

**MINUTES OF THE PLANNING COMMITTEE MEETING  
HELD ON TUESDAY 28<sup>th</sup> MARCH 2023 STARTING AT 7.30PM  
AT CHUDLEIGH KNIGHTON VILLAGE HALL**

**PRESENT:** Cllrs Phil Baker (Chairman), Charlie Fisher, Carol Godwin, Pete McCullar, Janette Parker, Kate Willett and Graham Tully.

One member of the public

Elly Maynard, Clerk to Hennock Parish Council

**PART I (Open to the Public)**

The Chairman of Hennock Parish Council's Planning Committee Cllr Phil Baker welcomed everyone to the March meeting.

**1. RECORDING OF MEETINGS:** The Chairman reminded all in attendance at the meeting that they may be recorded or otherwise reported about.

**2. CO-OPTION/RESIGNATION OF MEMBERS TO/FROM THE PLANNING COMMITTEE:**  
None

**3. TO ACCEPT APOLOGIES FOR ABSENCE:** None

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

**5. REQUESTS FOR DISPENSATIONS:** None.

**6. PUBLIC PARTICIPATION: AN OPPORTUNITY FOR MEMBERS OF THE PUBLIC TO SPEAK TO THE COUNCIL ABOUT MATTERS WHICH CONCERN THEM:** The applicant for agenda item 10.1 spoke about the proposal and answered councillors questions. In summary the entire building is currently vacant following the closure of the shop, there are no longer tenants in the upstairs flat. The shop was closed due to the business being no longer viable. The proposal is for 2 small 1 bed units on the ground floor. The plan would be to renovate the whole building at the same time and then sell the property as 3 flats.

**7. APPROVAL AND SIGNING OF THE MINUTES:** The minutes of the Planning Committee meeting held on 28<sup>th</sup> February 2023 were unanimously approved and duly signed by Cllr Phil Baker, Chairman of the Planning Committee.

**8. PROGRESS REPORTS FROM THE CLERK FOR INFORMATION AND CONSIDERATION INCLUDING:**

**8.1. CLERK'S ACTIONS FROM PLANNING COMMITTEE MEETING HELD TUESDAY 28<sup>TH</sup> FEBRUARY 2023.**

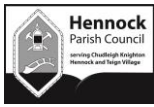
The Clerk informed the meeting that all actions had been completed. See Appendix A.

**9. AGREEMENT OF AGENDA BETWEEN PARTS I & II.** No part II

**10. PLANNING APPLICATIONS**

**Teignbridge District Council**

**10.1.** **23/00279/FUL**  
Location Knighton Stores and Post Office, Chudleigh Knighton



Proposal Change of use of former Knighton Stores to two ground floor flats

<https://publicaccess.teignbridge.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RQ2KBXPZJF600>

*ACTION A - The Clerk was instructed to respond to Teignbridge with the following:*

*Hennock Parish Council considered proposal 23/00279/FUL at their Planning Committee Meeting on 28th March at Chudleigh Knighton Village Hall, agenda item 10.1.*

*SUPPORT the proposal.*

*The applicant attended the meeting and spoke during public participation, agenda item 6.*

*Hennock Parish Council understands the viability of a village shop is no longer possible.*

*The quality of the build would need to ensure there are sound solutions between the two flats.*

*There would need to be a Construction Management Plan in place for builders and contractors; this needs to include permitted working hours. We were pleased to see Devon County Council Highways department have also requested this "(d) hours during which delivery and construction traffic will travel to and from the site, with such vehicular movements being restricted to between 8:00am and 6pm Mondays to Fridays inc.; 9.00am to 1.00pm Saturdays, and no such vehicular movements taking place on Sunday"*

**10.2. 23/00387/HOU**  
Location 1 Teign View, Chudleigh Knighton, TQ13 0ER  
Proposal Single storey side extension  
<https://publicaccess.teignbridge.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RQWVH7PZKBM00>

*ACTION B - The Clerk was instructed to respond to Teignbridge with the following:*

*Hennock Parish Council considered proposal 23/00387/HOU at their Planning Committee Meeting on 28th March at Chudleigh Knighton Village Hall, agenda item 10.2.*

*Support the proposal.*

**Dartmoor National Park Authority None**

## **11. PLANNING DECISIONS**

**Teignbridge District Council**

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**Teignbridge District Council**

