

Bere Ferrers Parish Council

At a meeting of the Plans & Highways Committee meeting held in the Council Chambers on Tuesday 7th October 2025.

Present

Cllr. R. Maycock	Chair of the Committee
Cllr. P. Archer	Cllr. B. Lamb
Cllr. R. Leithall	Cllr. M. Patterson

In Attendance:

Cllr. C. Shaw, Cllr. G. Sutton and Cllr. E. Wager

268. Apologies

Cllr. J. Maciejowska and Cllr. P. Crozier sent their apologies. Accepted by the Committee.

269. Declaration of Matters of Interest

None.

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

Cllr. Lamb raised the matter of the In Post parcel Locker that has been installed by the Doctor's Surgery and questioned whether the Parish Council should consider charging a wayleave fee, as members of the public would now be accessing the car park to post and collect parcels.

Cllr. Paterson reported receipt of an email from Mr. Churcher, who wishes to purchase a sparrow bird box and, with the Parish Council's permission, and install on the Parish Hall. It was agreed to add this item to the next F & G.P meeting agenda. It was also noted that Mr. Churcher has stopped feeding the seagulls at the Parish Hall.

271. Matters arising from the minutes at the meeting held on the 5th August 2025

The minutes were approved and adopted at the Council meeting held on 30th September 2025.

Matters Arising

Minute 215

At the Full Council meeting held on 30th September, Cllr. Maycock proposed an amendment to the minute to clarify that, although Cllr. Patterson is aware of the school's wish to have a flashing 20 mph sign installed outside the school on Station Road, this initiative is not being driven or managed by the Parish Council. The Parish Council has no involvement in the project and has not been asked for comment by Devon County Council or Devon Highways. All agreed to approve the amendment.

272. 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.

2305/25/HHO Mr & Mrs Stuart McCullough, Cleave Cottage, Weir Quay, Bere Alston, PL20 7BT
Application for: demolition of existing porch & erection of a single storey extension & veranda to principle (west)elevation; removal of chimney stack on east elevation & erection of two metal flue pipes; installation of thermal insulation with slate hanging cladding to south, east & north elevations & painted render to west elevation; replacement windows in UPVC; new sewage treatment plant; installation of solar panels to garden out-building; &, retrospective revised design scheme for erection of a study/equipment store/greenhouse within the garden(previously approved under 2677/17/HHO)

Comment: The Council support the application

2679/25/TCA Mr Brendan Dowling, 44 Cornwall Street Bere Alston PL20 7BG
T1: Cucumber Magnolia – lateral crown reduction by 2 metres on all sides & crown height reduction by 2 Metres

Comment: The Council support the application

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

<u>2075/25/OPA</u>	DG CM VA Horton, Land at Sx 464 674 (Leigh Farm), Bere Alston Outline Planning Permission with all matters reserved for agricultural workers dwelling
Decision:	Refusal
<u>1104/25/FUL</u>	Mr Julian Dale, Down Farm Barn, Bere Alston, PL20 7JD Readvertisement (revised description) Amalgamation of Down Farm Bar & the Annexe, with alternations; construction of new garage & workshop.
Decision:	Conditional Approval
<u>4096/24/FUL</u>	Peninsula Care Ltd, West View Residential Home, 72 Broad Park Road, Bere Alston, PL20 7DU Temporary change of use (for up to two years) of ancillary building from C2 to C3 residential dwelling to provide single person accommodation
Decision:	Conditional Approval
<u>0570/25/HHO</u>	Mr J Purssell, 1 Riverside Cottage, Silver Street, Bere Ferrers, PL20 7JN Householder application for construction of a replacement conservatory
Decision:	Conditional Approval
<u>2298/25/NMM</u>	Dawe Farmers Ltd, Merton Bungalow, Station Road, Bere Ferrers, PL20 7JP Non-material minor amendment to planning consent 2939/24/FUL for alteration to the design of one of the buildings (Cover 2) from mono-pitched roof to pitched roof.
Decision:	Conditional Approved
<u>2310/25/CNN</u>	Andrew Hanson, Harling Farm, Bere Alston, PL20 7JD Caravan Club notification of proposed exempted campsite to accommodate camping and caravan site under paragraph 5 of the first schedule, Caravan Sites and Control of Development Act, 1960 and paragraph 6 of section 269 of the Public Health Act 1936
Decision:	Objection Recommend Refusal
<u>1878/25/HHO</u>	Mr L Omston, 12 Tamar Close, Bere Alston, PL20 7HF Householder application to convert integral garage to form bedroom & permeable finishes at new parking space to fore of property
Decision:	Conditional Approval
<u>4135/23/HHO</u>	Mr & Mrs Giles, 27 Pounds Park, Bere Alston, PL20 7AY Householder application for proposed two storey side extension to dwelling
Appeal Decision:	Dismissed (Refusal)

274. Enforcement cases to be taken into Part Two

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

Enforcement cases were discussed under Part 2.

275. Report on meeting with Chief Planning Officer, West Devon Borough Council. to be taken into Part 2

Still in Part 2, the report was discussed.

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

276. Discuss and approve date for meeting with other Parish/Town Councils to discuss concerns/issues with West Devon Planning Department

The Clerk updated members that a proposed meeting could be held in the Tavistock Town Council Chambers but the meeting could only be scheduled during the day and not after 5 pm. It was agreed the meeting could be held in the Council Chambers.

After discussion, Cllr. Lamb proposed that the sub-committee, consisting of himself, Cllr. Crozier, and Cllr. Maycock, meet again to redefine the points previously agreed and re-circulate them to the Parish/Town Councils with a proposed meeting date.

Cllr. Wager commented that, due to Cllr. Lamb recent planning application being rejected by West Devon, there could be a potential conflict of interest. Cllr. Lamb confirmed that his planning application was no longer active. Cllr. Maycock said that the points to be made to West Devon regarding planning decisions were general in nature and not related to specific planning applications. Cllr. Wager's comments were noted by members.

277. Correspondence

1. Email on the Joint Plan Land Update – Call for Sites:

We are looking to identify potential land for future housing and economic development in our area. This is a crucial part of our preparation for the new South Hams and West Devon Joint Local Plan where we identify land that can make a positive contribution to delivering sustainable development to meet the current and future needs of communities. We invite you to submit any land you believe may be suitable for future development, including:

- Housing sites: Open market led and exception sites, from minor to strategic scale.
- Economic
- Gypsy & Traveller sites

The submission date is 5th December 2025.

Cllr. Lamb reported that he had obtained a document from a Councillor at Tavistock Town Council regarding this matter and the Joint Local Plan now requires an additional 468 houses to be built in the area. There remains a problem with affordable housing, and Tavistock has been told they have to supply more, but there is no more room in the Borough and looks like they will therefore have to extend beyond the Borough boundaries.

Noted by the Committee. When further information is released, this topic will be discussed again at a later meeting.

278. Items for the next agenda

No other items were proposed aside from the usual agenda items.

279. Questions from any members of the public

There were no members of the public present. The Chair thanked the Committee members for attending the meeting and closed the meeting at 7.32 pm.

Signed by the Chair of the Committee

Signed this date 28th October 2025