

Bere Ferrers Parish Council

At a meeting of the Plans & Highways Committee meeting held in the Council Chambers on Tuesday 3rd February 2026.

Present

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

In Attendance:

Cllr. E. Wager

512. Apologies

None.

513. Declaration of Matters of Interest

None

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

Cllr Archer stated that he had heard that, due to the Parish Hall already being booked, there would be no Victorian Evening this year. Members commented that this was sad and expressed concern that, if the event does not take place this year, it may not resume the following year.

Cllr Lamb updated Members that he had accompanied Cllr Fife Cook on a site visit around Bere Ferrers and, together with members of the Bere Ferrers Villagers Group, had reviewed the previously identified concealed lower entrance to the Bere Ferrers Recreation Field. It was agreed that a small fence and gate should be installed inside the field to improve safety for those leaving the field. Cllr Fife Cook offered to fund the project through his Locality Grant. Cllr Lamb agreed to obtain costings in order to submit an application. It was therefore agreed not to pursue the installation of warning signs for drivers relating to children and animals.

515. Matters arising from the minutes at the meeting held on the 6th January 2026

The minutes were approved and adopted at the Council meeting held on 27th January 2026

Matters Arising

Minute 441

All reports of fallen trees and issues on footpaths have been submitted to Devon County Council Rights of Way. It was noted that, following the recent storms, a large number of trees had fallen.

Minute 406

It was noted that the bus timetable is scheduled to change back to his original time from April 2026

516. 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.

3464/25/PIP

Mrs Trotter, Land Rear of 27-31 Broad Park Road, Tuckermarsh, Bere Alston
Planning in Principle application to deliver 4 no. self-build dwellings

The applicant's son was present at the meeting and provided background on the application and answered questions from the Committee. The application seeks to deliver four self-build dwellings within the residential garden of the owner. The properties will be bungalows and no more than three bedrooms. Each plot will have two parking spaces and a garden. The land sits within existing development and makes sensible use of the space. The applicant therefore requested the Parish Council's support for the application.

The issue of access from Tuckermarsh Lane was raised. The applicant stated that a traffic survey had been conducted. It was noted by Cllr. Lamb that all 11 objections submitted by residents on the Planning portal related to traffic concerns; however, Devon Highways has approved the plans.

Cllr Lamb stated that the application complies with the Neighbourhood Plan, in that the majority of respondents expressed a preference for smaller developments, with strong support for small self-build projects for local residents. The plan also states that a limited provision of 1–4 units for self-build plots will be looked on favourably.

Cllr Maciejowska proposed supporting the application, seconded by Cllr Lamb. Five members voted in favour and two abstained.

Comment:

The Council supports this application, citing the Bere Ferrers Neighbourhood Plan:

‘The vast majority of respondents expressed a preference towards smaller developments, with a large amount of support for small self-build projects for local residents.’

The Council also referred to Policy H7 – Housing Need in the Plan:

‘Particular regard should be had to the current need for more 1- or 2-bedroom properties, so as to meet the needs of the aging population and single people who wish to remain living on the Bere Peninsula. A limited provision of 1–4 units for self-build plots will be looked on favour.’

3574/25/FUL Mr Richard Miles, Ezenridge Farm, Access to Ezenridge Farm, Bere Alston, PL20 7ET

After discussion, all had no objection to the application.

Comment: The Council supports the application.

3507/25/VAR Mr Will Morris, Land At Sx 453 669, Bere Alston
Application for variation of conditions 2 (approved plans), 12 (waste collection strategy), 13 (landscaping scheme), 17 (pedestrian route), 18 (provision of Devon Hedge), 22 (boundary treatment) and 24 (energy and sustainability) of planning consent 2435/23/FUL.

The application was discussed, and Members noted they had been unable to see the changes to conditions on the planning portal.