**11.1. 23/00071/HOU**  
Location Finlake Lodge, Chudleigh



Proposal	Retention of pitched roof kitchen extension building and flat roofed utility building with the replacement of the existing felt covering on the flat roof with standing seam zinc covering
Decision	Grant of Conditional Planning Permission

<https://publicaccess.teignbridge.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RODQYIPZHTF00>

<b>11.2.</b>	<b>23/00072/LBC</b>
Location	Finlake Lodge, Chudleigh
Proposal	Retention of pitched roof kitchen extension building and flat roofed utility building with the replacement of the existing felt covering on the flat roof with standing seam zinc covering
Decision	Grant of Conditional Consent

<https://publicaccess.teignbridge.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RODQYJPZHTG00>

*Our Response: Hennock Parish Council considered 23/00071/HOU and 23/00072/LBC together at their Planning Committee Meeting held last night (28th February 2023) at Chudleigh Knighton Village Hall, agenda items 10.1 and 10.2. They support the proposals.*

*ACTION C – No further action required; the decisions for 11.1 and 11.2 were noted.*

## 12. PLANNING WITHDRAWN None

## 13. UPDATE ON TOLLGATE FARM, CHUDLEIGH KNIGHTON 22/02205/MAJ

<https://publicaccess.teignbridge.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RLPGG6PZFKN00>

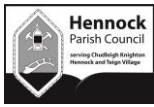
There was some discussion regarding Tollgate Farm being marketed as Turnpike Fields and there being a café in the village (which doesn't exist). Plus, the lack of information available on the portal regarding Open Spaces and play area detail; there is still no consultation response from Open Spaces.

*ACTION D – The Clerk to contact Baker Estates with the following “Hennock Parish Council have been made aware the development is being marketed as Turnpike Fields and are concerned that the name has been changed from the historical name of the area “Tollgate” without consultation. Is there a reason you have had to change it from Tollgate Farm to Turnpike Fields? Also, the marketing literature refers to a cafe in the village, unfortunately we don't have a café.”*

*The Clerk to continue to monitor the portal for further information regarding Open Spaces and pass that onto Councillors and to let Teignbridge know our concerns especially regarding hedges rather than fences and the need for self-closing gates.*

## 14. TO CONSIDER CORRESPONDENCE RECEIVED REGARDING ENFORCEMENT.

<b>14.1.</b>	<b>22/00356/ENF</b>	<b>Haytor Rose Stud, Chudleigh Knighton 21/001722/FUL</b>
Description		Removal of a section of hedgerow at the above site.



Decision No further action can be taken.

*ACTION E – No further action required apart from monitoring to check that they do “close off the existing gateway further along and use the new opening.”*

<b>14.2</b>	<b>22/00053/ENFA</b>	<b>Oakmoor Caravan Site</b>
Description		Appeal against Ground (a) for Enforcement Notice 19/00264/ENF issued - Without planning permission, the unauthorised siting of a residential mobile home Planning Inspectorate reference 3305173
Decision		Enforcement Appeal Dismissed

*ACTION F – No further action required. Decision noted.*

**15. TO CONSIDER CORRESPONDENCE, PLANNING APPLICATIONS AND DECISIONS RECEIVED SINCE PREPARING THE AGENDA.** None

**16. MATTERS BROUGHT FORWARD BY PARISH COUNCILLORS:** Each Councillor is requested to use this opportunity to report minor matters of information not included elsewhere on the agenda and to raise items for future agendas. Councillors are respectfully reminded that this is not an opportunity for debate or decision making.

Cllr Janette Parker noted that the pavements at the end of Teign View have been damaged by the Wales and West Contractors.

*ACTION G – Councillors were instructed to send photos to the Clerk to pass onto our Neighbourhood Highways Officer and that the Clerk would arrange a site visit.*

Cllr Charlie Fisher commented that he had seen the Architects sign on the fence at the Old Anchor Inn Site. The Clerk confirmed she hasn't received any planning applications for the site and it hasn't appeared on the weekly list. Councillors felt this is an indication that something may be happening.

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

*Tuesday 11<sup>th</sup> April 2023: Full Parish Council Meeting, Chudleigh Knighton Village Hall, starting at 7.30pm*

*Tuesday 18<sup>th</sup> April 2023: Planning Committee Meeting, Chudleigh Knighton Village Hall, starting at 7.30pm  
(PLEASE NOTE: 3<sup>rd</sup> Tuesday of the month rather than 4<sup>th</sup> due to works to village hall)*

As there was no further business the meeting ended at 8.54pm

.....Chairman

Dated.....