

Bere Ferrers Parish Council

At a meeting of the Plans & Highways Committee meeting held in the Council Chambers on Tuesday 5th July 2022.

Present

Cllr. R. Maycock	Chair of the Committee
Cllr. P. Crozier	Chair of the Council
Cllr. B. Lamb	Cllr. J. Maciejowska
Cllr. D. Pengelly	Cllr. C. Shaw

112. Apologies

Cllr. Peace sent her apology. The Committee accepted her apology.

113. Declaration of Matters of Interest

There were no declaration of interest.

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

There was no notification of items for information.

115. Matters Arising from the minutes from 31st May 2022

There was no matters arising from the minutes.

116. 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.

1047/22/FUL Mr. & Mrs. P Callaway. Application for construction of a replacement 3–4-bedroom house at 49 Station Road, Bere Alston, PL20 7EN

The current property is to be demolished and replaced with a 3–4-bedroom house. It was discussed that the AONB have objected to the proposed development, but that the property is situated outside of the Bere Alston conservation area. The Committee also noted an objection to the development from one of the neighbours.

After discussions, Cllr. Lamb proposed that the Committee agree to the development but would suggest that the proposed development be amended to allow off road parking for three cars, not just one, as parking on Station Road is at a premium. Seconded by Cllr. Crozier.

Comment: The Council agree to the development but would suggest that the proposed development be amended to allow off road parking for three cars, not just one, as parking on Station Road is at a premium.

1721/22/TCA Mr Martin Swarbrick, 39 Station Road Bere Alston Devon PL20 7AF.
T1: Horse Chestnut - Fell and Remove due to tree overhanging neighbouring boundary to the South and East, Tree also overhanging garden workshop, log store and chicken run. 1 x ascending main stem is dead/ dying with bark peeling off at 20 ft above ground level, tree is in poor health. Replant with nature broad leaf tree.

Comment: The Council will leave the decision to the Tree Officer.

2017/22/TCA Mrs Suzie Johnstone, 33 Cornwall Street Bere Alston Devon PL20 7BE.
T1: Spruce - section fell to ground level, this tree is now very large for the area it was planted (presumably a Christmas tree), it spans across two narrow gardens and as a result numerous other attractive shrubs are hindered. the tree is also shading and dropping needles in a small fish pond which will eventually increase the acidity levels of the water. The lack of light to the pond also decreases biodiversity amongst waterborne organisms.

Comment: The Council will leave the decision to the Tree Officer.

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

0662/22/FUL Mr David Horton, Leigh Farm, Bere Alston, PL20 7EF
Erection of roof over proposed slurry store with roof
Decision: Conditional Approval

3330/19/ARC Mr Darren Churchill – Scs (Southwest Ltd), 47 Station Road, Bere Alston, PL20 7EN
Application for approval of details reserved by conditions 4, 5 of planning consent 0060/17/FUL
Decision: Discharge of condition approved.

118. Enforcement cases to be taken into Part Two

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

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

Discussions took place with regards to enforcement cases.

119. Co-Op Proposal

Further to information given at the Council meeting held on 28th June, at present there were no further information to add, except the Co-Op have purchased the plot of land and they will propose, in the planning application, to move the 30-mph speed limit to further outside of the village.

Concerns were raised by some members that if the development was approved, it could lead to further development being allowed outside of the village. Others noted that there are approx. 86 houses within walking distance of the proposed new site and that there had been no major new development in the village in recent years to accommodate the new and proposed housing estates. Also, it could be welcomed by disabled customers, who find it difficult to access the present store.

Cllr. Lamb proposed that in the event of a planning application being received for a major development, the Clerk is authorised, in conjunction with the Chair of Plans & Highways Committee, to arrange a public meeting with the Council and the applicant and ensure arrangements are made for a ballot for all attendees. Seconded by Cllr. Crozier. All in favour.

120. Road Warden Agreement

The document had previously been sent out to all Committee members to read and after discussions, the Committee stated they were happy to sign the agreement. The Clerk to sign the document on behalf of the Council and send back to Devon County Council.

