

Bere Ferrers Parish Council

At a meeting of the Plans & Highways Committee meeting held in the Council Chambers on Tuesday 1st August 2023.

Present

Cllr. R. Maycock	Chair of the Committee
Cllr. P. Archer	Cllr. B. Lamb
Cllr. J. Maciejowska	Cllr. C. Shaw
Cllr. E. Wager	

In Attendance: Cllr. M. Patterson

196. Apologies

An apology was received from Cllr. Crozier. The Committee accepted his apology.

197. Declaration of Matters of Interest

None were declared.

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

Cllr. Lamb gave an update on the Co-Op and Burrington Homes planning applications:

There is no decision yet on the Co-Op application and West Devon Planning Department are still in consultation with various organisations, including AONB.

The Burrington Homes is expected to submit a new application, similar to the previous one refused, in the next couple weeks. An agent of Burrington Homes stated to this Committee, that Devon Highways would not reduce the speed limit coming into Bere Alston to 30 mph, as it might cause more accidents, but the representatives from the Co-Op have been told the speed limit will be reduced. Therefore the WD Planning Department need to co-ordinate both planning applications together. Cllrs. Blackman and Saxby are in the progress or arranging a meeting with the Planners. When both applications are put forward to a West Devon Planning Committee meeting, members of the public can ask the Chair of West Devon Planning Committee, for them to make a representative at the meeting.

Cllr. Wager – the pond temporary installed in the Mosaic Garden has not yet been removed. The Clerk to chase up.

199. Matters Arising from the minutes from 4th July 2023

The minutes were adopted and approved at a Council meeting held on Tuesday 25th July 2023.

Matters Arising

Minute 140 (60) There is no further update regarding the B3257 roadworks. All information the Parish Council has been passed on by Devon Highways, has been posted on the Council's social media page.

Minute 147 The Clerk has contacted West Devon Borough Council requesting an update on the possibility of a piece of land in Pilgrim Drive being transferred to the Parish Council. The land would be used for additional car parking.

200. 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.

2020/23/FUL Richard Pearce, 20 x Ground mounted solar panels – 1 frame of 8 panels and 2 frames of 6 panels at Collytown Farm, Bere Alston, PL20 7ED

The Clerk read out a comment of support from the resident's neighbour. Plans and photos of the location of the solar panels, were reviewed by the Committee.

After discussions, the Committee were happy to support the application, providing there is no requirement of removal of any trees or any ancient hedge bank.

Comment: The Council happy to support the application, providing there is no requirement of removal of any trees or any ancient hedge bank.

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

1821/23/ARC Mr Samuel Gibbs, Environmental Agency, South Hoo Peninsula, Tamar Estuary, Bere Alston, PL20 7BW
Application for approval of details reserved of condition 7 (CEMP) of planning consent 0158/21/FUL
Decision: Discharge of condition Approved

0125/23/CLP Mrs Catherine Roberts, Land at Sx 4409 6798, Bere Alston
Certificate of Lawfulness for the erection of a wooden shed to store tools in connection with woodland maintenance.
Decision: Cert of Lawfulness (Proposed) Certified.

0860/23/FUL Mrs Josie Gray, Land at Sx 463 663, Bere Alston
Proposed stables, hay store with hardstanding and equestrian use of land (retrospective)
Decision: Refusal

0921/23/VAR Mr Trevor Atkinson – Peninsula Care Ltd, West View Residential Home, 72 Broadpark Road, Bere Alston, PL20 7DU
Application for removal of condition 3 (tenancy restrictions) of planning consent 3507/22/FUL.
Decision: Conditional Approval.

1649/23/HHO Mr Nicholas Clegg, Gable End, Holes Hole, Bere Alston, PL20 7BP
Application for replacement glazing on garden room & installation of solar panels, parking area widened, new garden access steps & minor alternations to garage (resubmission of 2548/22/HHO).
Decision: Conditional Approval

1946/23/TCA Mrs Johnstone, 33 Cornwall Street, Bere Alston, PL20 7BE
Works to a tree in a Con Area – T1: Birch – lateral reduction of the W side by 2m back to fence (boundary) line
Decision: Trees Works No Objection Raised

202. Enforcement cases to be taken into Part Two

There were no enforcement cases to be discussed.

203. Devon Highways updates

There were no further updates with regards to the B3257 roadworks commencing on 14th August, including the work timings for each day. Once work has commenced, the Council will be monitoring.

204. Pot Holes Issues

Cllr. Shaw - the Council currently do have the material for filling in potholes, but are waiting on confirmation from Devon Highways, on whether Cllr. Shaw needs to attend a course and what risk assessment would be required before work can commence.

