

**Modbury Parish Council Planning Committee Meeting**  
**Tuesday 8<sup>th</sup> Oct. 2024, 10.30am, Parish Office, Unit 1, 32 Church Street.**

**MINUTES**

**PRESENT:** Cllrs Ann Turner (AT) (Chair), Barbara Price (BP) and Tony Price (TP)

2 members of the public were present and presented their application 2725/24/FUL Green Vale,

**2024.17P Apologies for absence were received from Cllr Foss (Work commitments)**

**2024.18P The following applications were considered:**

1. [2943/24/LBC](#) Pound House Barn Modbury PL21 0RN Listed building consent for new front main entrance door into existing frame

**Support**

2. [2618/24/FUL](#) Land At Sx 633 502 Modbury Erection of earth banked slurry lagoon  
**Committee noted that due to insufficient information SHDC would object to the current proposal. On this basis MPC is unable to comment . Council will support this application if the outstanding information demonstrated adequate drainage proposals.**

3. [2725/24/FUL](#) Green Vale, Modbury, PL21 0SR Retrospective application for retention of bungalow as ancillary annex

The current application is to present the bungalow as an ancillary annexe to the main house. Although not physically connected to the house, it sits within the same curtilage. Ancillary accommodation can refer to a secondary living space attached to, or associated with, the primary dwelling. Currently the bungalow provides accommodation for an elderly relative. On this basis, the application may arguably fulfil the criteria as a stand alone proposal.

We did not, however, feel that we could consider the present application without considering the history and context of the bungalow.

The planning history shows a clear agreement to demolish the bungalow as a condition of permission to build the new house. The initial arguments were that the bungalow was in an area which was at risk of flooding and was poorly constructed. The design of the new house included an area specifically designed with ensuite facilities and suitable for someone with restricted mobility. It would be assumed that this would be for the accommodation of an elderly or vulnerable family member. This would thus render the argument for retaining the bungalow as redundant.

Subsequent applications have advanced various and inconsistent arguments as to why the bungalow should remain. Whilst it is acknowledged that this is currently providing accommodation for an elderly relative, the longer term intention appears to be to provide accommodation for other family members.

While circumstances change over time, the flouting of the conditions of original planning permission creates an unfortunate precedent for others who disregard the planning system. Based on all the above, we would not wish to support the current application.

However, humanitarian considerations are that the elderly family member is still resident in the bungalow and we would not wish her to be disrupted or deprived of the support of her family.

Since the original planning permission, the council has declared a climate emergency and a housing shortage. The demolition of the bungalow arguably adds to the housing shortage and to the environmental costs of removing the building.

**On the above grounds we do not feel able to support or reject the current application but will submit our comments to the Local Planning Authority.**

4. [2325/24/HHO](#) 2 Ayleston Park Modbury PL21 0TX Householder application for replacement of existing hip roof to garage with new pitched roof with gable ends to allow for a room in the roof

**Support subject to the installation of 2 swift boxes as recommended in the Ecological Assessment Impact Report**

5. Cotlass and Prigdon Native Woodland Creation Scheme

The council supports the planting of broad leafed native woodland - **Clerk to seek clarification of the paragraph** “Unfortunately, the loss of connection with the public footpath network which encircles the scheme, with dairy farming between and the small scale, results in withdrawing the considered opportunity for public access into the new woodlands, certainly during the establishment phase.”

6. [3137/24/TCA](#) 63 Brownston Street Modbury PL21 0RQ T1: Tulip – remove one branch overhanging roof and chimney of Rose Cottage. Remove one branch overhanging over neighbours summer house. Due to risk of damage.

**Support**

#### **2024.19P Bloor proposals for Palm Cross**

Committee re-iterated the [statement](#) previously published on the website and noticeboard, highlighted the notes made at the [meeting with Bloor](#) available on the website, and noted again that the site is not in the JLP. **It was agreed that further comments would be made on receipt of a formal application consultation.** Immediate concerns are the capacity for the current infrastructure in Modbury to accommodate this speculative development.

**2024.20P Date of next meeting Tuesday 29<sup>th</sup> October, 4pm in The Parish Office**

**Meeting closed at 11.50 am**