

HENNOCK PARISH COUNCIL

MINUTES OF THE VIRTUAL ZOOM PLANNING COMMITTEE MEETING HELD ON TUESDAY 28TH APRIL 2020 STARTING AT 7.30PM.

PRESENT: Cllrs P Baker (Chairman of the Planning Committee), S Edwards, P McCullar, J Parker, G Tully and K Willett.
Helen Reynolds, Clerk to the Parish Council

PART I (Open to the Public)

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

2. TO ACCEPT APOLOGIES FOR ABSENCE: Apologies were received from Cllr R 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: None.

6. APPROVAL AND SIGNING OF THE MINUTES: The minutes of the Planning Committee meeting held on 25th February 2020 were approved and it was agreed that these should be signed in due course when it is practicable to do so.

7. MATTERS ARISING FROM THE MINUTES: None.

8. NOTE PLANNING APPLICATIONS CONSIDERED DURING MARCH:

PLANNING APPLICATIONS

Dartmoor National Park Authority

8.1. Ref: 0092/20

Location: 10 Teign Village, Bovey Tracey

Proposal: Erection of extension

Parish Council's observations: No objection.

It was also noted that conditional planning permission has been granted for this application – refer to Minute item 12.1.

8.2. Ref: 0134/20

Location: Tarorua, Butt Park, Hennock

Proposal: Single story side extension

Parish Council's observations: No objection as long as it does not stop people from access to the back of the other houses.

Noted.

HENNOCK PARISH COUNCIL

8.3. Ref: 0147/20

Location: Land south of Teign Village

Proposal: Erection of livestock building and creation of access

Parish Council's observations: Support for the following reasons: There is a genuine agricultural and animal/landscape welfare need. As identified in Rendells' report, it is vital that the land is not poached in winter months so housing the cattle seems the right thing to do. The building would be right opposite a farm and so should not have a detrimental impact on its surroundings.

Noted.

Teignbridge District Council

8.4. Ref: 20/00462/AGR

Location: Hennock – Bear Wood, Huxbear

Proposal: Erection of storage building

Parish Council's observations: No objection.

Planning decision: Prior approval not required.

Noted.

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

10. PLANNING APPLICATION

Dartmoor National Park Authority

10.1. Ref: 0185//20

Location: Longlands, Hennock

Proposal: Listed Building Consent for internal repairs and minor alterations

Website link: <https://www.dartmoor.gov.uk/living-and-working/planning/search-for-an-application/db-links/detailed-application-result?AppNo=0185%2F20>

Parish Council's observations: The Parish Council supports the application for Listed Building Consent.

11. PLANNING DECISION

Teignbridge District Council

11.1. Ref: 20/00105/FUL

Location: Land to north of Woodlands Farm, Dunley Lane

Proposal: Retention of building for use as a temporary rural workers dwelling and retention of timber play house

Planning decision: Grant of conditional planning permission

A sign at the entrance to Dunley suggests a possible change of use from agriculture to include yoga and glamping - this has been investigated by the Teignbridge District Council Enforcement Officer who has confirmed that he has been in contact with the owner and it appears that as part of the proposed use of the land there is a proposal to include yoga classes and glamping. This forms part of the business plan that accompanied the recent planning permission for the retention of the dwelling house. However, at this time there is currently no planning breach as these uses have not commenced. Furthermore, there are exemptions if the use is associated with the Caravan and Camping Clubs that allow land to be used for camping without requiring planning permission. As it is not clear exactly what the owner proposes to do, the Enforcement Officer has advised the owner to seek clarification on any proposed camping before they commence the use. In the meantime, as there are no activities occurring no further action can be taken.

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

PLANNING DECISION:

Dartmoor National Park Authority

12.1. Ref: 0092/20

Location: 10 Teign Village, Bovey Tracey

Proposal: Erection of extension

Planning decision: Grant of conditional planning permission.

13. TEIGNBRIDGE LOCAL PLAN REVIEW 2020 - 2040: Response required by 15th June 2020. Website link: <https://www.teignbridge.gov.uk/planning/local-plans-and-policy/local-plan-review-2020-2040/>

The following points were noted:

- Section 4: It is important that everyone is included in the consultation.
- Section 4.2. re IT for consultation in planning – as technology changes, individuals are reliant on personal equipment and internet connectivity.
- Section 4.12: When looking at areas for building, there is no reference to Housing Enablers – these have a crucial role to play and bridge the gap between the Planning Authority and the Parish Council – they should be included in the Plan.
- The Parish Council’s Climate Emergency Group has been asked to look at the Climate Change section of the plan and how it affects the Parish’s community – Cllr Willett will report back to the May Planning Committee meeting on behalf of the Climate Emergency Group.

After some discussion, it was agreed that the Planning Committee will consider again the Teignbridge Local Plan Review at its May meeting.

14. MATTERS BROUGHT FORWARD BY COUNCILLORS: It was noted that a retrospective planning application has not yet been submitted for the extension of the livestock building at Pitt Orchard, Chudleigh Knighton. The building has been completed but the application (19/02532/AGR) was refused as permitted development.

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

Tuesday 12th May 2020: Virtual Zoom Parish Council meeting starting at 7.30pm

Tuesday 26th May 2020: Virtual Zoom Planning Committee meeting starting at 7.30pm

As there was no further business the meeting ended at 8.pm.

.....Chairman

Dated.....