Cllr. Archer requested that Devon Highways be asked when the BT joint box, located on Broadpark Road, opposite the end of Whitehall Drive, which is marked out with white paint, will be filled in.

205. Correspondence

1. An email from a member of the public:

'There's a new sign at Bere Ferrers Quay that displays a "you are here" point which is actually describing a spot on The Tamar at Weir Quay and not of the quay at Bere Ferrers. I bring it to your attention as if there is an emergency on the water someone not from the area will describe the wrong location for emergency services. I have emailed the contact info on the board but had no response. Can you help in getting this changed or removed.'

After discussions it was felt that the boards may have been installed the wrong way round. The Clerk to inform the Tamar Estuaries Consultative Forum Coordinator.

2. Email from the Project Manager - Electric Vehicles, Devon County Council

I'm contacting you because we've previously been in touch exploring the installation of Electric Vehicle charge points in your parish. In most cases this was a few years ago when DCC and Devon districts were developing an On-Street Residential Chargepoint Scheme (ORCS) project. Unfortunately, most Parish Councils were not eligible for this central government funding because the local car parks were mostly owned by community trusts and not the parish, with only one parish (Kenton) involved in the final project. However, DCC are now developing a much larger scale "Local Electric Vehicle Infrastructure" (LEVI) project aiming to deliver up to 2,000 publicly accessible chargepoints across Devon. Parish and community owned car parks will be able to take part and we're intending to issue a call for sites to parishes and community groups later in the year. In the meantime, as parishes that have previously shown an active interest in EV charging, we would like to invite you to an online workshop to explore how DCC can best work with parishes to deliver EV chargepoints, particularly in parish and community car parks. There are a number of different delivery models we're exploring that have different costs, risks, and rewards for parishes and it'd be great to get your views on these. If this is of interest, please could you reply to me and Mael Garrec (cc'd) from WSP who is supporting DCC with the development of the LEVI project. Mael will then be in touch to arrange a time that works for everyone. The workshop will be around 90 minutes long and we're aiming for end of August / early September.

After discussions it was agreed that as Cllr. Crozier had spent a lot of time on this subject already, he should attend the workshop. The Clerk to forward onto Cllr. Crozier. was agreed with Cllr. Crozier's previous work with electric car charging points, he should attend the workshop.

3. An email from a Resident of Baldwins Gate, Staffordshire:

I'm writing to you because I believe your Parish or Town has either made, or is in the process of making, a Neighbourhood Development Plan (NDP). We wish to make you aware of a recent planning inspector's decision (see attached) to allow a housing development in Staffordshire that is in direct contravention of our made NDP (Chapel and Hill Chorlton, Maer and Aston, and Whitmore NDP). In his decision document, the inspector effectively nullified the NDP and we feel he erroneously applied the law with regards to the weight that the NDP carries in the planning process. We suspect the decision will have national ramifications because if left to stand, it will have set a precedent and will be quoted in all future planning applications and appeal hearings where an NDP is a factor. In effect, this constitutes an assault on local planning and we feel the only way to remedy the situation is with a national, coordinated response from those areas that have a vested interest in their NDPs being respected. We are concerned that if not addressed, the NDPs that many have spent a lot of time and effort on will become effectively irrelevant when put to the test. I would like to draw your attention to the attached letter that the residents of Baldwins Gate sent to our MP Sir William Cash. The letter sets out the reasons for our opposition to the appeal decision, and in it we ask him to intervene by bringing the matter to the attention of the Secretary of State for Levelling Up, Housing and Communities. We humbly ask that you as a Parish Council consider writing to your own MP to request that the matter is brought to the Secretary of State on your behalf as well. Our hope is to build some form of national pressure to respect the NDPs. Please feel free to either use our letter as a basis, or to indeed just forward it to your own MP expressing your concern about the arguments made within it. It would be helpful if you can specifically request that the MP contacts the Secretary of State for intervention in the matter. Clearly, we have a bias in this case, and our aim is to see the appeal decision overturned. However, this really is of greater importance and we believe it is a bit of a watershed moment. The fact that a precedent has now been set that will allow planning inspectors to effectively ignore NDPs leaves us all vulnerable to uninhibited development which will be uncontrollable at a local level. Finally, I would appreciate it if you would let me know if you intend to write to your MP (and who your MP is), so I can keep track of how much support we are building.

After discussions, the Committee agreed to write to the local M.P, Sir. Geoffrey Cox and highlight the Council's concerns of this decision, especially in regards to the current talks the council are in with the Burrington Homes and Co-Op planning applications at this time.

206. Questions from any members of the public

There were no members of the public present at the meeting

The Chair thanked the members for attending the meeting and closed the meeting at 7.43 pm.

Signed by the Chair of the Committee

Signed this date 26th September 2023