

Bere Ferrers Parish Council

At a meeting of the Plans & Highways Committee meeting held in the Council Chambers on Tuesday 2nd June 2026

Present

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

In Attendance:

Cllr. C. Shaw.

82. Apologies

Cllr. P. Archer and Cllr. B. Lamb sent their apologies. Accepted by the Council.

83. Declaration of Matters of Interest

None.

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

Cllr Patterson reported that she had been approached by a resident regarding a tree located behind their property which is now overhanging into their garden. Members noted that, where branches overhang a property boundary, the property owner is generally entitled to cut them back to the boundary line, provided this is done appropriately. It was suggested that the resident may wish to take this course of action.

Cllr Patterson was asked to relay this information to the resident.

85. Matters arising from the minutes at the meeting held on the 5th May 2026

The minutes were approved and adopted at the Council meeting held on 26th May 2026.

Matters Arising

Min 713

The Clerk to check whether the large van reported as possibly abandoned and parked on the corner of Pounds Park and Lockeridge Road remains at that location. If so, to report it.

86. 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.

0822/26/HHO 21 Bedford Street, Bere Alston, PL20 7DF

Householder application for demolition of existing single-storey kitchen and bathroom extension and construction of new single-storey, full-width kitchen extension to the rear of the house with a small two-storey bathroom extension. Internal alterations to create a new ground-floor bathroom and utility room.

Comment: The Council support the application.

1277/26/TPO 10 Sarah Close Bere Alston PL20 7HD

T1: Ash tree - Crown height reduction by approximately 5m, due to fear of damage to property.

Comment: The Council refer the decision to the Tree Officer.

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

0853/26/CLP Laren Raba, Tidereach Cottage, Weir Quay, Bere Alston, PL20 7BS

Certificate of lawfulness for proposed replacement of windows and doors.

Decision: Cert of Lawfulness (Proposed) Certified

0335/25/FUL Mr & Mrs Richardson, Harling Farm, Bere Alston, PL20 7JD
 Renew consent application number 0635/20/FUL for the siting of an temporary agricultural workers dwelling for an additional 3 years to fully establish the business.

Decision: Refusal

88. To discuss writing to West Devon Planning Department seeking clarification on the refusal of planning application 0335/25/FUL and the weighting given to Parish Council comments as a statutory consultee.

It was noted that consent had been approved before, so why refuse it this time? It had been discussed at the Council meeting on 26th May that the Planning Officer had said had they used the word rural worker instead of agricultural worker, it might have been approved, but it was discussed that the agricultural part of the farm does not provide a sufficient income, hence why they have had to diversify.

At the recent Devon Farming Awards, the applicants had been nominated for both the Best Family Farm and Rising Star awards, reaching the finals in both categories and were recognised for their contribution to supporting families, especially those with special educational needs and the environment.

Cllr. Maycock stated he could not understand the decision, noting that it is a developing business which provides to the local community and creates local employment. It was also noted that consent to extend the temporary dwelling relates to the accommodation occupied by the family who own and operate the farm.

Following discussion, Cllr Crozier proposed that he draft a letter to the Chief Executive of Planning seeking clarification on the decision. The letter would express the Parish Council's sadness that the application had not been approved and would note comments made by the Planning Officer that a reapplication stating a rural workers dwelling may be likely to be approved. The letter would also ask what weight is given to Parish Council comments, as one of the statutory consultees. The proposal was seconded and all approved.

89. 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.

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

90. Report on the new National Planning Policy Framework

The report has not yet been published and it was agreed to defer to the next meeting.

91. Update on the revision of the Neighbourhood Plan

Due to Cllr. Lamb's absence, it was agreed to defer to the next meeting.

92. Correspondence

Two additional planning applications had been received, and the deadlines for submitting comments on both applications fall before the next scheduled meeting of the Plans & Highways Committee on 7 July 2026.

Following discussion, it was agreed to request an extension from WDBC and should an extension not be granted, a special meeting of the Plans & Highways Committee will be scheduled to enable members to consider the applications and submit comments within the required timescales.

93. Items for the next agenda

1. Report on the new National Planning Policy Framework
2. Update on the revision of the Neighbourhood Plan

94. 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 7.48 pm.

Signed by the Chair of the Committee

Signed this date 30th June 2026