

Bere Ferrers Parish Council

At a meeting of the Plans & Highways Committee meeting held in the Council Chambers on Tuesday 1st November 2022.

Present

Cllr. R. Maycock	Chair of the Committee
Cllr. P. Crozier	Chair of the Council
Cllr. J. Maciejowska	Cllr. C. Shaw

277. Apologies

Cllrs. Peace and Lamb sent their apologies. The Council accepted their apologies.

278. Declaration of Matters of Interest

None were declared.

279. 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.

280. Matters Arising from the minutes from 4th October 2022

The minutes were adopted and approved at a Council meeting held on Tuesday 25th October 2022.

No matters were arising.

281. 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 Chair.

2548/22/HHO Mr Nicholas Clegg, application for demolition/construction garden room, removal of one chimney, installation of solar panels, parking area widened & new garden access from driveway at Gable End, Holes Hole, Bere Alston, PL20 7BP

The applicant was present at the meeting to answer any questions from the Committee.

The Committee took a vote and none present objected to the application.

Comment: The Council support this application.

3507/22/FUL Mr Trevor Atkinson, Temporary change of use (for up to two years) of ancillary building from C2 to C3 residential dwelling to provide 1 bedroom staff accommodation (Resubmission of 2388/22/FUL) (Retrospective) at 72 West View Residential Home, Broad Park Road, Bere Alston, PL20 7DU

The applicant was present at the meeting to give further clarification on the application. Planning application, 2388/22/FUL had previously been discussed at a Plans & Highways Committee meeting on 2nd August 2022 and the Council had objected to the application, due to the loss of the gym which was a community asset for local residents to use.

Mr Atkinson explained that the gym had not been free to residents over the age of 50 and there had been an annual membership fee. The two main reasons for removing the gym was, it was not utilised enough and they were not able to secure public liability insurance for the public to use the gym. The change of use to staff accommodation was to accommodate two new members of staff who had been employed from abroad. Should circumstances change the space could revert back to a gym, but it would not be available for public use.

The Committee took a vote and all present were in favour of the application.

Comment: The Council support this application.

2764/22/HHO Mr Marcus Rogers - application for single storey pitched roof rear extension at 1 Little Park, Fore Street, Bere Ferrers, PL20 7JQ

The Committee took a vote and all present had no objection to the application.

Comment: The Council have no objection to the application.

1701/22/FUL Mrs Prunella Barnes - Construction of car park, bird hide and wildlife tower at Land around South Hooe Cottage, Bere Alston, PL20 7BW.

It was discussed that this development would be an asset to the village. The Committee took a vote and all present were in favour of the application.

Comment: The Council support this application.

3397/22/HHO Mr J Outram - application for proposed entrance porch & reconfiguration of existing drive at the Mount, Station Road, Bere Ferrers, PL20 7JS.

The Committee took a vote and all present were in favour of the application.

Comment: The Council support this application.

3356/22/FUL Mr Jaspal Grewal - Change of use of side room from residential to commercial use & replace front, ground floor windows & door at 3-7 Fore Street, Bere Alston, PL20 7AA.

The Committee discussed that this business was under relatively new ownership and were happy to support them improving the property and business. The Committee took a vote and all present were in favour of the application.

Comment: The Council are happy to support this application.

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

2417/22/FUL Mr David Dawe, Merton Bungalow, Station Road, Bere Ferrers, PL20 7JP
Application for extension of agricultural building for the purpose of off odder storage, machinery storage and/or livestock housing.

Decision: Conditional Approval

3207/22/TCA Mr Peter Chapman, 19 Bedford Street, Bere Alston, PL20 7DF
T1: Eucalyptus – remove due to tree beginning to damage wall.

Decision: No Objections raised

2811/22/HHO A Seabrook & M Garrabos, 3 Bedford Street, Bere Alston, PL20 7DF
Application to form new hardstanding for 1 vehicle parking space at rear of property, including removal of section of boundary wall to crate access onto highway, block existing pedestrian gate access, form lean-to-shed.

Decision: Conditional Approval

Appeal Ref: AAP/Q1153/D/22/3290063 regarding application 0735/21/HHO which was refused in October 2021.

Decision: The appeal is allowed and planning permission is granted for the erection of a stable building at Hewton House, Hewton, Bere Alston, PL20 7BW

283. Enforcement cases to be taken into Part Two

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

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

Discussions took place with regards to enforcement cases.

284. Highways & HATOC updates

Cllr. Sanders had confirmed at the Council meeting held on 25th October 2022, that the amendments requested by the Parish Council for the loading bay in Fore Street, will be implemented next year.

The Clerk stated that the cost to purchase and erect a new Bere Alston road sign was more than the Council had budgeted for. After discussions, Cllr. Maycock proposed reviewing the need to install a new road sign in 12 months and allocate the money to more pressing issues. Seconded by Cllr. Shaw.

285. Correspondence

There was no correspondence.

286. Questions from any members of the public

Two members of the public had questions for the Committee regarding the Council approving the Co-Op planning application and that a village referendum should have been undertaken to take the view of the whole village, not just the vote taken at the public meeting held on 19th October 2022.

The Committee explained that the vote taken at the end of the public meeting was to canvass the view of those present, not the whole Parish. The vote had no influence in the Council's decision.

The deadline to submit comments for the application to the Planning Department by 27th October 2022 therefore there was not enough time to conduct a referendum.

The Parish Council's comments on the application is only advisory and the ultimate decision will be done to West Devon Borough Council. The Planning Department will take the Neighbourhood Plan into consideration. the Planning meeting will be streamed live via You Tube.

A member of public wanted to know if this application is granted, will more housing developments be allowed to be built around it.

The Committee explained that it would be difficult for developers to get planning permission as the areas earmarked for the building of approx. 84 houses up till 2034, have already been earmarked and noted in the Neighbourhood Plan.

The Chair thanked the members for attending the meeting and closed the meeting at 8.11 pm.

Signed by the Chair

Signed this 29th November 2022