**Bere Ferrers Parish Council**

At a meeting of the Plans Committee held in Council Chambers on Tuesday 6th February 2018.

**Present** Cllr. B. Lamb Vice Chairman

 Cllr. R. Leithall Chairman of Council

 Cllr. D.M.A. Chapman

 Cllr. R. Maycock

 Cllr. M. Page-Bailey

In Attendance.

Cllr. Wager.

1561 .**Apologies.**

Apologies were received by Cllr. Reed due to holiday.

1562 .**Declaration of interest.**

Cllr. Lamb declared an interest in planning application 4410/17/HHO as the applicant asked for advice and

planning application 0057/17/FUL as it is close to his property.

Cllr. Page-Bailey declared an interest in planning application 4410/17/HHO as he knows the applicant and

planning application 4415/17/FUL as his daughter rides at the sand school.

1563. **Notification of items for information at the discretion of the Chairman. No action can be taken**

 **on these items.**

Assistant Clerk informed committee that planning application 4043/17/OPA has been resubmitted and

re-advertised, application for 1 dwelling at 8 Drakes Park. As the notice would have only just gone up the

assistant clerk asked for committee’s permission to delay submitting comments on this application until 7th

 March (comments required by 1st March). Committee agreed to this. Cllr. Lamb proposed and

Cllr. Maycock seconded.

1564. **Matters arising from the minutes of 9th January.**

Cllr. Lamb - Minute 1518 Planning Training 19th February. Cllr. Lamb has spoken to Mr. Whymer to

confirm a time of 7.30pm. Assistant Clerk informed committee that no confirmation has yet been received

through the office.

1565. **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.**

4410/17/HHO Mr. G. Venning

 Householder application for detached extension to existing converted

barn to provide utilities and storage facility at The Barn, Lower Birch Road past Lower Birch Farm Bere Alston PL20 7BY.

**Comments Support – designed to match the existing building.**

4413/17/LBC Ms. Rowe

 Listed building consent for alterations to external doorway, replacement

of door, installed disabled access WC including new 1m internal wide doorway at North Hooe Farm Bere Alston PL20 7BW.

**Comments Support – this building is mentioned in the Dooms Day Book and committee feel any**

 **alterations/works should be carried out with the utmost care.**

4415/17/FUL Mr. & Mrs. Blamey

 Retrospective application for re-surfacing of a fenced turn-out area, in

sand, for use in connection with the existing miniature pony stud and as a (non- commercial) sand-school and for the retention of an adjacent small timber clad store at Maine Farm Bere Alston PL20 7EB.

**Comments Support – Committee feels that this application is an asset to the community.**

0057/18/FUL Mr. & Mrs. Ellis

 Proposed holiday unit at Liphill Quay Bere Ferrers PL20 7JY.

**Comments Object – This application does not meet TLS1 policy of West Devon Local Plan.**

 **Cllr. Lamb contacted the assistant clerk Wednesday morning to ask that the**

**following comments made by members be included to WDBC – This development is most conspicuous and overwhelming for the site. It would have significant adverse impact on the surrounding countryside which is an AONB and adjacent to SSI on the River Tamar.**

0065/18/FUL Mr. P. Harrison

 Replacement barn at Fourfields Lane to Well Farm Bere Alston PL20

 7JD.

**Comments Support – Committee wishes the applicant every success.**

0185/18/HHO Mr. Jack Wills

 Householder application for demolition of existing garage to create an

 attached double garage and erection of a front extension (revision of

 4063/16/HHO) at 35 Sherrell Park Bere Alston PL20 7AZ.

**Comments Support – compliments existing property.**

0163/18/HHO Mr. & Mrs. Blackiston

 Householder application for proposed entrance porch at 11 Pounds Park

 Road Bere Alston PL20 7AY.

**Comments Support.**

1566. **Take note of any Planning applications noted after consideration by the Borough.**

Appeal to The Planning Inspectorate planning application 1452/17/VAR Mr. David Lloyd Hewton House Bere Alston.

**Dismissed.**

1567. **Enforcement cases to be taken in Part 2.**

Non committee members were asked to leave Council Chambers.

Cllr. Maycock proposed committee go into part 2, seconded by Cllr. Page-Bailey.

Cllr. Leithall proposed committee comes out of part 2, seconded by Cllr. Page-Bailey.

Non committee members were invited back into Council Chambers.

1568. **Proposed Protocol for site visits by Planning Committee.**

* A visit maybe authorised by the Chair (or Vice Chair if the latter is absent) after consultation with the Clerk and will only be carried out when there is due cause.
* A site visit can only be made with the permission of the applicant/owner and the Clerk will make all necessary arrangements and explain the purpose and constraints of such a visit.
* The purpose of the visit is only fact finding to ascertain the location and details of the proposed development. No discussion should take place as to the merits of the application; this must be reserved for the official committee meeting.
* There should be no discussion with the applicant/owner about the application, except that the Chair/ Clerk only may ask a question of fact to clear up any part of the application which is not clear to members.
* The applicant can be advised that he may attend the official committee meeting if he so desires.

Cllr. Lamb proposed committee adopt the protocol for site visits, seconded by Cllr. Leithall.

1569. **Correspondence.**

1) Email received from Mr. Vic Gardner regarding Sleepy Hollow plot at Bedford Street Bere Alston- a pre-application was made for housing for the over 55’s and we were told we would be asked for a contribution towards social housing, which rather defeats the object of the exercise. The thing is we were quite happy to work along the lines the late Cllr. Benson suggested. We will now go a different route. I just didn’t want anyone on the Parish Council to think we didn’t do our best to provide what the community wanted. Obviously we are not in the market to make a financial contribution to low cost housing for vulnerable families and restrict our sales to over 55’s with the design modifications and extra costs that may require.

Cllr. Lamb would like the office to email Mr. Gardner thanking him for keeping us informed.

2) Cllr. Maycock – WDBC are appointing an examiner to look at Bere Peninsula Neighbourhood Plan.

3) Cllr. Lamb – Pollarding of trees at The Down Bere Alston – has an application been made for these

 works? Assistant Clerk to find out.

There being no further business the Chairman thanked members for attending and declared the meeting closed at 8.01pm.

Signed this 27th February 2018.

Chairman ……………………………..