

HENNOCK PARISH COUNCIL

MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON TUESDAY 25TH JUNE 2019 IN THE OLD LIBRARY ROOM IN CHUDLEIGH KNIGHTON VILLAGE HALL STARTING AT 7.30PM.

PRESENT: Cllrs P Baker (Chairman of Planning Committee), C Fisher, P McCullar, J Parker & C Webb.

Helen Reynolds, Clerk to the Parish Council

PART I (Open to the Public)

1. FILMING AND RECORDING OF MEETINGS: The Chairman reminded all in attendance at the meeting that they may be filmed, recorded, photographed or otherwise reported about. Hennock Parish Council's protocol on the filming and recording of meetings was on display and those undertaking these activities were deemed to have accepted them whether they had read them or not.

2. TO ACCEPT APOLOGIES FOR ABSENCE: Apologies were received from Cllr Ruth Dixon and the reasons for her absence were accepted.

3. DECLARATION OF INTEREST FOR ITEMS INCLUDED ON THE AGENDA & A REMINDER TO COUNCILLORS TO UPDATE THEIR REGISTER OF INTERESTS WHERE APPROPRIATE: None.

4. REQUESTS FOR DISPENSATIONS: None.

5. PUBLIC PARTICIPATION: AN OPPORTUNITY FOR MEMBERS OF THE PUBLIC TO SPEAK TO THE COUNCIL ABOUT MATTERS WHICH CONCERN THEM: Mary Ridgway, Teignbridge District Council [TDC] Housing Enabling Officer, spoke to the Council's Planning Committee:

- Amy Luxton, Housing Enabling Officer at TDC, has left and, due to some recruitment issues, is unlikely to be replaced until October. Mary is covering Amy's projects.
- Mary has been "chasing" Marcel Venn of Inox regarding the possible housing development near Apple Tree Close, Chudleigh Knighton, and is still waiting to hear from him – TDC are keen to bring this development forward.
- Cllr Parker advised that she had recently attended an event at Chudleigh Knighton Primary School – the percentage of children attending the School who live in the village is less than 50%; families have moved out of the village because they have been unable to get a place at the School. Concern was expressed that families might not be attracted to the village if they are unable to get a place in the local school. Mary agreed to "flag" this with her director and it was agreed that a future discussion was required.
- Former Anchor Inn site: TDC discussed this as a possible site with Teign Housing Association; however, it is not considered suitable for affordable housing because of the high cost of the site.
- Mary has visited and looked at potential sites in Hennock and Teign Village: There was one response to a call for sites in Teign Village; however, Teign Village is not classed as a settlement but seen as open countryside. Dartmoor National Park Authority [DNPA] are looking to see if Teign Village can become a settlement but, if this is to be the case, it would not be until 2021 and adoption of the Local Plan. In summary, if anything is to be developed, the future status of the settlement has to be decided and there would need to be a full consultation with residents.
- Mary's view is that the best chance of development in Hennock is still Five Lanes but there is no further progress in this respect.
- TDC is willing to use some of its capital to unlock potential; it will assist with single plot exception sites where it can – the Parish Council's support would be requested in such a scenario.

HENNOCK PARISH COUNCIL

- In summary, matters are no further forward with the development of affordable housing in Hennock/Teign Village.

Members of the Committee expressed the Parish Council's appreciation for the time and effort Mary has put in to the provision of affordable housing for the Parish.

6. APPROVAL AND SIGNING OF THE MINUTES: The minutes of the Planning Committee meeting held on 28th May 2019 were approved and duly signed.

7. MATTERS ARISING FROM THE MINUTES:

7.1. LETTINGS CRITERIA FOR PROPERTIES AT APPLE TREE CLOSE, CHUDLEIGH KNIGHTON: Westward Housing has confirmed that it feels the allocation of the property at Apple Tree Close was valid. Given the number of bids, the Housing Solutions Team at TDC has requested the name of the person the Parish Council believes bid on the property with a connection to Chudleigh Knighton so that the decision can be challenged. This information is being sought.

7.2. OAK TREES OVERHANGING PROPERTY IN MEADOWBANK, CHUDLEIGH KNIGHTON: Taylor Wimpey has sent some search results to the Clerk – its interpretation is that the land on which the trees sit has been adopted by DCC Highways; however, members of the Planning Committee agreed that the information was inconclusive and, after some discussion, the Clerk was instructed to speak to the TPO [Tree Preservation Officer] at TDC, advise him of the research the Parish Council has undertaken and ask for his help in resolving this matter.

8. AGREEMENT OF AGENDA BETWEEN PARTS I & II: There were no items to be discussed in Part II.

9. PLANNING APPLICATIONS:

Teignbridge District Council

9.1. Ref: 19/00974/FUL

Location: Hennock – East Dunley, Bovey Tracey

Proposal: Retention of storage barn and stables, and conversion to holiday accommodation

Parish Council's observations: The Parish Council has no objections to this application although it has some concerns regarding access. *This decision was made following a vote on this proposal by members of the Committee: 3 supported the proposal, 1 objected and 1 abstained.*

10. PLANNING APPLICATION CONSIDERED BY EMAIL SINCE THE MAY PLANNING COMMITTEE MEETING:

Devon County Council

10.1. Ref: DCC/4127/2019

Location: Viridor Waste Management Heathfield Landfill, Fosterville Sandygate, Devon, TQ12 3GP

Proposal: Construction and use of a methane stripping plant, control cabin and ancillary infrastructure

Parish Council's observations: The Parish Council has no objections to this application but it does have reservations about the impact in terms of odour and noise.

In the light of the climate emergency declared by Devon County Council, Teignbridge District Council and the Parish Council, the Parish Council questions the use of a methane stripping plant which will allow small quantities of methane to be released in to the atmosphere rather than continuing with the existing process of using the methane to generate electricity through use of the existing generators at the site.

HENNOCK PARISH COUNCIL

11. PLANNING DECISIONS:

Teignbridge District Council

11.1. Ref: 17/03041/FUL

Location: Hennock – Mill Barn, Dunley Lane

Proposal: Stable block and tack/feed store

Decision: Grant of conditional planning permission.

12. APPLICATION WITHDRAWN:

Dartmoor National Park Authority

12.1. Ref: 0187/19

Location: Hennock – Land south of Teign Village, Newton Abbot

Proposal: Hay, fodder and machinery storage building

13. TO CONSIDER CORRESPONDENCE, PLANNING APPLICATIONS AND DECISIONS RECEIVED SINCE PREPARING THE AGENDA:

13.1. Planning application:

Devon County Council

Ref: DCC/4133/2019

Location: Heathfield Landfill, John Acres Lane, Fosterville, Sandygate, TQ12 3GP

Proposal: Demolition of existing modular offices and construction of a single storey portable new site office and associated car parking

Parish Council's observations: The Parish Council has no objections to this application.

13.2. CORRESPONDENCE:

Teignbridge District Council: Notice of publication of the Chudleigh Neighbourhood Plan.

13.3. Planning application for information: ref: 19/01210/DCC

Location: West Golds Way Newton Abbot Devon TQ12 2TS

Proposal: Consultation from DCC: application for provision of a new link road connecting the A382 to West Golds Way (DCC ref: SBX/DCC/4131/2019)

13.4. PLANNING APPLICATION

Teignbridge District Council

Ref: 19/01196/FUL

Location: Hennock – Lyneham Glen, Chudleigh

Proposal: Change of use of timber chalet from holiday use to residential use

Parish Council's observations: The Parish Council has no objections to this application.

14. MATTERS BROUGHT FORWARD BY COUNCILLORS: (i) The need to look at the school situation in Chudleigh Knighton – the skew between the balance of the population and the concern that families might not move to Chudleigh Knighton because they cannot get a place in the school; & (ii) Disappointment that the Viridor Liaison meeting did not take place – 3 volunteers attended but representatives from Viridor did not; no minutes of the last meeting have been provided and Viridor did not advise the Parish Council of the planning application for the methane stripping plant.

15. DATES, VENUES AND TIMES OF NEXT PARISH COUNCIL MEETINGS:

Tuesday 9th July 2019: Parish Council meeting in **Hennock Village Hall** starting at 7.30pm

Tuesday 23rd July 2019: Planning Committee meeting in The Old Library Room in Chudleigh Knighton Village Hall at 7.30pm

As there was no further business the meeting ended at 9.15pm.

Signed Dated.....