parish Council

At a meeting of the Plans Committee meeting held in the Council Chambers on Tuesday 2nd November 2021.

Present

Cllr. G. Reed	Chair of the Committee
Cllr. P. Crozier	Cllr. B. Lamb
Cllr. R. Maycock	Cllr. C. Shaw

In Attendance: Cllr. J. Maciejowska.

275. Apologies

Cllr. H. Peace sent her apologies. The Committee accepted her apology.

276. Matters of Interest

No interests were declared.

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

Cllr. Lamb:

- 1). I have been informed by the Head of the Practise at the Abbey Surgery, that cases of Covid are very high in the village.
- 2.) The Council is required to submit a yearly review of the Neighbourhood Plan and a five-year review, which is due in 2022. If not done, it could give Developers a chance to question the plan.

Discussions took place.

The Committee recommended that the yearly review be conducted by Cllr. Maycock and brought to the Full Council meeting at the end of the month.

278. Matters Arising from the minutes from 12th October

No matters were arising, and the minutes were approved at the Full Council meeting on 27th October.

279. 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.

2530/21/FUL Mr & Mrs Richardson, erection of indoor equestrian arena at Harling Farm, Bere Alston, PL20 &JD

Committee members, Cllrs. Reed, Shaw, Crozier and Lamb conducted a site visit at Harling Farm on Sunday 24th October.

The applicants were invited to give the Committee brief description of their application.

The intention is to build an indoor equestrian that will primarily be used by the Riding for the Disabled. It will be the size of a Dressage arena and the design will take into consideration the surroundings and dug down, in order it is more hidden, therefore there will be less a visual impact on the landscape. The area will also have suitable access. The plan is to use the dugout soil to plant a hedge row. It can be used for private hire, but due to the size, it would not be suitable for large events. Organisations like the Pony Club have expressed interest.

There has been lot of local support and an online survey conducted resulted in 86 positive responses and two negatives.

Discussions took place.

Comment: The Committee unanimous support this application and it fits well with the tenants and aspirations for the Bere Peninsula Neighbourhood Plan; to quote from the Neighbourhood Plan, Policy EC1 – ‘Small Scale Expansions. Small scale expansion of existing retail and other business premises in the Bere Peninsula will be supported, subject to it respecting the established sense of place and local character of the existing buildings in the area of the development and the surrounding countryside and the Plan also has a policy to support Local employment, Policy C1 ‘Support retail developments that would support clearly identified local needs and are consistent with this plan. The change of use of shops, post offices and public houses serving the local community to other uses will be supported, where it can be demonstrated there is no significant harm to the level of service locally and where there is no reasonable prospect of the business continuing’.

The Chair of the Committee, handed over to the Chair of the Council. as the below applicant is the Chair's neighbour.

3545/21/FUL Mr Barry Dann, agricultural shed for tools and livestock – retrospective (resubmission of 2429/21/FUL) at Bow Park, North of Hunters Oak, Bere Alston, PL20 7HT

Cllr. Crozier gave the members a brief background of the application and why a retrospective application had now been submitted. Discussions took place and also a general discussion regarding retrospective applications.

A vote was taken. Four were for the application and one abstain. Motion carried.

Comment: The Council will support this application.

3548/21/HHO Ms Isobel Lindsell, application for conversion of domestics store at ancillary accommodation together with extension and alternations at 42 Cornwall Street, Bere Alston, PL20 7BG

Discussions took place. As this house is one of the oldest in the village, the Committee would only wish to support this application, on the basis that the frontage of the Barn, be kept as it is, in order not to lose the indignity of the building and history of the village. A vote was taken. Four were for supporting the application, one against. Motion carried.

Comment: The Council will support this application, but in view that the Barn is in the oldest part of the village, in a conservation area and an area of outstanding natural beauty, the exterior of the Barn must be kept as currently as it is.

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

2723/21/FUL Mr & Mrs Ketteridge, Rumleigh Farm, Rumleigh, Bere Alston, PL20 &HN. Proposed change of use to small wedding/events venue.

Decision Conditional Approval

2724/21/LBC Mr & Mrs Ketteridge, Rumleigh Farm, Rumleigh, Bere Alston, PL20 &HN. Listed building consent for proposed change of use to small wedding/events venue.

