

HENNOCK PARISH COUNCIL

MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON TUESDAY 22ND OCTOBER 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 [Resigned from the Committee and left the meeting at 7.40pm], J Parker, G Tully & C Webb.
Resident of Chudleigh Knighton.
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. CO-OPTION/RESIGNATION OF MEMBERS TO/FROM THE PLANNING COMMITTEE: Cllr Fisher's resignation from the Committee was accepted so that he can spend more time on the Parish Plan work. He will be welcome to re-join the committee at any time.

3. TO ACCEPT APOLOGIES FOR ABSENCE: Apologies were received from Cllr R Dixon and Cllr S Edwards and the reasons for their absence were accepted.

4. DECLARATION OF INTEREST FOR ITEMS INCLUDED ON THE AGENDA & 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 Housing Services Manager of Westward Housing Association did not attend the meeting. A resident of Chudleigh Knighton asked the Committee what steps were being put in place to ensure the terms of the Apple Tree Close Section 106 Agreement are not breached again. There was some discussion regarding the breach and it was agreed that the Parish Council would write again to Westward Housing in the terms detailed under minute item 8.1.

7. APPROVAL AND SIGNING OF THE MINUTES: The minutes of the Planning Committee meeting held on 24th September 2019 were approved and duly signed.

8. MATTERS ARISING FROM THE MINUTES:

8.1. LETTINGS CRITERIA FOR PROPERTIES AT APPLE TREE CLOSE, CHUDLEIGH KNIGHTON: After some discussion, the Clerk was instructed to write to the Housing Services Manager at Westward Housing and include the following points:

- The Council is angry and very concerned that the terms of the Apple Tree Close Section 106 Agreement have been breached.
- A resident of Chudleigh Knighton had to move out of the village despite being eligible for the available house at Apple Tree Close. Her children attend Chudleigh Knighton Primary School and are no longer able to walk to school.
- The Council acknowledges that, as a result of its complaint, the resident will be offered the next available 3 bed property that comes up in Chudleigh Knighton and this will not be advertised on Devon Home Choice but done as a direct match to her. However, there will be not inconsiderable costs of moving back to Chudleigh Knighton and the

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Council requests that Westward Housing agrees to cover the reasonable costs of moving.

- The Council also requests that Westward Housing writes a letter of apology to the resident and sets out its offer in writing.
- The Council does not believe that this is an isolated incident as concerns have been expressed by local residents in the past but the Council has been assured that the lettings criteria have been met.
- Westward Housing's subsequent advert for the sale/rent of 8 Apple Tree Close (shared ownership property) failed to mention the Section 106 Agreement until a local resident complained.
- The Council would like to know where the current residents of Apple Tree Close have come from, for example, have they satisfied Priority One, Two or Three of the Section 106 Letting Criteria?
- The Council understands that there have been a number of housing exchanges at Apple Tree Close – how does Westward Housing ensure that the Section 106 criteria is adhered to in these mutual exchanges?
- Senior management and executives must take responsibility for the absence of robust procedures.
- The Council requests that the Housing Services Manager attends the next full Parish Council meeting on Tuesday 12th November to explain what changes have been made since this breach and assure the Council that robust systems have been put in place to ensure that this error never happens again.
- If the Parish Council does not receive a satisfactory response to this complaint it will refer the matter to the Housing Ombudsman Service.

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

10. PLANNING DECISIONS

Devon County Council [DCC]

10.1. Ref: 19/01041/DCC; DCC ref: DCC/4127/2019

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

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

Decision: Grant of conditional planning permission

Teignbridge District Council

10.2. Ref: 19/01467/FUL

Location: Hennock – Finlake Holiday Park, Chudleigh

Proposal: Underground storage tank (150,000 lite capacity) to provide additional surface water/effluent storage at Finlake Holiday Resort

Decision: Grant of conditional planning permission

Teignbridge District Council

10.3. Ref: 19/01638/NPA

Location: Hennock – Land adjacent to Woodlands Farm, Dunley Lane

Proposal: Application for Prior Approval under Part 3 Class Q (a) and (b) paragraph W of the GPDO change of use of agricultural building to two dwellings

Decision: Refusal of request for prior approval

11. DARTMOOR LOCAL PLAN: FINAL DRAFT CONSULTATION: After some discussion, the Committee considered the Plan to be sound but the Settlement Profiles for Hennock and Teign Village need updating (whilst the Settlement Profiles relate to the latest 2017 Housing Needs Report, they include Chudleigh Knighton's housing requirements). The Clerk was instructed to respond to the consultation, accordingly.

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

12.1. Planning decision:

Teignbridge District Council

Ref: 18/00671/OUT

Location: Hennock – The Workshop, Warwicks Lane

Proposal: Outline – up to three dwellings (all matters reserved for future consideration)

Decision: Grant of outline planning permission

13. MATTERS BROUGHT FORWARD BY COUNCILLORS: None.

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

- Tuesday 29th October 2019: Parish Plan Steering Group meeting in The Old Library Room in Chudleigh Knighton Village Hall at 7.30pm
- Tuesday 12th November 2019: Parish Council meeting in Hennock Village Hall starting at 7.30pm
- Tuesday 26th November 2019: Planning Committee meeting in The Old Library Room in Chudleigh Knighton Village Hall at 7.30pm

PART II (Private) Items which may be taken in the absence of the Public and Press on grounds that confidential information may be disclosed: None.

As there was no further business the meeting ended at 9.10pm.

Signed

Dated.....