

Modbury Parish Council Planning Committee Meeting
Tuesday 29th April 2025, 11am, Parish Office, Unit 1, 32 Church Street.

MINUTES

- 2025 18P Apologies for absence**
None
- 2025 19P Declarations of pecuniary and other interests**
None
- 2025 20P To receive the minutes of the previous meeting held 20^h March 2025**
Approved – with amendment to date and time - 11am 29th April
- 2025 21P To consider the following applications:**
1. Proposed Development Site at SX655 518 Barrack Road Modbury
Application for modification of Section 106 Agreement on 35/0059/15/F
<https://southhams.planning-register.co.uk/Planning/Display/1194/25/VPO>
Discussed proposal at length
MPC to submit to SHDC planning that any proposed variation of the S106 agreement runs the risk of houses being lost to the social housing stock in the future
 2. Bearscombe, Modbury, PL21 0TU
Change of use of mobile home in garden to long term residential letting
<https://southhams.planning-register.co.uk/Planning/Display/1096/25/FUL>
Conditional approval subject to long term use for local or agricultural workers as per Dev15.
All in favour – support
 3. 14 The Priory Modbury PL21 0TL
Householder application for replacement of existing porch with a single storey porch
<https://southhams.planning-register.co.uk/Planning/Display/1024/25/HHO>
All in favour – support
 4. Land At Sx 656 522 Barrack Road Modbury
Outline planning application for up to 75 dwellings & all other associated development, with all matters reserved apart from access
<https://southhams.planning-register.co.uk/Planning/Display/4116/24/OPA>
Discussed proposal at length.
MPC to submit objection to SHDC planning re Bloor Home
Proposed development insufficient reason to permit development outside the parameters of existing JLP and Modbury neighbourhood plan

5. 14 Tuckers Brook, Modbury, PL21 0UT
Replacement of windows and installation of new bi-fold doors at ground floor
<https://southhams.planning-register.co.uk/Planning/Display/0669/25/FUL>
All in favour – support

2025 21P - Applications 1 and 4 were taken and discussed at the full council meeting held 6th May 2025

2025 22P SHDC via Teams - NPPF briefing – any further updates
No further updates at present

2025 23P To agree the date for the next meeting – 27nd May 2025 @ 4pm

Meeting closed at 13.20