**Bere Ferrers Parish Council**

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

**Present** Cllr. G. R. Reed Chairman

Cllr. B. Lamb Vice Chairman

 Cllr. D.M.A. Chapman

 Cllr. R. Maycock

 Cllr. M. Page-Bailey

 Cllr. E.K. Wager

 1628.**Apologies.**

Apologies were received by Cllr. Leithall due to business.

Cllr. Reed welcomed Cllr. Wager onto the Plans Committee

1629. **Notification of items for information at the discretion of the Chairman. No action can be taken**

 **on these items.**

Cllr. Maycock informed committee that the six week consultation of the Neighbourhood Plan had come to

 an end. The plan will be forwarded to the examiner on the 7th March; there is no time scale at this stage.

Cllr. Reed expressed committee’s thanks to all members of the Neighbourhood Planning Group for all their

 hard work.

1630. **Matters arising from the minutes of 6th February.**

Cllr. Lamb - would like to see more detail recorded in comments made by committee that are forwarded to

 West Devon Borough Council Planning Department. Committee agreed with this suggestion.

Assistant Clerk – minute 1569 (3) – The trees in question were Conifers (3) there is no TPO’s on these trees.

1631. **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.**

4043/17/OPA Mrs. P. Bird

 Re-advertisement (revised plans received) Outline planning application

 with all matters reserved for the erection of one dwelling at 8 Drakes

 Park Bere Alston PL20 7DY.

**Comments Object – Committee object to this application on the grounds of the adverse effect it will**

 **have on neighbours, over-development of this area and highway safety. There**

 **are major traffic issues in Drakes Park, parking being the primary problem.**

 **Also we note that South West Water’s reply states ‘there is a public sewer and**

 **water mains in the vicinity and that no development will be permitted within 3**

 **metres of the sewer or water main, and ground cover should not be**

 **substantially altered.** **Should the development encroach on the 3 metre**

 **easement, the sewer and water main will need to be diverted at the expense of**

 **the applicant’.**

 **A vote was taken on committee’s objection to this application, 4 for and 2**

 **abstentions, motion carried.**

0294/18/VAR Mrs. Deborah Helps

Variation of condition 5 following grant of planning permission 2289/2001/TAV to replace existing wooden windows with wood and aluminium windows at Goldstreet Barn Ferry Road Bere Alston PL20 7EX.

**Comments Support.**

0487/18/HHO Penny McCrae

 Householder application for proposed single storey rear kitchen extension

at 28 Station Road Bere Alston PL20 7EL.

**Comments Support – Committee feels that the application would enhance the existing dwelling.**

0237/17/TCA Ms. Katherine Harman

 T1: Spruce – fell, excessive shading at edge (end) of Leylandii hedge,

 appeared a few years ago, was not planted. T2: Fir- Fell, ex Christmas

 tree planted by former owner of Rose Cottage approximately 1994,

 becoming unsafe, causing excessive shading at Rose Cottage, Fore Street

 Bere Ferrers PL20 7JJ.

**Comments Support – Committee feels that these works will improve natural light to the applicant.**

1632. **Take note of any Planning applications noted after consideration by the Borough.**

4111/17/HHO Mr. & Mrs. Kyte

 Householder application for replacement single storey rear extension at

 10 The Down Bere Alston PL20 7HQ.

 **Conditional Consent.**

3686/17/ARC Mr. Graham Reed

 Applications of details reserved by condition 15 (finish and colour of

 walls) of planning consent 00150/2013 at Boat Park Road from Weir

 Quay to Clamoak PL20 7BS.

 **Discharge of Condition.**

1633. **Enforcement cases to be taken in Part 2.**

Cllr. Lamb proposed committee go into part 2, seconded by Cllr. Maycock.

Cllr. Lamb proposed committee comes out of part 2, seconded by Cllr. Maycock.

 1634. **Review of Terms of Reference.**

Cllr. Lamb – an extension to number 5 has been omitted. ‘This committee should be responsible for giving

 views and improvement to highways and ancillary matters.’

Cllr Lamb also suggested that there is a new number 9 – minute 1568 - Proposed Protocol for site visits.

All committee members agreed on these changes.

Cllr. Lamb proposed adoption of Terms of Reference with the two changes, seconded by Cllr. Page-Bailey.

There being no further business the Chairman thanked members for attending and declared the meeting closed at 7.54pm.

Signed this 27th March 2018.

Chairman ……………………………..