

## Bere Ferrers Parish Council

At a meeting of the Plans & Highways Committee meeting held in the Council Chambers on Tuesday 4<sup>th</sup> July 2023.

### Present

Cllr. R. Maycock	Chair of the Committee
Cllr. P. Crozier	Cllr. B. Lamb
Cllr. J. Maciejowska	Cllr. E. Wager

In Attendance: Cllr. P. Archer, Cllr. A. Blackman

### 136. Apologies

Apologies was received from Cllr. Shaw, Cllr. Saxby and Cllr. Sanders. The Committee accepted their apologies.

### 138. Declaration of Matters of Interest

Cllr. Blackman declared an interest in the item, Burrington Homes Estates application of the land north of Woolacombe Road.

### 139. Notification of items for information at the discretion of the Chair. No action can be taken on these items.

There were no items for information raised.

### 140. Matters Arising from the minutes from 6<sup>th</sup> June 2023

The minutes were adopted and approved at a Council meeting held on Tuesday 27<sup>th</sup> June 2023.

#### Matters Arising

Minute 60 (648) Devon Highways have replied regarding the works to be carried out from Orstocks to the Gravity head Junction, 'works on the B3257 were planned to be carried out in two separate schemes, the first of which has recently been completed at the start of this month (June 2023). If the location in question has not been addressed in the first scheme, this will be carried out in the second scheme which is planned to commence in early/mid-August. The NHO along with our Safety Inspectors will continually monitor this location for safety defects as per our policy, before the second scheme starts in August.'

Devon Highways also confirmed that diversion via Denham Bridge Road, will not allow heavy duty lorries to use the road.

### 141. 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 Chair.

1946/23/TCA T1: Birch – lateral reduction on the W side by 2m back to fence (boundary) line  
33 Cornwall Street, Bere Alston, PL20 7BE

After discussions, the Committee referred the decision to the Tree Officer.

Comment: The Council refer the decision back to the Tree Officer.

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

3077/22/FUL Miss Cheryl Haddy – Bere Alston Primary School  
Bere Alston Primary School, Station Road, Bere Alston, PL20 7AU  
Replacement of old cast iron fence (retrospective) & proposal for a further new replacement fence with 2-metre-high V mesh system.

Decision: Conditional Approval

<u>3397/22/HHO</u>	Mr J Outram, the Mount, Station Road, Bere Alston, PL20 7JS Readvertisement (revised drawings) Householder application for proposed entrance porch & reconfiguration existing drive
Decision:	Conditional Approval
2894/22/OPA	Mr George Hillson, Higher Clamoak, Bere Alston, PL20 7BU Outline application with all matters reserved for provision of permanent agricultural workers dwelling
Decision:	Withdrawn

#### **143. Enforcement cases to be taken into Part Two**

Cllr. Maycock proposed going into Part 2, seconded by Cllr. Wager.

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

Discussions took place with regards to enforcement cases.

#### **144. Burrington Estates application of the land north of Woolacombe Road**

Mr. Simon Coles, Director of Carney Sweeney attended the meeting on behalf of Burrington Estate and gave the Committee an update on the application:

The appeal, lodged by Burrington Homes had been refused by West Devon Borough Council, as they had failed to demonstrate access from the north side was feasible. Burrington Homes therefore asked Mr. Coles to investigate whether access from the north was feasible.

Burrington Homes were advised to put in a pre-application with the Planning Authority in December 2022 and in February 2023, attended an onsite meeting with the Planning Authority and a Devon Highways Officer and the process they need to go through was discussed.

Their first task was asking the Bowling Club whether a shared access to the estate would be considered. That request was discussed at a Club meeting, held on 9<sup>th</sup> March 2023, and the decision made was they were not in agreement to a shared access and gave their reasons. The correspondence between the Club and Burrington Homes were presented to the Planning Authority to confirmed shared access was not feasible.

Their second task was to investigate the feasibility of access directly into the site from the B3257 road. Devon Highways were asked if they be agreeable to extend the 30-mph speed limit on the road to Quarry Corner, to create a shorter visibility splay. After discussions Highways stated they would not be prepared to extend the speed limit, as reducing the speed limit would likely cause more accidents and possibly deaths as people are more likely to exceed the speed limit, therefore Highways could not countenance a reduction of the speed limit. Therefore as the speed limit would not be reduced, Burrington Homes would have to adhere to a longer visibility splay. In order to do this, access would be required from land on either side of the Estate. One of the land owners was contacted, who confirmed they would not be prepared to offer their land. There was no need to contact the other landowner, as permission would be needed from both.

