

## Bere Ferrers Parish Council

At a meeting of the Plans & Highways Committee meeting held in the Council Chambers on Tuesday 19th March 2024.

### Present

Cllr. R. Maycock	Chair of the Committee
Cllr. P. Crozier	Cllr. B. Lamb
Cllr. P. Archer	Cllr. J. Maciejowska
Cllr. C. Shaw	Cllr. E. Wager

In Attendance: Cllr. D. Pengelly

### 611. Apologies

There were no apologies.

### 612. Declaration of Matters of Interest

None were made.

### 613. Notifications of items for information at the discretion of the Chair. No action can be taken on these items at this meeting.

There were no items for information.

### 614. 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.

4066/23/HHO Higher Birch Farm, Weir Quay, Bere Alston, PL20 7BY  
Householder application for the installation of air source heat pumps

After discussions, all were in favour in supporting the application.

Comment: The Council support the application.

### 615. Co-Op Planning application Parish Council's conditions

It was discussed that when the application was approved by the Parish Council in June 2022, a large list of conditions were added and sent to West Devon Borough Council. Cllr. Lamb therefore proposed that the Council add to the original conditions submitted on 24th June 2022 the following; a condition be added that the Convenience Store (Co-Op) should not be allowed to sell or supply fresh meat or fresh chicken. Seconded by Cllr. Crozier. After discussions amongst the members, a vote was taken. Six for, one against. Motion carried.

### 616. Burrington Homes planning application, access via the B3257

Cllr. Crozier stated that communication received from Devon Highways maintains that access via the B3257 for the Burrington Homes estate, even with a 30-mph speed limit, is still not feasible. Although the West Devon Planning Officer has been notified of the change of speed limit, it is believed that the Planning Officer has been given wrong information regarding the visual splays now required, therefore Cllr. Crozier proposed that this Council, as the result of information received from the owners of adjacent land, believes that the West Devon Planning Department and County Highways have been misinformed by the Developer with regard to the access over land required for visibility and therefore write to the Senior West Devon Planning Officer to inform them. Seconded by Cllr. Maciejowska. A vote was taken. Five for, two against. Motion Carried.

**617. Correspondence**

The Clerk had written, at the request of the Parish Council, to the Head of Devon Highways, thanking them for their speedy repairs works done on Denham Bridge, which enabled it be reopened weeks before the original proposed date of the end of March. Their response was 'we don't get many thank you, so I am sure the team will appreciate this'.

**618. Questions from any members of the public**

Several members of the public present asked questions regarding the current Co-Op planning application.

One member stated that due to the number of conditions the Parish Council forwarded to West Devon, it should have been a rejection. Does this Council stand by their support for the application, with the conditions?

Cllr. Crozier stated that when the application was discussed back in 2022 the majority of the Council voted for it, subject to the additional conditions.

Another member of the public asked if the conditions put forward by the Council are not met, would the planning still go ahead?

Cllr. Crozier stated that only the West Devon Planning department can set and impose conditions on a planning application, the Parish Council can only advise West Devon on their conditions.

Cllr. Maycock stated the Parish Council try and influence where it can and all comments/issues with this application need to be addressed to West Devon.

The Chair thanked the members for attending the meeting and closed the meeting at 7.28 pm.

Signed by the Chair of the Committee.

Signed this date 26<sup>th</sup> March 2024