

## **Bere Ferrers Parish Council**

At a meeting of the Plans & Highways Committee meeting held in the Council Chambers on Tuesday 7<sup>th</sup> April 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. G. Sutton, Cllr. E. Wager

### **637. Apologies**

None

### **638. Declaration of Matters of Interest**

None.

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

None.

### **640. Matters arising from the minutes at the meeting held on the 3<sup>rd</sup> March 2026**

The minutes were approved and adopted at the Council meeting held on 31<sup>st</sup> March 2026

### **Matters Arising**

#### **Min 575**

Cllr. Maciejowska attended a meeting regarding the Calstock Ferry and concluded that, at this time, there is no role for the Parish Council. Cllr. Leithall noted that he had seen the ferry in operation.

### **641. 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.**

0592/26/OPA DG CM WA Horton , Land at SX 464 674 Bere Alston  
Outline Planning Permission with all matters reserved for an agricultural workers dwelling

After reviewing comments submitted on the planning portal and following discussion, it was agreed by all to submit the following comment:

Comment: The Council raised no objection to the application, provided that the dwelling has a tie to agricultural purposes and that the applicant submits an appropriate drainage scheme.

0727/26/TCA Mr Stephen Carpenter, Bere Alston Railway Station Bere Alston PL20 7ES  
See tree survey report for works to: T021a, T022, T023, T025, T026a, T027, T028, T029a, T030a, T031a.

Comment: No comment. The matter best determined by the Tree Officer following their site visit.

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

0118/26/VAR Mr & Mrs Steve & Sally Jackson, Elwell Gardens, Bere Alston, PL20 7HL  
Application for variation of condition 2 (approved plans) of planning consent 2213/24/HHO  
Decision: Conditional Approval

3574/25/FUL Mr Richard Miles, Ezenridge Farm, Access to Ezenridge Farm, Bere Alston, PL20 7ET  
Development of sand school  
Decision: Conditional Approval

2305/25/HHO Mr & Mrs Stuart McCullough, Cleave Cottage, Weir Quay, Bere Alston, PL20 7BT  
 Householder 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 outbuilding; & retrospective revised design scheme for erection of a study/equipment store/greenhouse within the garden (previously approved under 2677/17/HHO)

Decision: Conditional Approval

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

None received for this month.

#### **644. Report on the new National Planning Policy Framework**

CLlr. Lamb updated members that the consultation has now been completed, but the report has not yet been published. The matter was deferred to the next meeting, pending further information.

#### **645. Update on the revision of the Neighbourhood Plan**

Prior to the meeting, CLlr Lamb sent to members an extract from the National Planning Policy Framework (NPPF) presentation given by West Devon Borough Council, which suggested that the Plan may no longer be fully valid as it is over five years old.

Following discussions, it was agreed that the Council will undertake a textual update of the Plan, and that the Neighbourhood Plan Group will look to revise and rewrite the document accordingly. It was further agreed that the Plan would then be readopted at the next meeting, subject to completion of the updated textual revisions.

It was noted and agreed that the Plan cannot be fully updated at this stage, as the Council has not been given its confirmed housing allocation from the Local Planning Authority (LPA). It was also noted that, even if a housing allocation had been provided, any significant update to the Plan would require a formal process, including three rounds of consultation with approx. three-month intervals between each stage, followed by a referendum.

CLlr Lamb advised that he would seek further advice from his contacts to ensure that no unnecessary work is undertaken.

CLlr Leithall requested that the Clerk contact the LPA to confirm the number of houses that have been built in Bere Alston since the Neighbourhood Plan was adopted. It is believed to be none; however, the Clerk was asked to verify this information.

#### **646. Correspondence**

1. Letter requesting renewal of the Council's membership to Campaign to Protect Rural England (CPRE). Cost £60 for the year.

All agreed to renew.

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

1. Report on the new National Planning Policy Framework

#### **648. Questions from any members of the public**

The members of the public had already left the meeting. The Chair thanked the Committee members for attending the meeting and closed the meeting at 7.47 pm.

Signed by the Chair of the Committee

Signed this date 28<sup>th</sup> April 2026