Therefore the conclusion was it was not feasible for Burrington Homes to provide access to the north and the Planning Authority agreed. A new planning application is now being prepared for an identical scheme to the one submitted previously, with access taken from Woolacombe Road.

There is a question mark regarding the Village gateway feature and Burrington were advised to discuss this with the Parish Council. Mr Coles understood this was not the outcome that everyone wanted but they are happy to work with the Council on how to design a gateway.

Cllr. Maycock commented that the reduction of the speed limit down to Quarry Corner, is highlighted in the Neighbourhood Plan. The road is also not wide enough for two cars; therefore it should not be an unrestricted road. There is also potentially another 20 houses to be built on the other side of the Woolacombe Road, which would also to have access from that road.

Cllr. Lamb requested a copy of the plans drawn up that did feature access from the north. Mr Coles to ask Burrington Homes if these can be send onto the Council.

The Committee discussed that they appeal to Devon Highways with regards to getting the speed limit reduced and the current Co-Op application, which would be opposite the Burrington Homes Estate, have requested a reduction of the speed limit.

Mr Coles was asked whether they had done a plan with a 30-mph visibility splay? No, as Highways said the speed limit would not be reduced.

It was also discussed that the Parish Council have been in a request for certain roads in the villages be made 20 mph.

The issue of damaging the Bat highway was also discussed. Mr Coles stated the access from Woolacombe Road doesn't necessarily damage the bat highways but the lighting will have to be low.

Cllr. Crozier thanked Mr. Coles for attending the meeting. Mr Coles confirmed that the application will be submitted in the next few weeks and when submitted the Parish Council would be able to view all the correspondences they had sent and received.

#### **145. Closure of Denham Bridge road on 11<sup>th</sup> July/12<sup>th</sup> July for patching/surfacing work. Litter picking project**

Devon Highways have confirmed that Denham Bridge Road on 11<sup>th</sup> and 12<sup>th</sup> July and were happy for the Parish Council to litter pick from the bridge up to the Forestry Commission car park for those two days. Cllr. Crozier to organised a party of litter pickers.

#### **146. 20 is Plenty campaign**

Totnes Town Council are asking all Councils to join the national campaign. The Parish Council have already requested certain roads in Bere Alston and Bere Ferrers be made 20 mph, but according to the 20's Plenty campaign, the better way forward is to request a blanket 20mph zone with some roads excepted only if safety/accessibility assessments. This is one of the reasons why part of the campaign's is asking Parish Council's to email Devon County Council requesting they change their default speed limit policies from 30mph to 20mph. They therefore ask if the Council would be willing to contact Devon County council requesting the change in their policy? Cllr. Lamb proposed the Council email Devon County Council, seconded by Cllr. Crozier.

#### **147. Update on Council's request for additional car parking on piece of land at Pilgrim Drive**

The Clerk has received confirmation from West Devon Borough Council that they own the piece of land and the existing car park adjacent to this land is owned by LiveWest and access would have to come through there. The letter stated that the Council would be able to facilitate this, but if the parish council were minded to do so, I am sure we would be happy to discuss a potential transfer of the asset to facilitate a development of this type. Additionally, before this could be progressed, WDBC would want to explore if there was any residential development potential for the land. This might mean it could be made available for housing and/or would give the land an enhanced value.

After discussions, the Committee would like to have a discussion to potential transfer the asset to the Parish Council.

#### **148. Updates from HATOC And Devon Highways**

Updates from Devon Highways had been discussed under item Matters arising from the minutes.

#### **149. Correspondence**

1. An email from a resident looking for some guidance with regards to potentially applying for permission or pre-application for a dwelling on the vineyard in South Hooe and would like to get the parish Council's perspective on this sort of application.

After discussions, it was agreed that the Committee could not offer any guidance until they had seen the plans. The Clerk to reply to the resident.

#### **150. Questions from any members of the public**

A member of public asked:

- 1) Whether the Council would make appeal to Devon Highways regarding reducing the speed limit into Bere Alston to 30 mph. The Committee said they would.

2) Would the Council approach the Bowling Club on their view on the subject matters. Cllr. Lamb confirmed that he had already had a conversation with the Chair of the Bowling Club.

3) Woolacombe Road is not wide enough for two cars to pass and Devon Highways need to look into this more, as this issue hasn't been explored enough.

It was discussed and agreed by the Committee that both the Burrington Homes and Co-Op planning applications, need to be discussed by the Planning Authority together. The Council to discuss further the District and Borough Councillors. An update on the Co-Op application was also asked to added to the Full Council agenda on 25<sup>th</sup> July 2023.

The Chair thanked the members for attending the meeting and closed the meeting at 8.38 pm.

Signed by the Chair of the Committee

Signed this date 25<sup>th</sup> July 2023