Decision Conditional Approval

0735/21/HHO Mr H Acland, Hewton House, Bere Alston, PLO20 7BW. Erection of stable building.

Decision Refusal

2836/21/HHO Mr & Mrs Holt, Bluebells, Station Road, Bere Alston, PL20 7EP. Application for proposed single storey rear extension.

Decision Conditional Approval

3206/21/HHO Mr J Haines & Ms B Coombes, Honeysuckle Cottage, Silver Street, Bere Ferrers, PL20 7JN. Application for proposed replacement roof, small roof extension and installation of Photovoltaic panels.

Decision Conditional Approval

3429/21/TCA Mr Andrew Elliot – T1: Holly hedgerow – Fell to reinstate rear access. T2: Pettispora – Fell to reinstate rear access. T3: Spruce – Fell due to height, excessive shading & low amenity value. T4: Hawthorn hedgerow – Fell due to being overgrown. T5: Cherry – Crown lift to 5 m from ground level due to excessive shading. T6: Cherry – fell to prevent damage to boundary & reduce shading, at 31 Cornwall Street, Bere Alston, PL20 7BE.

Decision Tree Works No Objection Raised

281. Update on Woolacombe Road Estate, Bere Alston

Cllr. Reed thanked all those who helped to conduct the recent traffic survey. He is currently collating all the details and will pass the information onto the Committee, as soon as possible.

Cllr. Crozier discussed that the Council had commissioned a new wildlife survey and the survey confirmed there were five or six species of bats using that road, a lot more that were indicated in the Burrington Estate report. This report was sent to the ANOB, who have now replied with some further questions, which we will be forwarded to the person who wrote the report.

Once those queries have been asked, the report amended the ANOB state they will come down favourably on the side of the Council.

The appeal from Burrington Estate has not yet been received and the Committee tasked Cllrs. Lamb, Crozier and Reed to put together the response, once it has been received.

282. Enforcement cases to be taken into Part Two.

Cllr. Shaw proposed going into Part 2, seconded by Cllr. Crozier.

Cllr. Maycock proposed coming out of Part 2, seconded by Cllr. Shaw.

283. To investigate and report on the installation of cycle stands in appropriate places around Bere Alton and Bere Ferrers. In particular, in the car parks and on Fore Street in Bere Alton, and Fore Street of Silver Street in Bere Ferrers.

Cllr. Maciejowska explained that there was nowhere in Bere Alton and Bere Ferrers to leave your bike and in order to encourage people to use bikes more; she would like the Council to investigate installing bike stands.

Discussion took place regarding either installing a stand in the Pilgrim Drive or Parish Hall carpark. Cllr. Lamb suggested the old nursery playground be used to store and charge electric bikes.

Cllr. Reed suggested this be sent to the Full Council to discuss further.

285. Update on Highways

Cllr. Reed has submitted a grant application an estimate for £10-15K for road improvements on The Down, specifically for either advisory 20 mph signs and/or other traffic calming measures.

Cllr. Shaw updated the Committee that Highways had put some tar down on the water hump at the Bere Ferrers recreation field.

Cllr. Lamb updated the Committee that the Council has put in two submissions to Highways Authority for yellow lines to be placed at the High Cross intersection and also a variation of parking outside the Co-op on Fore Street, no feedback has been received yet, should have been discussed at a meeting this week, but it was cancelled.

286. Correspondence

The Clerk read out an email from the Highway & Traffic Management:

As highlighted in our recent editions of Roadmap, the Highways Service have been making plans to hold our Parish & Town Council Conferences this year following the cancellation of the events in 2020 due to the coronavirus pandemic.

We had hoped to hold the conference within your local communities; using some of the excellent facilities that you have within your parish and town halls, however due to ongoing concern with the pandemic we have made the decision to hold the conference virtually this year.

I am therefore pleased to advise you that the conference will be held on Wednesday 24 and Thursday 25 November 2021. The agenda is attached for your information.

Cllr. Reed confirmed he had already signed up to attend.

2). The Clerk confirmed that after submitting a funding application to the Highways Maintenance Community Enhancement to repair and replace certain benches around the villages, the application had been successful and the Council had been awarded £209.

There being no further business, the Chair thanked members for attending and declared the meeting closed at 8.15 pm.

Signed this date 30th November 2021

Signed by the Chair:

