

BEER PARISH COUNCIL

The Parish Council Planning Meeting was held on **Wednesday 8th October 2025**, copies of minutes and reports are available on request.

Present: **Cllr M Shobbrook** **Cllr K Stevens**
 Cllr T Stevens **Cllr C Thompson**
 Cllr M Westlake **Cllr C Arnold**

Minutes were taken by the Clerk: Mrs Tess Nishino

1. **Apologies and reasons for absence:** apologies were received and accepted for Cllr J Heath (holiday), Cllr S Whitelock (holiday), and Cllr S Reeve (work commitments).
2. **Members to declare any interests they may have in agenda items in accordance with the adopted Code of Conduct:** none were declared.
3. **To approve the minutes of the Planning Meeting held on 10th September 2025:** the minutes were approved as a true record.
4. **Public participation:** One resident attended the meeting and explained the variations on conditions to the previously granted planning applications for Rock Farm.
5. **25/1783/FUL - White Cliff, New Road, Beer, Devon EX12 3ED**
Demolition of 4no modern structures, construction of ancillary domestic accommodation and 3no structures for the maintenance and enjoyment of the gardens: A decision on this application has been postponed to the next meeting after a site visit has been arranged. Clerk to message Planning an ensure the consultation remains open until the next meeting.
6. **25/1792/VAR - Rock Farm, Townsend, Beer, Devon EX12 3LH**
Variation of condition 2 (approved plans) on planning permission 24/2566/FUL (Removal of single storey store on front elevation and widening of vehicle access. Installation of Solar PV ground array with protective fencing. Construction of detached store to rear and greenhouse to south east elevation and replacement chimneys) to replace drawing 2204/15 with 2204/15A to show relocation of greenhouse and existing shed: The Council had no objections to the application. Proposed Cllr K Stevens, Seconded Cllr M Westlake, resolved all in favour.
7. **25/1967/LBC - Rock Farm, Townsend, Beer, Seaton EX12 3LH**

Variation of condition 2 (approved plans) on planning permission 24/2567/LBC (Proposed external works include the removal of a flat roof storage building. Introduce a new single storey storage for garden implements, logs and solar battery and a green house. New boundary (road wall) and gate pier and metal gates. Introduce an estate type open metal fence and solar panel array within the setting. Reduce existing chimney to roof level and rebuild to the same height. Replace external door with new to match existing including glazing. Replace fanlight glazing above front door and paint to an agreed colour. Replace two windows (W1 & W2) at ground and first floor and introduce flush slate roof vents at the rear and repair stone boundary wall. Internal works include reconfiguring the rear bathroom to provide an ensuite, including partitions and a new door and create an ensuite shower in the main bedroom at first floor and introduce a sun-pipe and remove existing soil pipes on the back elevation. Replace insulated floors to part of the ground floor and provide an accessible shower and toilet at ground floor. Replace existing fireplace in downstairs dining room in a traditional style and introduce a new log burner in the sitting room.) to replace drawing 2204/15 with 2204/15A to show relocation of greenhouse and existing shed: The Council had no objections to the application. Proposed Cllr K Stevens, Seconded Cllr M Westlake, resolved all in favour.

8. 25/1763/VAR - Rock Farm, Townsend, Beer, Devon EX12 3LH

Removal of condition 5 (Surface water drainage) on planning permission 24/2566/FUL (Removal of single storey store on front elevation and widening of vehicle access. Installation of Solar PV ground array with protective fencing. Construction of detached store to rear and greenhouse to south east elevation and replacement chimneys) to allow the new building to connect to the existing drainage system: The Council had no objections to the application. Proposed Cllr K Stevens, Seconded Cllr M Westlake, resolved all in favour.

Signed Cllr T Stevens:

Chair Planning Committee

Dated: