

Bere Ferrers Parish Council

At a meeting of the Plans & Highways Committee meeting held in the Council Chambers on Tuesday 30th November 2021.

Present

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

In Attendance: Cllrs. J. Maciejowska and D. Pengelly

322. Apologies

Cllr. R. Maycock was unable to attend due to work commitments. The Committee proposed accepting his apology.

323. Matters of Interest

No interests were declared.

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

Cllr. Lamb wished to discuss the issue of a lack of affordable housing in the area and asked that this item be added to the agenda for the next meeting and invite Alex Rehaag, the West Devon Borough Council Affordable Housing Officer to attend to discuss how the Parish could do to help with the situation. Cllr. Crozier confirmed there are ongoing discussions with the Housing Association and trying to make it a rule, that if they wish to sell a house, another one must also be produced. This issue is also affecting several other villages.

325. Matters Arising from the minutes from 2nd November

Matters Arising

Minute 285 With regards to the grant application Cllr. Reed submitted for road improvements on The Down, he has not heard anything back yet and hopes to provide an update at the next meeting.

326. 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.

3590/21/HHO Mr & Mrs Coombe, application for new rear storage enclosure at Treyard, Weir Quay, Bere Alston, PL20 7BS.

Discussions took place and the Committee could see no issue with this application.

Comment: The Council support this application and felt the design is in keeping with the property.

3857/21/VAR Mr Robert Hamilton, application for variation of condition 3 (approved drawings) of planning consent 2637/20/HHO for design change to replace pitched roof with sedum flat roof at Blaydon, The Down, Bere Alston, PL20 7HG

Comment: The Council support this application and happy that the pitched roof will be replaced with a sedum flat roof, which is more environmentally friendly.

3891/21/FUL Harry & Georgina Acland
Extension of existing seating terrace, at Weir Quay Boatyard, Bere Alston, PL20 7BS.

Discussions took place.

Comment: The Council supports this application and supports this local business, as it is good for local employment and provides good tourist facilities.

2530/21/FUL Mr & Mrs W Richardson
READVERTISEMENT (Updated advert reason) Erection of indoor equestrian arena at Harling Farm, Bere Alston, PL20 7JD

The Committee had previously discussed and supported this application in a meeting held on 2nd November and the Committee still stands by the comments made then. Discussions took place on why it has been re-advertised and reasons why no decision has been made as yet.

Comment: The Council still stand by their comments submitted to the Planning Department on 5th November: 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 Council would also like to add that the couple concerned are frustrated, because they are unable to get on with their business plan and this is a very sensible and desirable project.

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

2729/21/HHO Mr M Lyall, application for single storey rear extension at 11 West View Road, Bere Alston, PL20 7DD
Decision: Conditional Approval

2446/21/FUL Mr John Harrison, Demolition of pig shed and replacement with agricultural storage barn at Shutecombe Barn, Hensbury Lane, Bere Ferrers, PL20 7 LA
Decision: Conditional Approval.

1576/21/FUL Mr Jonathan Melville-Smith, application for proposed change of use form summer house serving a dwelling to a glamping cabin, to be used as a holiday let (retrospective)
Decision: Refusal

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
Decision: Withdrawn

328. Application for 20 mph speed limit on Denham Bridge Road

Cllr. Lamb attended the Road convention online and was informed that Highways are conducting trials of 20 mph in certain villages and towns. Chris Parks informed him that if the Council thinks it is justified, to put in a case for Denham Bridge Road. Cllr. P. Sanders stated if the Council do submit a case, he will support it.

Discussions took place. All members agreed it was a good idea. A letter is to be drafted.

329. Update on Highways

330. Enforcement cases to be taken into Part Two.

This will be deferred till the next meeting.

331. Correspondence

1). Letter from school.

There being no further business, the Chair thanked members for attending and declared the meeting closed at 7.30 pm

Signed this date 21st December 2021

Signed by the Chair: