



MINUTES OF THE VIRTUAL PLANNING COMMITTEE MEETING HELD ON TUESDAY 27th April 2021 STARTING AT 7.30PM.

PRESENT: Cllrs Phil Baker (Chairman), Sylvia Edwards, Peter McCullar, Janette Parker, Emma Sueref, Graham Tully and Kate Willett.
Elly Maynard, 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. 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 & A REMINDER TO COUNCILLORS TO UPDATE THEIR REGISTER OF INTERESTS WHERE APPROPRIATE:

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:

There were no members of the public in attendance.

7. APPROVAL AND SIGNING OF THE MINUTES: The minutes of the Planning Committee meeting held on 23rd March 2021 were approved and will be signed when it is practicable to do so.

8. Agreement of agenda between Parts I & II. No part II

9. PLANNING APPLICATIONS

Teignbridge District Council

9.1 **21/00788/CLDE**

Applicant Mr I Bridle and J Brandon

Location Hennock - Land At Ngr 284534 79658, Fludda Wood, Huxbear, Chudleigh, Devon, TQ13 0EH

Proposal Certificate of lawfulness for existing use of building as a single dwelling
<https://www.teignbridge.gov.uk/planning/forms/planning-application-details/?Type=Application&Refval=21/00788/CLDE&MN=Y>

ACTION – The Clerk to submit the following response.

As a parish council they feel that they cannot object to the application, as according to the evidence provided the owners have complied with the 4 year rule for certificate of lawfulness.

However, the Parish Council do have concerns about the following:

- No environmental or ecology report has been provided.*
- That by issuing a certificate of lawfulness for use of this building as a single dwelling could set a precedent within the parish.*
- The Parish Council would object if any further development was allowed on this site without planning permission being sought in advance.*
- Teignbridge District Council should seek council tax arrears and CIL payment.*

9.2 21/00696/MAJ

Address: Bct Limited , Old Newton Road, Heathfield, Devon, TQ12 6RF

Parish: Bovey Tracey

Proposal: The subdivision and change of use from use Class B2 (general industrial) to create a use Class B8 (storage and distribution) unit with ancillary offices, elevational alterations, external plant, erection of a guard hut and barriers, a cycle shelter, smoking shelter, a waste dock and canopy, and associated works

Type: Major Application

<https://www.teignbridge.gov.uk/planning/forms/planning-application-details/?Type=Application&Refval=21/00696/MAJ>

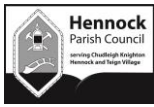
Please note that this application is not in our parish but we have been asked by Teignbridge District Council to give our comments on the above application.

ACTION – The Clerk to submit the following response.

Hennock Parish Council supports the proposal, but feels that the travel plan is quite unambitious and would like the development to include e-bike chargers and installation of electric car charging points.

Hennock Parish Council would be keen for the developers to contribute monies through Section 106/ CIL towards improving the cycle lane that runs along A38 from Drumbridges past the old BCT site to Chudleigh Knighton in our parish. Many of our residents would love to use this cycle path, but feel its unsafe as currently there isn't an adequate barrier between the cycle lane and the A38.

The development should be done in a way that is in line with net zero carbon targets and should use the "fabric first" approach.



Dartmoor National Park Authority

9.3 0132/21

Applicant Mr and Mrs M Harvey

Location Bottor Rock Farm, Hennock

Proposal Change of use of land and siting of three shepherd huts for short stay accommodation

Please note the Clerk requested an extension which was accepted by Jo Rumble 01/04/21

<https://www.dartmoor.gov.uk/living-and-working/planning/test-search/db-links/detailed-application-result?AppNo=0132%2F21>

ACTION – The Clerk to submit the following response.

Hennock Parish Council supports the application and supports farm diversification in this instance. We noted that the applicants have made alterations to their application which will result in less impact on the environment and the land and improved the drainage solutions.

10. PLANNING DECISIONS

Dartmoor National Park Authority

10.1 0059/21

Applicant Mr A Goldsworthy

Address Tottiford Cottage, Hennock, Bovey Tracey, TQ13 9PD

Proposal Erection of agricultural building (12m x 6m)

Decision Grant Conditionally Determined 6th April 2021

Please note we considered this at our March planning committee meeting on 23rd March and supported the proposal with the following comments:

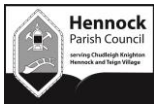
David Green, Thank you for agreeing to the extension to the response time until 24th March 2021. Hennock Parish Council considered this at their Planning Committee Meeting last night and support the application with no objections.

<https://www.dartmoor.gov.uk/living-and-working/planning/test-search/db-links/detailed-application-result?AppNo=0059%2F21>

Teignbridge District Council

10.2 21/00366/FUL

Applicant Mrs B Stone



Address Dunley, Bovey Tracey, TQ13 9PW
Proposal Erection of agricultural livestock building
Decision Grant of Conditional Planning Permission

Please note we considered this at our February planning committee meeting on 23rd February and supported the proposal with the following comment:

No objections

ACTION: No further action required, the above planning decisions were noted.

11. To consider correspondence, planning applications and decisions received since preparing the agenda.

12. Matters brought forward by Councillors (for information only).

Cllr Sylvia Edwards asked whether the Palk Arms needed planning permission for their shelter. Research was done during the meeting and temporary moveable outdoor structures are allowed but must be removed after 1st January 2022.

Further information can be found using this link.
<https://www.teignbridge.gov.uk/planning/coronavirus-covid-19-planning-support/changes-to-the-planning-service-during-covid-19/pubs-restaurants-and-cafes-takeawaydelivery-pavement-licences-moveable-structures/>

ACTION – No further action required.

Cllr Sylvia Edwards asked whether Lower Teign Barn, Teign Village has broken its grant of planning permission as she reported that she thinks the land is being used for livery and riding lessons. Cllr Graham Tully declared an interest as he works at this site.

ACTION: The Clerk to investigate further by speaking to the owner and reading the grant of planning application.

15. Dates, venues and times of next Parish Council meetings:

Tuesday 4th May 2021: Virtual Annual Meeting of the Parish Council via Zoom starting at 7.30pm

Tuesday 25th May 2021: Planning Committee meeting, Chudleigh Knighton Village Hall starting at 7.30pm

As there was no further business the meeting ended at 8.30pm

.....**Chairman**

Dated.....