**Bere Ferrers Parish Council**

At a meeting of the Plans Committee held in Council Chambers on Tuesday 3rd July 2018.

**Present** Cllr. G.R. Reed Chairman

 Cllr. Boot-Handford Chair of Council

Cllr. B. Lamb

 Cllr. R. Maycock

 Cllr. M. Page-Bailey

 Cllr. E.K. Wager

 1838**. Apologies.**

Apologies were received from Cllr Crozier due to illness.

 1839**. Declarations of Interest Members are invited to declare any personal or disclosable pecuniary**

 **interest, including the nature and extent of such interests they may have in any items to be**

 **considered at this meeting. If Councillors have any questions relating to predetermination, bias**

 **or interests in items on this agenda, then please contact the Clerk in advance of the meeting.**

Cllr. Lamb declared a personal interest in the following planning applications -

1795/18/FUL Mr. & Mrs. Cowley, 1898/18/FUL Mr. Michael Poole, 1899/18/FUL Mr. Michael Poole and 2007/18/HHO Mr. & Mrs. I. Pidgeon.

Cllr. Wager declared a personal interest in the following planning application - 1841/18/FUL Mr. G. Hillson.

1840**. 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.**

1553/18/HHO Mr. & Mrs. Baker

 Householder application for replacement rear extension (single storey)

 and replacement garage at 4-5 Edgecumbe Terrace Fore Street Bere

 Alston PL20 7AE.

**Comments Support – committee feels the planned works will improve the family dwelling.**

1901/18/TCA Mr. John Habgood

 T1: Horse Chestnut – fell, dead. Sycamore Cottage 13 The Square Bere Alston PL20 7BH.

**Comments West Devon Borough Council have made a decision that this application is exempt**

 **from works.**

1795/18/FUL Mr. & Mrs. S. Cowley

 Proposed change of use of attached barn to form new kitchen for the farmhouse at Stone

 Farm, Bere Ferrers PL20 7JY.

**Comments Support – committee feels the planned works will improve the family dwelling.**

1478/18/HHO Ms. E. McIlwee

Householder application for single storey rear extension at 49 Fore Street Bere Alston PL20 7AB.

**Comments Support – committee approve of the sensitive improvements.**

1554/18/HHO Mr. & Mrs. G & A Hatcher

 Householder application for conversion of existing garage into granny annex at Gawton

 Barn, Gawton Bere Alston PL20 7HW.

**Comments This application may come before committee at a later date.**

1639/18/FUL Ms. Patricia Moss

Change of use of building to holiday let accommodation at The Count House Weir Quay Bere Alston PL20 7BT.

**Comments Support- committee supports this application and the potential rise in local tourism.**

1841/18/FUL Mr. G. Hillson

 Proposed covered yard for livestock at Clamoak Farm Bere Alston PL20 7BU.

**Comments Support- committee support and encourage the local agricultural industry.**

1950/18/HHO Mr. & Mrs. Atkins-Redden

 Single storey rear extension to bungalow at 10 Sherrell Park Bere Alston PL20 7AZ.

**Comments Support- committee feels that this is an improvement to the householder’s property.**

1898/18/FUL Mr. Michael Poole

 Proposed development of detached house (plan A) at Edgecumbe House

 Fore Street Bere Ferrers PL20 7JL.

 Members of committee attended a site visit or had previously viewed the proposed site.

 Discussion took place.

**Comments Refuse – committee feels that this application would overcrowd the proposed site, it is**

 **out of character to the existing property and the construction area in general. Proposed**

**parking will result in overspill parking to the detriment of road safety. A vote was**

**taken, 2 for the application, 3 against the application and 1 abstention. Committee**

 **refuses this application.**

1899/18/FUL Mr. Michael Poole

 Proposed development of detached house (plan B) at Edgecumbe House

 Fore Street Bere Ferrers PL20 7JL.

 Members of committee attended a site visit or had previously viewed the proposed site.

 Discussions took place.

**Comments Refuse – committee feels that there is a proposed lack of amenity space. Privacy for**

 **‘Orland’ would be a concern. The proposed application would not be suitable for a**

 **disabled homeowner. A vote was taken, 4 against the application and 2 abstentions.**

 **Committee refuses this application.**

2007/18/HHO Mr. & Mrs. I. Pidgeon

 Householder application for proposed single storey side rear extensions,

 drive extension and removal of a section of front boundary wall at 1 Bristol Row, Fore Street Bere Ferrers PL20 7JG.

**Comments Support – committee support this application but would ask the planning officer to**

 **look at the Conservation Boundary. A vote was taken, 4 in favour of this application, 1**

 **against and 1 abstention. Committee supports this application.**

1841**. Take note of any Planning applications noted after consideration by the Borough.**

1450/18/TCA Mr. Kevin Higgins

 T1: Ash – remove limb overhanging garage on North side at approx. 3metres above ground level; T2: Holm Oak – remove limb overhanging

garage on North side at approx. 2 metres above ground level; H1: hedge consisting of Hazel and Willow spp- lateral reduction on North side by up to 2.5 metres to bring hedge line back to the property boundary at 27-29 Cornwall Street Bere Alston PL20 7BE.

 **Conditional Consent.**

1901/18/TCA Mr. John Habgood

 T1: Horse Chestnut – fell, dead. Sycamore Cottage 13 The Square Bere Alston PL20 7BH.

 **Exempt Works.**

2797/17/VAR Mr. Graham Reed

Variation of condition 1 (approved plans) of planning consent 00150/2013 (creation of a

 boat park and erection of a boatshed incorporating toilet and changing facilities and

 associated works [omitting outboard engine works]) for alteration to size and location of

 shed at Boat Park, Weir Quay Bere Alston PL20 7BS.

 **Conditional Consent.**

1092/18/HHO Mr. & Mrs. O’Neill

 Householder application for removal of lean–to veranda and installation

 of conservatory at Hillsborough The Down Bere Alston PL20 7HG.

 **Conditional Consent.**

0982/18/PAT Mr. Redmond Peel Airband Community Internet Ltd

 Application for prior notification of proposed development by

telecommunications code systems operators to install a 14 m high steel monopole and floor mounted cabinet at Battens Farm Bere Alston PL20 7JB.

 **Prior approval is required and is given.**

1842**. Enforcement cases to be taken in Part 2.**

Cllr. Lamb proposed committee go into part 2, seconded by Cllr. Maycock.

A vote was taken, all agreed. Discussions took place.

Cllr. Lamb committee comes out of part 2, seconded by Cllr. Boot-Handford.

1843**. To discuss new government legislation regarding Permission in principle (planning).**

Cllr. Lamb informed committee that there are no updates on this document. Committee has a plan in place if a ‘permission in principle’ application comes into the office; as agreed at the last planning meeting held on 5th June 2018.

1844**. Cllr. Lamb proposed that the responsibility for the Road Warden Group be transferred from**

 **Footpaths & Environment to the Planning Committee with immediate effect, seconded by Cllr.**

 **Page-Bailey.**

Discussion took place.

Committee agreed with Cllr. Lamb’s proposal. Committee recommends that any expenditure by the Road Warden Group be referred to Full Council for approval. A vote was taken, all in favour.

There being no further business the Chairman thanked members for attending and declared the meeting closed at 8.20pm.

Signed this 31st July 2018.

Chairman ……………………………..