

DRAFT VERSION**Bere Ferrers Parish Council**

At a meeting of the Plans & Highways Committee meeting held in the Council Chambers on Tuesday 7th November 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. E. Wager

In Attendance: Cllr. M. Patterson

337. Apologies

Cllr. Shaw gave his apologies. The Council accepted this apology.

338. Declaration of Matters of Interest

None were declared.

339. 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 given.

340. Matters Arising from the minutes from 3rd October 2023

The minutes were adopted and approved at the Council meeting held on Tuesday 31st October 2023.

There were no matters arising.

341. 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.

3349/23/FUL Mr & Mrs C Cox, Five Acres, Woolacombe Road, Bere Alston, PL20 7EA
Demolition of two agricultural outbuildings & erection of new dwelling.

The applicants were present at the meeting. The existing bungalow on the property will remain and the demolition of the agricultural outbuildings, will make way for a new 3-bedroom house to be built, thus allowing two generations of a local family to remain on the property and in the area. The design of the house will be no higher than existing properties and will be built eco-friendly, with the lowest impact on the environment as possible.

After discussions amongst the members, the Committee voted in favour of the application.

Comment: The Council support the application. It is sympathetic new dwelling for a local family to live in and will not overlook or clash with neighbouring properties. The elevation will be below the proposed new estate, planned to be build next to this property.

2920/23/FUL Mr & Mrs A Jeans, Land At Sx 445 672 Tuckermarsh, Bere Alston
General purpose rural building

After discussions the Committee members had no objection with the application.

Comment: The Council have no objection to the application.

3278/23/FUL

Mrs Josie Gay, Land At Sx 463 663 Bere Alston
Proposed stables, hay store with hard standing & equestrian use of land (Retrospective)
(resubmission of 0860/23/FUL).

The Clerk read out a section of the Planning Statement submitted on behalf of the applicant, which states the stables and barn will keep six horses and ponies on site and store hay and other foodstuffs.

It was noted by the members, that the AONB have objected to the proposed development.

After discussions Cllr. Mayock proposed that on the basis of the size structure, the number of horses/ponies being stabled, the Council request more information form the owner, is this commercial business, or for private use only and are all the animals owned by the owner? Seconded by Cllr. Peter Crozier.

Comment:

The Council reject this application for the following reasons:

- The need for development has not been proved.
- The accumulative effect of this type of applications that have been submitted recently. This is now the 3 or 4th application of this nature.
- The loss of agricultural land.
- The objections and comments submitted by the AONB and there is no reason to believe that this is not being used as a commercial yard.

3407/23/FUL

Messrs Coppen and Lovie, Land at Sx 447 681, Rumleigh House, Rumleigh, Bere Alston
Partial re-building, alteration & conversion of existing building to form two-bedroom holiday let accommodation with parking, amenity space & associated drainage works.

Cllr. Lamb highlighted that one of the issue the group are considering in the Neighbourhood Plan, is whether there should be any more holiday lets in the area and also stated that any available accommodation should be for local people. The recent housing survey conducted in Bere Alston and Bere Ferrers, concluded that there is a very high need for 1–2-bedroom properties in the area for people to rent or purchase. Discussions also took place on the fact that the area is currently oversubscribed with holiday lets.

After further discussions, the members voted to reject this application.

Comment:

In view of the current housing crisis in West Devon and the recent Housing Survey conducted in Bere Alston and Bere Ferrers, which shown an enormous need for this type of property for rent for local people, the Council oppose this application. This area is also currently over subscribed for holiday lettings. It will also the accumulative impact on the local community and economy.

3430/23/HHO

Mr A Fenton, Ludbrook, Buckland Monachorum, PL20 7NR
Householder application for proposed partial demolition and refurbishment of existing dwelling, alternations to ancillary outbuilding and erection of a green house.
*Bere Ferrers Parish Council are being consulted as the Neighbouring Parish.

After discussions, the Committee agreed the decision on this application should be passed back to Buckland Monachorum Parish Council to make.

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

1047/22/FUL

Mr Patrick Callaway, 49 Station Road, Bere Alston, PL20 7EN. Construction of a replacement 3/4-bedroom house.

Appeal Status: Appeal Dismissed (Refusal)

<u>3072/22/HHO</u>	Mr & Mrs Robert & Alison Coombs, Treyard, Weir Quay, Bere Alston, PL20 7BS Application for proposed new storage enclosure in back garden (resubmission of 3590/21/HHO)
Appeal Status:	Appeal Dismissed (Refusal)
<u>3021/23/FUL</u>	Mrs S Pike, Land At Sx 452 649 Road from Holes Cross to St Aubyn, Bere Ferrers, Proposed equestrian stables, tack room, feed and forage store (Retrospective)
Decision:	Conditional Approval
<u>4451/22/FUL</u>	Mr I Schuttkacker, The Bungalow, Battens Farm, Bere Alston, PL20 7LB Proposed annexe & associated works farm worker's temporary accommodation.
Decision:	Conditional Approval

343. Enforcement cases to be taken into Part Two

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

Cllr. Archer proposed coming out of Part 2, seconded Cllr. Crozier.

Discussions took place with regards to enforcement cases.

344. Devon Highways updates

There were no updates.

345. Correspondence

There was no correspondence.

346. Questions from any members of the public

There were no member of the public present at the meeting.

The Chair thanked the members for attending the meeting and closed the meeting at 7.56 pm.

Signed by the Chair of the Committee

Signed this date 29th November 2023