

**Modbury Parish Council Planning Committee Meeting  
Thursday 27th Feb. 2025, 4pm,  
Parish Office, Unit 1, 32 Church Street.**

**MINUTES**

**Meeting opened promptly by Cllr Turner. There were no members of the public**

**2025 06P Apologies for absence**  
None received

**2025 07P Declarations of pecuniary and other interests**  
None declared

**2025 08P To receive the minutes of the previous meeting held 30<sup>th</sup> January 2025**  
Proposed B. Price  
Seconded A. Turner  
Approved

**2025 09P To consider the following applications:**

Land at Sx 655 505 Modbury PL21 0<sup>TH</sup>  
Application for approval of details reserved by condition 7 (Hard & Soft Landscaping) to planning consent 3188/23/FUL  
[Planning application: 0364/25/ARC - Planning Page for DEF | South Hams District Council](#)

1. Support - subject to the recommendations contained within the planning officer report re watering and fencing being implemented.  
Proposed A. Turner  
Seconded B. Price  
All in favour

Berry Park Farm, Modbury, PL21 0SU  
Erection of an agricultural workshop & repairs to feed store  
[Planning application: 0270/25/FUL - Planning Page for DEF | South Hams District Council](#)

1. Discussion regarding disbursement of surface and foul water  
2. Application supported subject to recommendations contained within the report surface water drainage being implemented. No decision about foul drainage in application.  
Proposed A. Turner  
Seconded B. Price  
All in favour

Land at SX 675 511, Modbury  
Prior Approval Application for proposed agricultural storage building measuring 18.41m (L) x 9.14m (B) x 5.8m height to ridge following determination of 4016/24/AGR

[Planning application: 0166/25/PAA - Planning Page for DEF | South Hams District Council](#)

1. Noted prior approval application is for agricultural storage. Concerns remain about the possibility of change of use in the future.
2. MPC contacted SHDC planning for clarification on this point.

Shilstone Modbury PL21 0TW  
Application to determine if prior approval is required for proposed new agricultural track (length 99 mtrs x width 3.5 mtrs)

[Planning application: 0243/25/AGR - Planning Page for DEF | South Hams District Council](#)

1. Noted that if this application is submitted as a planning application MPC would need to consider it.

Land at Sx 675 537 Modbury  
Application to determine if prior approval is required for a proposed barn for storage of agricultural machinery & equipment measuring 15.53m (L) x 19.6m (B) x 7.8m height to ridge

[Planning application: 0244/25/AGR - Planning Page for DEF | South Hams District Council](#)

1. Noted that if this application is submitted as a planning application MPC would need to consider it.

**2025 10P SHDC hosted via Teams – National Planning Policy Framework briefing regarding the latest national planning guidance 12<sup>th</sup> March 2025.**

1. Zoom meeting being attended by A.Turner and B.Price

**2025 11P To agree the date for the next meeting - 1<sup>st</sup> May 2025 @ 4pm**

**Meeting closed at 5pm**