Comment:

The Council is unable to see the changes/variations of conditions the developer is asking for, as they are not available on the planning portal; therefore, the Council cannot make a decision without that information. However, the Parish Council raises the following concerns:

1. There is no reference to the agreement by Devon Highways to investigate reducing the speed limit on Woolacombe Road to 30 mph, in place of the original request for a reduction on Bedford Street (B3257).
2. Section 106 Funding Since June 2020 this Parish Council has been ignored in its request that the £20,073 allocated to play facilities should go to financing the proposed Pavilion within the same Recreation Field at Bere Alston, together with the £25,835 already allocated. Officers have shown sympathy to our request but in spite of meetings and other communications we still have not received a positive answer.– This provides an opportunity for the West Devon Planning Committee members to make this change before the present Bunny Homes application is approved. Bunny Homes have expressed their support for this idea, for a much needed facility in an isolated part of our Borough where there is a high level of social deprivation and few facilities.
3. There is no information on how Bunny Homes will alleviate the Bat Highway.

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

3149/25/HHO Mrs Smith, Sunnysdene, 1 Station Road, Bere Ferrers, PL20 7JT
Householder application for single storey side extension

Decision: Conditional Approval

518. Enforcement cases to be taken into Part Two

No updated enforcement cases had been sent to the Parish Council.

519. Report on the new National Planning Policy Framework

Cllr Lamb reported that he had reviewed the framework and found that most of it was not relevant to this Parish Council. However, there were some factors that were relevant, points that required comment, and points that required support. Cllr Lamb stated that he was willing to compile a proper suggestion and forward it to the Consultants.

He noted that the Government is proposing that only major planning applications should be considered by a Planning Committee, with all minor applications (fewer than 10 houses) to be decided by Officers. Members discussed that, although the majority of applications are already dealt with by Officers, the key difference is that this proposed change would remove the

ability of Borough Councillors to call applications into a Committee meeting. It was agreed that this Parish Council should object to this proposal.

Cllr. Lamb's second suggestion was the need for Parish Councils to play a more significant role as consultees in the future.

Cllr. Lamb also noted that the current three-day period for a Borough Councillor to refer a matter to the Planning Committee is inadequate, as emails may be missed and finally that people are more important than policy.

Cllr Crozier suggested that, if a planning application is refused, the planning officer should notify the local councillors for the area and the Parish Council.

Cllr Lamb proposed drafting a letter to reflect these points, which would be circulated to the Chair of this committee and the Chair of the Council for comment before the Clerk submits it. All agreed.

520. Update on the revision of the Neighbourhood Plan

It was discussed that the Parish cannot take the revised plan any further forward until West Devon Borough Council has completed its review, which is expected around 2028. Members noted that the majority of recent changes are text updates rather than policy updates.

It was agreed that a statement should be added to the website, and Cllrs Maycock, Leithall, and Lamb were tasked with preparing this statement. The two volumes of the plan are currently available on the website.

521. Discussion on DALC Planning training sessions

An Introduction to Neighbourhood Planning and Design Codes is taking place online on 18th February 2026. Noted by members.

522. Correspondence

Email from Devon Air Ambulance:

'I thought it was worth sending a quick email regarding the recent weather and in particular the situation on the Ground for our crews. As it stands currently we are still operational, online and responding when we are needed. The pilots will continue to do their normal checks before making a final approach and then landing, and part of those checks is the condition of the ground and any obvious flooding! So I'm emailing with two considerations & requests of you all. The first is simply to please let us know if your CLS is currently flooded - if we know in advance that a site is flooded and unsuitable, that will save the crew time when planning as they can immediately make the decision to use a different site. The second request is a little more nuanced. We've noticed on local social media pages that some sites have 'closed' for football & sports bookings as the ground is unsuitable. If you are concerned about the impact of a helicopter landing on your site please let us know - whilst we obviously don't wish to close sites for the sake of it, we also of course recognise the impact of a heavy helicopter on the wet ground. Please do reach out to us if you have any concerns and we can talk through possible options.'

Noted by the Committee.

523. Items for the next agenda

Aside from the usual items, no other items were requested.

524. Questions from any members of the public

There was no further member of the public present at the meeting. The Chair thanked the Committee members for attending the meeting and closed the meeting at 8.05 pm.

Signed by the Chair of the Committee

Signed this date 24th February 2026