

## Bere Ferrers Parish Council

At a meeting of the Plans & Highways Committee meeting held in the Council Chambers on Tuesday 3<sup>rd</sup> September 2024.

### **Present**

Cllr. R. Maycock	Chair of the Committee
Cllr. B. Lamb	Cllr. P. Crozier
Cllr. R. Leithall	Cllr. J. Maciejowska
Cllr. M. Patterson	

### **179. Apologies**

Cllr. Shaw sent his apology. The Council accepted his apology.

### **180. Declaration of Matters of Interest**

None were made.

### **181. 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 of information.

### **182. Matters arising from minutes at the meeting held on 6<sup>th</sup> August 2024**

#### Matters Arising

#### Minute 172 (121)

The Clerk was asked to follow up with the Office of Police & Crime Commissioner for a reply, as they had forwarded the Council's letter to the North Devon Basic Commander Unit for the local policing to look into. It was agreed to add updates on Denham Bridget to next month's agenda.

#### Minute 173

The Clerk read extracts from a letter received by a resident, regarding planning application 2250/22/FUL. The letter discussed how 'there exists a licence to place and retain apparatus in a highway relating to land being part of the highway from Woolacombe Cross, Bere Alston to the land which branches off to Newhouse Farm on the Bere Ferrers road and which carries the mains water supply for Newhouse Farm. There is now concern because the lay of the land below Main Farm is steep and a new gateway has been created. The fall from the road level to the hedge is three or four feet and the fear is that the private water suppliers could be compromised by digging works on the highway side of the hedge. We understand that the planning application for the erection of a lambing shed and creation of a new access would be on land affected by this licence'. The resident asked the letter be sent to Devon Highways and West Devon Planning Department and added to the Council's minutes. A member of the public present at the meeting, also wished to discuss the issues raised in the letter. The Clerk confirmed that the letter had been uploaded to the Planning portal and would also be sent onto Devon Highways. It was advised that if an access road had already been created, residents should report this to Planning Enforcement. After further discussions, the Clerk will again contact Devon Highways regarding residents' concerns with Woolacombe Road and ask what action can be taken.

#### Minute 176

Cllr. Lamb asked the Clerk to contact Tamar Valley National Landscape to request a public consultation meeting on their Draft Management Plan for Tamar Valley National Landscape, to be held in Bere Alston. A member of Tamar Valley National Landscape will be attending the Council meeting on 24<sup>th</sup> September 2024.

### **183. 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.**

#### 2409/24/HHO

Mr Kenneth Harris, Bella Vista, Station Road, Bere Ferrers, PL20 7JS  
Householder application for extension of entrance lobby along south elevation.

Comment: The Council support the application.

1859/24/OPA Mr & Mrs Richardson, Harling Farm, Bere Alston, Yelverton, PL20 7JD  
Outline planning permission with some matters reserved, access & layout, for a permanent rural worker dwelling to replace the current temporary consent.

After discussions the Committee all agreed to submit the following comment:

Comment: The Council support an agricultural dwelling.

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

There were no planning application to note for this meeting.

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

There were no updates to discuss.

#### **186. Discussion on land/trees to the rear of the garages, beside the Parish Hall**

The owners of the garage were present at the meeting to highlight their issues. Firstly, that several trees, located properties in Cornwall Street either need to be either cut down or taken down, as there is real concern another tree will fall over, (a tree had fallen onto the garages' roof in October 2023). The second issue being the fly tipping/debris piling up on the strip of land, owned by the Parish Council, between the garages and the Cornwall Street properties and asked the correct boundaries between landowners be re-instated. After discussions the following actions were agreed; The Clerk will formally write to the property owners requesting urgent action needs to be taken with regards to trees on their property. Cllrs. Leithall and Crozier will conduct a site visit, with the Workman, to access the fly tipping/debris and discuss how it can be removed. The Clerk to write to DALC to seek their legal advice.

#### **187. National Planning Policy Framework**

The document had been sent to all members, prior to the meeting. Cllr. Lamb and a member of public, present at the meeting, gave their summary and comments regarding the policy.

After discussions it was agreed that members of the Committee who could, attend the DALC's online session, proposed reforms to national planning policy session, taking place on 5<sup>th</sup> September. Two or three members would then meet to collate a response. The deadline to submit responses is 24<sup>th</sup> September 2024.

#### **188. Correspondence**

1. Email from Devon County Council with amendments to proposed disabled parking. The advert for these proposals will be in the Western Morning News on 27<sup>th</sup> August - a copy of the advert with statement of reasons, plans and draft order are attached. If you object or have any other comments in relation to a proposal, please use the form that will be on All proposed traffic schemes - Roads and transport (devon.gov.uk) from 27<sup>th</sup> August until 17<sup>th</sup> September. There is a proposal of the removal of the mandatory disabled parking bay on Pounds Park Road.

2. Email update from Kier regarding the Works at Bere Alston Sewage Treatment works:

After initial delays we will be starting to set up the site ready for proper construction from next week. We will be setting up the site compound on the South side from the 4<sup>th</sup> September, this will include deliveries of plant and materials, plus the welfare set up to accommodate the works on site. We will install a temporary walkway from the railway crossing down to the works, to allow safe access for the general public and the work force when walking down the access road (pedestrian and plant segregation). We will also be creating a temporary access road around the Northern perimeter of the sewage treatment works, which will be fenced off and the public footpath access maintained at all times. We will continue to keep you updated with details as and when they become relevant.

#### **189. Items for the next agenda**

1. Update on damage caused on Denham Bridge

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

There were no further questions from members of the public. The Chair thanked the members of the public and Committee members for attending the meeting and closed the meeting at 8.03 pm.

Signed by the Chair of the Committee.

Signed this date 24<sup>th</sup> September 2024