

Bere Ferrers Parish Council

At a meeting of the Plans & Highways Committee meeting held in the Council Chambers on Tuesday 3rd October 2023.

Present

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

In Attendance: Cllr. M. Patterson

279. Apologies

There were no apologies.

280. Declaration of Matters of Interest

None were declared.

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

Cllr. Maciejowska asked if there was an update on the traffic cameras that had been placed around Bere Alston. The Clerk stated that following the Councils' request to have The Down adding to the winter gritting route, the Devon County Council's transport data team had erected the cameras, as part of accumulating evidence. The Parish Council, District and County Councils were not advised, as the Team wished to obtain unbiased results, thus not allowing members of public to alter their route, to give false interpretations of normal day-to-day vehicular movements. The cameras had now been removed.

282. Matters Arising from the minutes from 5th September 2023

The minutes were adopted and approved at the Council meeting held on Tuesday 26th September.

There were no matters arising.

283. 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.

3021/23/FUL Mrs S. Pike, Land at Sx 452 649
Proposed equestrian stables, tack room, feed and forage store (retrospective)

The applicant was present at the meeting and gave the Committee background information on the application. After discussions, the Committee unanimous agreed and have no objection to this application.

Comment: The Council unanimous agreed and have no objection to this application.

2435/23/FUL Burrington Estates
31no new dwellings, associated access road, pedestrian link, landscaping public open spaces & drainage at Land at Sx 453 669, Bere Allston.

Cllr. Maycock summarised the Burrington Estates' previous application. It was refused by West Devon Borough Council and the subsequent appeal was rejected by the Planning Inspectorate. This new application contains no further changes and the access to the site is still via Woolacombe Road.

The development of the site is supported by the Neighbourhood Plan, but to reduce traffic, the plan stated that the access be via the B3257, the main road into the village, as another site on Woolacombe Road will be built of approx. 20 houses and that site will only have access from Woolacombe Road.

Discussions took place on the current Co-Op application to relocate the store on Fore Street, to a site opposite the Burrington Estate development and the need for the speed limit coming into the village, to be reduced to 30 mph. At present, there is no indication that the speed limit will be reduced.

The Parish Council are supportive of providing sites for development, but have to protect the safety of the Parishioners first. A meeting was set up between the District Councillors and the Principal Highways Development Management Officer to discuss the application further, but the Officer had been unable to attend. The Councillors are waiting for the meeting to be rescheduled.

Cllrs. Crozier and Lamb are also due to meet with MP Geoffrey Cox on 13th October and will brief him on the both planning applications and although Mr. Cox is unable to get involved, he needs to be aware of the situation.

Cllr. Lamb proposed the Council support the development, but the entrance to be on the B3257 road and subject to the Council's previous conditions on the previous application. Seconded by Cllr. Crozier. Six for, one against. Motion carried.

Cllr. Lamb proposed the following;

1. The Clerk write to the District Councillors asking that they request both this application and the Co-Op application be brought to the West Devon Planning Committee for decision.
2. The District Councillors both write to the Chair of the Planning Committee, requesting a site visit in respect of both applications.
3. Cllr. Lamb represent the Parish Council at the Planning Committee sessions, to put forward the Council's point of view.
4. The Clerk to contact the South Hams Environmental Officers, drawing to their action the bat report featured on the planning portal.

Seconded by Cllr. Maycock. Six for, one abstained. Motion carried.

Cllr. Lamb reminded the Committee that comments submitted on the previous application, have not carried over, so members of the public who commented before, would need to resubmit. This information has already been shared via Berelink and the Council's Facebook page. It was agreed to issue a short press notice to the Tavistock Times.

The Clerk to contact the local Devon Highways Officer, to enquiry who owns the verges between the Bowling Club and the turning to the Down and also contact South West Water regarding the Bere Alston and Bere Ferrers sewer works.

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

2343/23/FUL First Federation Trust – Bere Alston Primary School, Station Road, Bere Alston, PL20 7AU
Replacement of 2 windows & 1 door.

Decision: Conditional Approval

2020/23/FUL Mr. Richard Percy, Collytown Farm, Bere Alston, PL20 7ED
20 x ground mounted solar panels – 1 frame of 8 panels and 2 frames of 6 panels

Decision: Conditional Approval

4079/22/HHO Ms Jean Cross, 31 Cornwall Street, Bere Alston, PL20 7BE
Application for extension of terraced house & construction of new garden office & store.

Decision: Withdrawn

4034/22/HHO Mr H. Thornton, Pump Cottage, Bere Alston, PL20 7BW
Application for proposed detached garage

Appeal Status: Appeal Lodged

285. Update on 2215/22/FUL – Co Op Westcountry Land (Kenwyn) application

An update on the application had been discussed under item 283.

286. Enforcement cases to be taken into Part Two

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

Cllr. Maycock proposed coming out of Part 2, seconded Cllr. Maciejowska.

Discussions took place with regards to enforcement cases.

287. Devon Highways updates

There were no updates.

288. Correspondence

There was no correspondence.

289. Questions from any members of the public

A member of the public stated that with regards to the Burrington Estate application, everyone should be encouraged to write to Devon County Council to get them to change their views on reducing the speed limit coming into Bere Alston.

The Chair thanked the members for attending the meeting and closed the meeting at 8.10 pm.

Signed by the Chair of the Committee

Signed this date 31st October 2023