

Modbury Parish Council Planning Committee Meeting
Wednesday 27th August 2025, 2.30pm,
Parish Office, Unit 1, 32 Church Street.

DRAFT - MINUTES

2025 40P Apologies for absence

None received

2025 41P Declarations of pecuniary and other interests

None received

2025 42P To receive the minutes of the previous meeting held 27th July 2025

Minutes for June and July meetings were both considered

Approved – all in favour

2025 43P

Matters arising ;

Old Chapel Modbury – site visit during September to include MPC – **Clerk to contact case officer for update on date for site visit**

Bloor Homes – **information posted on MPC website concerning submissions after a closing date**

Awaiting further information from SHDC re agenda item 2025 44P [4] – **site visit arranged ahead of meeting 27th August**

2025 44P To consider the following applications:

1. Exeter Inn Church Street Modbury PL21 0QR

Listed Building Consent to repair water damaged ceiling

<https://southhams.planning-register.co.uk/Planning/Display/2058/25/LBC>

No objections. Application supported

Proposed AT

Seconded BP

All in favour

2. Bloor Homes, Palm Cross

4116/24/OPA

<https://southhams.planning-register.co.uk/Planning/Display/4116/24/OPA>

Cllr Field declared a pecuniary interest as a resident of Palm Cross estate

After consideration and further discussion MPC objections remain with nothing further to add at this stage

Proposed AT

Seconded BP

All in favour

3. Development Site At Sx 707 527 (Heathfield) Modbury [adjoining parish]

Agricultural building to provide a roof over an existing agricultural yard

<https://southhams.planning-register.co.uk/Planning/Display/2197/25/FUL>

No comment

4. 1 South Hayes Church Street Modbury PL21 0QX
Householder application for single & two storey rear extension &
refurbishment & extension to outbuilding
<https://southhams.planning-register.co.uk/Search/Results>

Site visit arranged via householder to understand plans and application
Application supported
Proposed AT
Seconded BP
All in favour

5. Heathfield Down Cottage Modbury PL21 0SU [adjoining parish]
Listed Building Consent to extend the existing internal first floor
<https://southhams.planning-register.co.uk/Planning/Display/1965/25/LBC>

No comment

6. Cedar Leigh Modbury PL21 0SJ
Householder application for proposed rear single storey extension with first
floor terrace
<https://southhams.planning-register.co.uk/Planning/Display/2411/25/HHO>

Application supported
Proposed AT
Seconded TP
All in favour

7. The Vicarage Church Lane Modbury PL21 0QN
G21: Ash – reduce to 5m monolith, ADB (x1 marked with blue spot on picture)
<https://southhams.planning-register.co.uk/Planning/Display/2483/25/TCA>

Application supported
Proposed AT
Seconded BP
All in favour

8. Land At Sx 667 483 (Challonscombe Farm) Oldhouse Lane Kingston
[adjoining parish]. Installation of a wind turbine, landscaping, access tracks
and other associated infrastructure for a temporary period
<https://southhams.planning-register.co.uk/Planning/Display/1974/25/FUL>

**After lengthy discussion MPC decided to submit comments regarding
this application in a neighbouring parish**

Meeting closed at 15.18 hours

2025 45P

**To agree the date for the next meeting
Tuesday 30th September 2025 at 14.30 hours**

