

Bere Ferrers Parish Council

At a meeting of the Plans & Highways Committee meeting held in the Council Chambers on Tuesday 2nd August 2022.

Present

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

In Attendance: Cllr. Philip Sanders

164. Apologies

There were no apologies.

165. Declaration of Matters of Interest

There were no declaration of interest.

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

Cllr. Crozier will be organising a meeting with residents at Hope Cottage on Tuesday 9th August the proposed changes in parking regulations on Fore Street and Chapel Street.

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

Matters Arising

- Minute 116** Application 1047/22/FUL, construction of a replacement 3–4-bedroom house at 49 Station Road, Bere Alston has been refused.
- Minute 120** The Clerk is looking into booking Cllrs. Maycock, Lamb and Shaw on a Chapter 8 training course.
- Minute 121** Cycle stands have been installed at all proposed locations, except Weir Quay, which will be completed shortly. There are two extra stands to be installed. The suggestion were to ask the Doctors Surgery if they wish to have one installed outside the surgery or by the river bank at Bere Ferrers. Cllr. Maciejowska to follow up.

168. 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.

1686/22/HHO Icarus Allen, application for demolition of single storey extension and erection of single storey replacement extension (resubmission of 0260/21/HHO) at 1 Cotts, Bere Alston, PL20 7BX

Comment: The Council conditional approve the application, as they request the proposed sky lights be bat sensitive.

2037/22/HHO Mr David Rees, application for erection of timber garden studio at 6 Bedford Villas, Broad Park Road, Bere Alston, PL20 7DR

Comment: The Council support this application.

2199/22/FUL & 220/22/LBC Mr & Mrs D. Clarke, proposed re-roofing of barns and conversion of barn to Games room with WC. Listed building consent for proposed re-roofing of barns and conversion of top barn to Games room with WC

Comment: The Council support this application and feel the work to be carried out will rejuvenate the building.

2339/22/TPO Ms Deykin, T1: Beech – Reduce crown spread by 2-3 metres on north/east side to appropriate points as tree is causing excessive shading to properties at 37 Fore Street, Bere Alston, PL20 7AB.

Comment: The Council will refer the decision back to the Tree Officer, subject to lack of information provided by the vendor.

2388/22/FUL Mr Trevor Atkinson – Peninsula Care Ltd, Temporary change for use (for up to two years) of ancillary building from C2 to C3 residential dwelling to provide 1 bedroom staff accommodation at West View Residential home, Broad Park Road, Bere Alston, PL20 7DU.

It was discussed that this application would get rid of the gym, currently situated in the ancillary building, which is free for local residents over the age of 50 to use.

Comment: The Council object to this application due to the loss of a community asset and that their previous application granted stated that the ancillary room would be available as a gym, for local residents to use. The Doctor's surgery and Tavistock Hospital also refer patients to this facility. The Council see no evidence of the rationale behind this application and no evidence of the marketing of this facility since Covid.

0137/22/FUL Mr S Taylor – Zip World Limited – READVERTISEMENT Provision of a gravity-fuelled Alpine toboggan ride & updated rope & nets course, open space & additional car parking spaces at Tree Surfers, Tavistock Woodlands, Gulworthy.

Due to a lot of canvassing having been conducted in this Parish, the Committee have decided to discuss and comment on this application. There have already been numerous objections to this application from other surrounding Councils and members of the public.

After discussions, the Committee voted on whether to support or object. Five were against, one for and one abstained.

Comment: The Council object to this application for the following reasons:
Proposed tree felling without a tree survey or mitigation to offset.
The commercialisation of a rural area
The contamination that would be caused to the area.
The major increase in noise – this is quiet area that people seek out to walk, run, cycle through.
The disturbance of the current walk and cycle tracks – the plan has the toboggan run cutting through several tracks.
With these concerns in mind, the Bere Ferrers Parish Council objects to this application.

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

1074/22/ARC Mr David Gay – Environment Agency - Land adjacent to the Tamar Estuary South Hooe, PL20 7BW
Application for approval of details reserved by condition 12 of planning consent 0158/21/FUL
Decision: Discharge of condition approved

4729/21/FUL Miss Ellie Scott – Devon and Somerset Fire and Rescue
Extension to fire station, new ramp and replacement and relocation of training tower.
Decision: conditional Approved.

