

Bere Ferrers Parish Council

At a meeting of the Plans & Highways Committee meeting held in the Council Chambers on Tuesday 1st September 2026.

Present

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

In Attendance:

Cllr. C. Shaw

210. Apologies

Cllr. B. Lamb sent his apologies. Accepted by the Council.

211. Declaration of Matters of Interest

Cllr. Patterson declared an interest in planning application 3549/25/HHO.

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

Cllr. Crozier stated that West Devon's Scoping Consultation and a Call for Sites as part of the preparation of a new South Hams and West Devon Joint Local Plan is closing soon. This will be discussed further later in the meeting.

Cllr Leithall reported that the Council's website was not displaying correctly, as the CSS/stylesheets did not appear to be loading properly. The Clerk to contact the Council's website provider to investigate and resolve the issue.

Cllr Leithall reported that the Chair of the Bere Alston in Bloom Group had contacted him to arrange a site visit to consider the location for the proposed IBC container within the Mosaic Garden. Following discussion, it was agreed that the Clerk would contact her to arrange a site visit with Cllrs Shaw and Wager to review the proposed location.

213. Matters arising from the minutes at the meeting held on the 7th July 2026

The minutes were approved and adopted at the Council meeting held on 28th July 2026.

Min 146 (88)

The response from the Director of Place, Governance and Regulatory Services at WDBC to the Council's request for a more detailed and individualised response regarding the recent refusal of the Harling Farm planning application was noted. Following discussion, it was agreed that, going forward, the Council's responses to planning applications should be more robust and clearly set out the reasons for its views.

Min 150

Members were reminded of the online information session being held by West Devon on 29th September regarding the Government's proposed planning changes. The Clerk would recirculate the details to Members.

A meeting was held on 4th August 2026 to discuss the following application:

1819/26/TEC	Land Rear of 27-31 Broad Park Road, Tuckermarsh, Bere Alston
	Technical details approval for 4 no. self-build dwellings and associated access following approval of Permission in Principle Application (3464/25/PIP).

Concerns were raised regarding the design of the development and highway safety, particularly in relation to the access. The comment submitted was the Council was of the opinion as this was technical enquiry so they were not able comment as it was outside their expertise. However the design of the house did have criticism as were very plain.

214. 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.

3549/25/HHO Creation of parking area, including removal of garden and wall.
27 Drakes Park Bere Alston PL20 7AL

Members discussed the loss of front garden space against the existing parking difficulties in the area. It was noted that on-street parking had previously caused difficulties for larger vehicles, including buses. Cllr Maycock proposed that the application be supported. A vote was taken, one member abstained, one did not vote and the remaining members voting in favour. The proposal was therefore carried.

Comment: The Council support the application.

2015/26/HHO Vertical extension of single storey dwelling house to create first floor accommodation.
Hunters Oak, Bere Alston, PL20 7HT

The Committee considered the proposed extension and alterations to the existing dwelling and noted that there were no objections from Devon Highways and no known neighbouring objections. Cllr. Maycock proposed supporting the application. All in favour.

Comment: The Council support the application.

1907/26/FUL Conversion of existing garage/storage shed into a one bedroom two-person domestic dwelling.
Land North Of Greystone, Bere Ferrers

Cllr Crozier read out a written statement from the applicant. The Committee considered the application, which had previously received the Council's support. It was noted that the proposal involved the conversion of an existing substantial building rather than development of a greenfield site and was intended to provide accommodation for young persons with a local connection. The Committee also considered the applicant's intention to enter into an affordable housing agreement restricting the future sale of the property to eligible persons within the district. Members considered that this type of accommodation was needed within the area, particularly to help provide suitable housing opportunities for young people with a local connection. It was unanimously agreed to support the application.

Comment: The Council supports the application, particularly in view of the proposed affordable housing agreement, which would restrict any future sale of the property to an eligible person within the district. The Council also considers that this type of smaller, affordable accommodation is much-needed within the Parish.

2004/26/HHO Demolition of existing single-storey kitchen and bathroom extension and construction of new single-storey kitchen extension to the rear of the house plus internal alterations to create a new ground floor bathroom and first floor WC
21 Bedford Street Bere Alston PL20 7DF

The Committee considered the revised application following the refusal of the previous proposal. It was noted that the applicant had reconsidered the design in response to the reasons for refusal and that the revised submission addressed the concerns raised. The Committee considered that the proposed extension would represent an improvement to the existing kitchen and bathroom accommodation and noted that similar extensions had been carried out at neighbouring properties.

Cllr. Maycock proposed supporting the application. All in agreement.

Comment: The Council support the application. The proposed extension would represent an improvement to the existing kitchen and bathroom accommodation and noted that similar extensions had been carried out at neighbouring properties.

2251/26/TPO T3: Cherry tree - Tree is diseased and in danger of falling down especially during high winds, could possibly fall onto the footpath.
2 Marythorne Road Bere Alston PL20 7BZ

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

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

None received for this month.

216. Enforcement cases to be taken into Part Two

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

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

The Committee received an update from the Clerk regarding ongoing enforcement cases and correspondence received from the Enforcement Team.

217. Review Planning sub-Committee response to West Devon/South Hams Joint Local Plan scoping consultation**Local Plan Scoping Consultation and Call for Sites**

Members discussed the existing housing sites identified through the Neighbourhood Plan and expressed concern that further sites were being sought when previously identified and allocated sites had yet to be developed.

It was agreed that the Council should respond to the Call for Sites by referring to the sites already identified through the Neighbourhood Plan process. Members considered that these sites should be progressed before further sites were sought and that, should additional sites be required, consideration should first be given to other suitable sites previously identified through that process.

Members noted that additional sites could be submitted by landowners through the Call for Sites process and that the Council would have the opportunity to comment on any sites subsequently brought forward.

218. Update on the new National Planning Policy Framework

It was noted that the report has been published and all agreed to defer this to the next meeting to discussion.

219. Update on the revision of the Neighbourhood Plan

As Cllr. Lamb was not at the meeting; it was agreed to defer this item to the next meeting.

220. Review and complete NALC Neighbourhood Planning Survey

All agreed to the Clerk completing the survey on behalf of the Council.

221. Review/consider DCC's Traffic Regulation Order: Proposed changes to loading restrictions, Fore Street, Bere Alston**DCC Traffic Regulation Order – Proposed Changes to Loading Restrictions, Fore Street**

The Committee considered DCC's proposal to change the existing loading restrictions in Fore Street. Members noted that the current arrangement, whereby the loading bay is available for general parking after 12 noon, had originally been introduced following a request from the Parish Council to provide additional parking for residents and visitors to the local shops.

Members discussed ongoing problems with vehicles parking within the loading bay during the restricted period, which had caused difficulties for delivery vehicles. It was also noted that the existing road markings were badly faded and unclear. The Committee was strongly opposed to the proposed change, as this would result in the loss of valuable parking spaces in an area where parking was already limited. It was agreed that the principal issue was enforcement of the existing restrictions rather than the restrictions themselves.

All agreed to object to the proposed change and request that the existing arrangements be retained. The Council would also request improved enforcement of the loading restrictions and the repainting of the associated road markings.

222. Correspondence

Cllr. Fife Cook had forwarded information stating approval had been given for the introduction of a 40-mph speed limit on the A386 between Roborough and Yelverton, due to the urgent need for casualty reduction along this section of the road. It was noted that any extension of the scheme to surrounding roads and lanes would require further consideration and would take considerably longer to implement. The update was noted.

223. Items for the next agenda

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

224. 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 8.36 pm

Signed by the Chair of the Committee

Signed this date 29th September 2026