

**Bere Ferrers Parish Council**

At a meeting of the Plans & Highways Committee meeting held in the Council Chambers on Tuesday 4<sup>th</sup> October 2022.

Present

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

**218. Apologies**

Cllrs. Maciejowska and Shaw sent their apologies. The Council accepted their apologies.

**219. Declaration of Matters of Interest**

Cllr. Peace declared she knew the applicants for planning application 3072/22/HHO.

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

There was no items for information.

**221. Matters Arising from the minutes from 6<sup>th</sup> September 2022**

Matters Arising

Minute 177 (167) The cycle stands at Weir Quay will be installed, once the car parked on the land has been moved.

**222. 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.**

2215/22/FUL      Erection of community convenience retail store (Co-Op), access, vehicle parking & landscaping at Land North of B3257, Bere Alston, PL20 7DG.

Several members of the public were present at the meeting to object to the application. Their collective objections were as follows:

The proposed site of the new store would directly obscure several properties surrounding it and therefore reduce the value of properties.

The proposed site for development this not part of the Bere Peninsula Neighbourhood Plan.

The new store will directly affect the central hub of shops of the village in Fore Street, potentially killing off the high street and the high street should be protected.

There is an issue of road safety, as there are no plans to install street lighting or a proper pedestrian crossing.

The roads coming onto Bedford Street are also blind junctions and could be dangerous for pedestrians.

The anti-social behaviour in the village could increase, as the proposed Co-op car park will be quiet and out of the way.

This area is a World Heritage Site.

There will be residents who will be unable to walk to the new store location, where at present they can walk to the store.

This development, could set a precedent for further areas outside of the village boundaries to be developed.

A supermarket is not necessary in the village and will change of the character of the village and turn it more into a town.

The Clerk read out a letter from a Parishioner who was unable to attend the meeting, who also objected to the application.

One member of the public had already submitted a list of questions regarding the application to the Council for consideration and questioned how this application relates to the Neighbourhood Plan.

Cllr. Maycock confirmed that the Neighbour Plan is in progress of being reviewed and confirmed that the application is outside of the Plan and although the plan does support business expansion within the existing boundaries, this application does not conform to the plan and instead misrepresents it.

Cllr. Lamb proposed that this matter be adjourned and a public meeting be called on Wednesday 19<sup>th</sup> October at 7.30 pm , so we can ascertain the views of the public, before the Council is required to give their decision on their advice to the Planning Committee of West Devon and that the decision should go forward to next meeting of Council 25<sup>th</sup> October 2022. The Co Op to be invited to attend the public meeting. seconded by Cllr. Peace.

1686/22/HHO READVERTISEMENT (revised plans) Householder application for demolition of single storey extension & erection of single storey replacement extension (resubmission of 0260/21/HHO) at 1 Cotts, Bere Alston, PL20 7BX.

The Council had previously supported the application 0260/21/HHO . The revised plans show the decking atop the flat roof have been removed.

Comment: The Council are happy to support this application, with their previous condition that the proposed sky lights be bat sensitive.

2461/22/FUL Mr James Dunn, erection of storage shed plus adjoining cob dome with green roof (retrospective) at Grid Reference SX 44450 64479, northwest of Little Clamoak Farm, Bere Ferrers, PL20 7JJ.

This is a retrospective application, as the building has already been built. Discussions took place on the application.

Cllr. Lamb proposed that firstly, the applicant has given the Council no evidence to justify the erection for such a structure. It is development of the countryside and it is outside the remit of the Neighbourhood Plan. Secondly the entrance onto the main road between Bere Ferrers and Weir Quay doesn't show sufficient visuality displays. Seconded by Cllr. Peace. A vote was taken. Four were for, one abstained. Motion carried.

Comment: Object, as the applicant has given the Council no evidence to justify the erection of such a building. It is development of the countryside and it is outside the remit of the Bere Peninsula Neighbourhood Plan. Secondly the entrance onto the main road between Bere Ferrers and Weir Quay doesn't show sufficient visuality displays.

3072/22/HHO Mr & Mrs Coombs, application or proposed new storage enclosure in back garden (resubmission of 3590/21/HHO) at Treyard, Weir Quay, Bere Alston, PL20 7BS.

Comment: The Council have no objection to this application.

1986/22/HHO Mr Marcus Rodgers, application for proposed new detached double garage at 1 Little Park, Fore Street, Bere Ferrers, PL20 7JQ.

Comment: The Council approve the application, providing the site is not used for business purposes.

### **223. Take note of any Planning Applications noted after consideration by the Borough**

1469/22/HHO Ms Isobel Lindsell, 42 Cornwall Street, Bere Alston, PL20 7BG  
Application for proposed conversion of domestic store to an annexe for ancillary accommodation with extensions and alternations (Resubmission of 3258/21/HHO)  
Decision: Conditional Approval

2199/22/FUL& Mr & Mrs D Clarke, Cleave Farm, Weir Quay, Bere Alston, PL20 7BS  
2200/22/LBC Listed building proposed re-roofing of barns & conversion of top barn to Games room with WC.  
Decision: Conditional Approval

2339/22/TPO Mrs Deykin  
Works to a TPO trees: T1 Beech – Reduce crown spread by 2-3 metres on north/east side to appropriate points as tree is causing excessive shading to properties.

Decision: Refusal

3424/19/FUL Burrington Estate Ltd  
READVERISTMENT (Revised Plans Received) application for 31 no. new dwellings and associated access road and pedestrian link at field at sx 453 669, Adjacent to Woolacombe Road, Bere Alston, PL20 7HH.

Decision: Appeal dismissed (refusal)

#### **224. Enforcement cases to be taken into Part Two**

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

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

Discussions took place with regards to enforcement cases.

#### **225. Highways & HATOC updates**

Devon Highways has advised the Clerk that the total cost of producing and erecting a new Bere Ferrers sign will be £738.61. After discussions it was suggested that the Clerk ask Devon Highways to supply the sign only and the Council will erect the sign, to reduce the costs.

The Clerk confirmed that the Council had been awarded a grant of £400 from Vision Zero Southwest. Discussions on what to spend the money on will be discussed at a future meeting, once the funds have been received.

#### **226. Parish Hall car parking sign**

The car parking sign has been put up in the Parish Hall carpark.

There is no update from Devon County Council regarding installing extra parking space at Pilgrim Drive. Cllr. Crozier to follow up.

#### **227. Correspondence**

1. The owner of the garages behind the Council Offices has contacted the Clerk. They believe the strip of land behind the garages is owned by the Council and has concern about the trees planted there, as are starting to cause damage to the garage's walls.

Two members of the Council visited the area in question and say the trees are beyond the Council's boundaries and believe it is the land owner's responsibilities. The Clerk to follow up with the Garage owner.

#### **228. Questions from any members of the public**

A member of the public asked for an update on the Burrington Estate application?

Cllr. Crozier confirmed that they will either submit a new application, or another development company will take on the project. If the Co-op application does go ahead, their exit/entrance would be offset to the new estate, which could be dangerous.

The Chair thanked the member for attending the meeting and closed the meeting at 9.07 pm.

Signed by the Chair

Signed this 25<sup>th</sup> October 2022