1721/22/TCA Mr Martin Swarbrick, 39 Station Road, Bere Alston, PL20 7AF
T1: Horse Chestnut – overall crown reduction b a maximum of 1.5-2 metres of branch length
Decision: Tree Works No Objection Raised

2017/22/TCA Mrs Suzie Johnstone, 22 Cornwall Street, Bere Alston, PL20 7BE
T1: Spuce – 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 garden and as a result numerous other attractive shrubs are hindered. The tree is also shading and dropping needles in a small pond which will eventually increase the acidity levels of the water. The lack of light to the pond also decreases biodiversity amongst waterborne organisms.
Decision: No Objection Raised.

0661/22/FUL Mr D Horton, Leigh Farm, Bere Alston, PL20 7EF
Extension to general purpose agricultural shed
Decision: Conditional Approval.

0454/22/FUL Mr & Mrs. A Milsom & Plumridge, Trelyn, Bere Alston, PL20 7JA
Replacement dwelling, including replacement roof at adjacent shed for bat migration and reconfiguration of vehicle entrance.
Decision: Conditional Approval.

170. Enforcement cases to be taken into Part Two

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

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

Discussions took place with regards to enforcement cases.

171. Highways & HATOC updates

The Committee and the village were concerned regarding Devon Highways proposal to put double yellow lines along Chapel Street and Fore Street, which would mean a loss of parking for many residents and also Highways' rejection to make the unloading bay parking on Fore Street, parking for residents after 11 am. The Clerk, Cllrs. Shaw and Crozier had recently met with the Devon Highways Officer and passed on the Council's objections to these proposals. These objections had also passed to West Devon Highways and Traffic Orders Committee.

Cllr. Philip Sanders discussed that at the HATOC meeting, held on 11th July, he was not prepared to support the proposals and requested site visits be conducted with members of the Parish Council present. These visits should be conducted mid to late August 2022.

Cllr. Sanders explained their reasons for the proposals were as follows:

Devon Highways do not agree that a dual sign for the loading bay space on Fore Street would work and feels it would only confuse residents. Cllr. Sanders said he disagreed with this statement.

Devon Highways' proposed yellow lanes on Chapel Street was due to gritting lorries and emergency vehicles being unable to get through. Cllr. Shaw confirmed that in all his years of service with the local Fire Service, this had never been an issue and numerous buses and school buses pass along that stretch of road with no issues every day. Cllr. Lamb stated that there was no accident statistics to support Devon Highways concern.

Cllr. Lamb raised the issue that the Council were not represented at the HATOC meeting to discuss these proposals. The Clerk had contacted the Democratic Services Officer for further information as to why the Council did not receive an invite and received the following reply, 'In regard to your question about invitations, I would not invite potentially numerous objectors when a committee considers a programme of Traffic Regulation Order (TRO) proposals. The Report will detail all objections and representations received from parish/town councils, other public bodies and individuals in response to the statutory advertisements for consideration by the Committee members. This applies to all the highway and traffic order committees across the County. The agenda pack for each meeting is published on the Council's website 8 days in advance of each meeting and objectors may attend and speak to a proposed TRO, subject to proper notice to me.'

The Committee were appalled by this response and it is stated in the Workings of the Highway and Traffic Order Committees document under point 4, Public Participation, A Scheme of public participation is in operation for both objectors and supporters of the proposed Traffic Orders. A leaflet explaining the operation of the scheme is enclosed with the agenda papers for this meeting.'

Cllr. Sanders suggested this email to himself and Karen Strahan, the Democratic Services and Scrutiny Manager for them to look into the issue further.

172. Correspondence

The Clerk read out an email from Plymouth City Council:

Be part of the conversation about planning in your neighbourhood – My Place, My Views.

Plymouth City Council, working in partnership with South Hams District Council and West Devon Borough Council, have launched a new consultation asking local residents what they like about their neighbourhood and what could be improved.

The survey, My Place, My Views, is open for comments until 5pm on 17 October 2022 and residents can fill out the survey by visiting: <https://pshwd.commonplace.is>

Anyone who fills out the survey can opt into a raffle with gift vouchers of up to £100 as prizes. These can be spent across a range of dining, entertainment and experiences across the South Hams, West Devon and Plymouth.

The comments will help shape important future conversations about the Joint Local Plan.

If you want to contact the Joint Local Plan team, directly email jointlocalplan@plymouth.gov.uk

173. 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 8.15 pm.

Signed by the Chair

Signed this 27th September 2022