121. Update on cycle stands

Cllr. Lamb stated that he is awaiting an update on how many cycle stands can be delivered and the delivery date. In view that the Council may not receive all the stands requested, Cllr. Lamb proposed prioritising the following areas, Parish Hall, Weir Quay, Bere Ferrers and Pilgrim Drive. Seconded by Cllr. Maciejowska.

122. Highways updates and issues

The raised curb stone reported at St. Andrew's Close has been fixed by Devon Highways. Another raised curb stone near the public toilets in Bere Alston has also been reported to Devon Highways, who are due to come and inspect.

Cllr. Crozier to obtain an update from West Devon Borough Council for an update regarding the electric charging points being installed at Pilgrim Drive.

123. Correspondence

1. The Clerk read out an email from the Director from Devon County Council:

Further to your email of 27 April 2022, I am sorry that you have concerns over progress of your requests through the HATOC Waiting Restriction process, and that these were not fully addressed by your Neighbourhood Officer.

I can confirm that both the sites you have identified are being progressed in the year's programme. The team have assessed the High Cross location and propose to introduce one section of double yellow lines to address the visibility concerns raised. The adjustments to loading facilities on Fore Street is also being progressed, however, the initial record did not show that a change in operating times had been requested; we will accommodate this component as we finalise designs for advert. I attach the plans that have been developed for both sites for information.

As I am sure you aware, the HATOC Waiting Restriction process was introduced several years ago to ensure that requests for waiting restrictions to be introduced or amended could be met with the available staffing and funding resources. This does mean that an annual programme is needed, with a deadline for submissions and delivery schedule for towards the end of that financial year.

Your requests will be advertised shortly. Information relating to our programme can be viewed on our webpages which will be updated throughout the year: <https://www.devon.gov.uk/roadsandtransport/parking/traffic-regulation-orders/annual-local-waiting-restriction-programme/>. Any sites receiving objections will be reported to the appropriate HATOC committee to allow a decision on how that component should progress.

The agenda for the meeting have been published and the Council can attend the meeting.

2. The Clerk read out an email from the Planning Transportation & Environment Manager, Devon County Council:

Last year Devon County Council secured some funding through the Government's *Restoring Your Railway* programme to progress a Strategic Outline Business Case for reinstating the railway between Tavistock and Bere Alston, which would enable an hourly service between Tavistock and Plymouth.

The purpose of this work is to set out the rationale for investment and provide enough evidence to Government for the scheme to proceed to the next stage of development, which is where more detailed design of the railway proposals will follow.

My reason for contacting you is because we wish to demonstrate as much support from a range of stakeholders across West Devon and Plymouth including the business, education, and leisure sectors (including the AONB and Dartmoor National Park). We will also be contacting local authorities and politicians to add their support to the scheme.

I have attached a plan on a page to provide more details; however, we have since refined the objectives as follows:

- Enhanced connectivity encouraging mode shift from car to rail for journeys between Tavistock and Plymouth, addressing congestion on the A386 corridor and tackling the Climate Emergency by supporting lower carbon travel
- Facilitate local development, as laid out in the Plymouth and South West Devon Joint Local Plan (JLP)
- Enhanced access to employment, education and healthcare in Plymouth for Tavistock residents and residents of West Devon and North Cornwall
- Provide an improvement in rail services for the communities of St Budeaux, Keyham and Devonport in Plymouth
- Improve visitor access by public transport to the natural environment, particularly Dartmoor National Park

You will see from the above that the strength in our bid is not only in demonstrating improved connectivity through sustainable alternatives between Tavistock and Plymouth but also the improved local connectivity within Plymouth as we expect increased frequency of local rail services to communities including St Budeaux, Keyham and Devonport.

We are aiming to submit our business case later this Summer and so would be grateful of a letter of support **before the end of July**.

Cllr. Lamb to write a letter of support for the Clerk to forward onto Devon County Council.

3. The next Neighbourhood Plan review meeting will be held on Wednesday 13th July at Hope Cottage from 8 pm. The Group require a minute taker, so if anyone wishes to volunteer, to let Cllr. Maycock know.

124. Questions from any members of the public

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

The Chair thanked the member for attending the meeting and closed the meeting at 8.21 pm.

Signed by the Chair

Signed this 26th July 2022

