

Bere Ferrers Parish Council

At a meeting of the Plans & Highways Committee meeting held in the Council Chambers on Tuesday 5th March 2024.

Present

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| 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. M. Patterson

584. Apologies

There were no apologies.

585. Declaration of Matters of Interest

Cllr. B. Lamb declared a personal interest in planning application 4083/23/FUL. The code of conduct states Cllr. Lamb can speak on the matter and should leave the meeting room, once he has spoken.

586. 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.

587. Matters arising from minutes at the meeting held on 6th and 13th February 2024

The minutes were approved and adopted at the Council meeting held on 27th February 2024

Matters Arising from the meeting held on 6th February 2024

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| <u>Minute 516</u> | Denham Bridge is now opened. Cllr. Lamb proposed the Council write a letter of thanks to Devon County Council, thanking them for the repairs to be bridge being done so quickly. Second by Cllr. Maciejowska. The Clerk confirmed that the Highways Officer is aware that a blue sign on B3257 is pointing the wrong way. However there are three other signs informing motorists of the narrow road at this junction, and also on the top of the hill at the car park. It will though be sorted by w/c 11th March 2024. |
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There were no matters arising from the meeting held on 13th February 2024.

588. 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.

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| <u>4083/23/FUL</u> | Mr. Brian Lamb, Greystone, Bere Ferrers, PL20 7JX Conversion of existing garage/storage shed into a one bedroom two-person domestic dwelling |
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Before discussing the application, Cllr. Lamb vacated the Vice-Chair of the Committee.

Cllr. Lamb stated this will be change of use from an existing building, to a one-bedroom property for a member of his family to live in, who now legally owns the land the building is on, and it will retain the existing footprint of the building. In conjunction with West Devon Borough Council, the owner will sign a 106 agreement, that the building will only be sold or let out in future to a person who complies with the affordable housing residents' restrictions for this area. Therefore it will not be sold as a holiday let/home. Cllr. Lamb then left the room.

After discussions, Cllr. Maycock proposed acceptance of the application, with the condition, as stated by Cllr. Lamb, that this property is for the use of local residents to dwell in only and not to be used as a holiday let or home. Second by Cllr. Maciejowska. A vote was taken. Four for, two against. Motion carried.

Comment: The Council accept of the application, with the condition, as stated by Cllr. Lamb, that this property is for the use of local residents to dwell in only and not to be used as a holiday let or home.

Cllr. Lamb rejoined the meeting. Cllr. P. Crozier left the meeting.

0257/24/FUL Kivells Ltd, Higher Clamoak, Bere Alston, PL20 7BU
Proposed General purpose/livestock Building – Building One

The proposed building will provide covered accommodation for livestock and storage of fodder and farm machinery, providing further accommodation to the main complex of farm buildings to be found at Higher Clamoak Farm. After discussions, the Committee were all in favour in supporting the application.

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Comment: The Council support the application and are in favour of supporting a growing agricultural business in the Parish.

0256/24/FUL Kivells Ltd, Higher Clamoak, Bere Alston, PL20 7BU
Proposed General purpose/livestock Building – Building Two

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

Comment: The Council support the application and are in favour of supporting a growing agricultural business in the Parish.

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

3278/23/FUL Mrs Josie Gay, Land at Sx 463 633, Bere Alston
Proposed stables, hay store with hardstanding & equestrian use of land (retrospective) (resubmission of 0860/23/FUL)

Decision: Refusal

An appeal has been lodged by Messrs C and J Coppen Lovie, Old Stables, Rumleigh House, Road from Lower Rum, Rumleigh, Bere Alston, PL20 7HN.

590. Enforcement cases to be taken into Part Two

There were no updates on current enforcement cases.

591. Update on Council's request to Devon County Council for additional lighting on Fore Street, Bere Alston

The Clerk read out an email from the Devon County Councils' lighting team:

'As I advised the Neighbourhood Highways Officer, regrettably, due to reductions in funding over the past decade Devon County Council currently has no budget available for the installation of additional street lighting, and new lighting is only being installed where it is funded by developers of new sites. Currently our funding only covers the maintenance and repair of existing lighting.

Furthermore, adding extension arms and extra fittings to existing columns would not be possible as the columns are designed for the load they have, and additional load can cause safety issues. However, should the local Town or District Council be willing to fund additional lighting Devon County Council would be happy to advise them, and it may be possible for DCC to adopt lights for future energy costs and maintenance after installation. (This may also be under review in the future with the rising costs of energy.)

We realise that this does not directly meet your request, however, we would hope you can understand the challenges we face within Devon County Council.'

Cllr. Lamb proposed that that owner of the property beside the Parish hall carpark be approached and ask if the Council could cut back their overhanging tree branches, to help improve the lighting between the doctors' surgery and the Parish Hall car-park. Seconded by Cllr. Archer. The Clerk to action.

592. Discuss the Devolution Deal for Devon

Information about the proposed Devolution Deal for Devon and Torbay had already been emailed to Councillors. After discussions it was agreed to defer further discussion on whether the Council wished to submit a joint comment, to the F & G.P

meeting to be held on 19th March 2024.

593. Discussion on the Collytown Road

A member of public at the Council meeting held on 27th February 2024, brought up the issue of the erosion of the Triangle at Collytown due to car parking on it. Could signs be put up to stop vehicles parking there? Devon Highway's response was that if blue no parking signs were to go up, there would not be enforceable and if people still drove on the verges, then there are very little powers to stop this.

594. Update from Devon Highways

Updates from Devon Highways have been mentioned by the Clerk in previous agenda items.

595. Correspondence

There was no correspondence.

596. Questions from any members of the public

Nine members of the public were in attendance to voice their thoughts of the Parish Council's handling of the Co-Op planning application and also how the West Devon Committee meeting, held on 27th February 2024, was conducted. They were concerned that certain information stated at the meeting by Cllr. Lamb and also by the West Devon Borough Cllr. I. Saxby did not represent the views of the whole Parish on the planning matter.

Cllr. Maycock commented that if members of the public had issues with how the West Devon meeting was conducted, they needed to contact West Devon Borough Council.

Cllr. Lamb stated that he's attendance at the meeting had been authorised by the Council and comments made by him at the meeting were concerning the safety aspects of the application. Notably getting the speed limit reduced to 30 mph and having the buses enter and turn around the Co-Op carpark.

Cllr. Maciejowska spoke that all that the Parish Council were here for all Parishioners and although sometimes mistakes were made, all Councillors work hard on behalf of all the Parishioners.

The Chair thanked the members for attending the meeting and closed the meeting at 8.13 pm.

Signed by the Chair of the Committee.

Signed this date 26th March 2024