

**MINUTES OF THE PLANNING COMMITTEE MEETING
HELD ON TUESDAY 28th JUNE STARTING AT 7.30PM
AT CHUDLEIGH KNIGHTON VILLAGE HALL**

PRESENT: Cllrs Phil Baker (Chairman), Charlie Fisher, Carol Godwin, Peter McCullar, Janette Parker, Emma Sueref, Graham Tully and Kate Willett
Elly Maynard, Clerk to Hennock Parish Council
Gwenda Beckley, Housing Enabling Officer, Teignbridge District Council

PART I (Open to the Public)

1. RECORDING OF MEETINGS: Cllr Phil Baker welcomed everyone to the meeting including Gwenda Oakley from Teignbridge District Council. Cllr Baker 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: 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:

Gwenda Beckley, from Teignbridge District Council attended the meeting to introduce herself, she has taken over from Mary Ridgway as the Housing Enabling Officer for the Tollgate Farm site. She explained that she has had some contact with Baker Estates. The policy requirements for the site is for 18 affordable housing unit, consisting of 13 rent and 5 shared ownership. At this stage Gwenda hasn't seen the site plan, but she doesn't want to see all affordable or rented houses in one cluster, however this is easier for the registered providers to maintain. The breakdown put forward consists of:

- Six 1 bedroom maisonettes
- Ten 2 bedroom houses
- Two 3 bedroom houses

However, Gwenda has requested that one of the above should be a 4 bedroom house. Current residents of Hennock Parish will be prioritised, but they must have a local connection, have a housing need and be registered on Devon Home Choice.

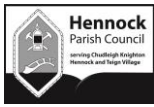
A housing association hasn't yet been decided.

There was some discussion about adaptations, electric charging points, heat sources, green spaces and play areas that the parish council would like to see within the development.

Cllr Parker and Cllr Baker both expressed their concerns about the overall size of the development of 60 homes being too large for the village.

ACTION – The Clerk to email councillors with further information about Devon Home Choice and promote Devon Home choice on social media and our newsletter etc.

The Clerk to send Gwenda details of our Tollgate Farm Consultation and Teignbridge Local Plan consultation, to give her a better understanding our needs.



7. APPROVAL AND SIGNING OF THE MINUTES: The minutes of the Planning Committee meeting held on 24th May 2022 were unanimously approved and duly signed by Cllr Phil Baker, Chairman.

8. AGREEMENT OF AGENDA BETWEEN PARTS I & II. No part II

9. PLANNING APPLICATIONS

Teignbridge District Council None

Dartmoor National Park Authority

9.1 0228/22

Location Beadon Farm, Lane to Beadon Farm, Hennock

Proposal Agricultural building for storage of agricultural machinery

<https://www.dartmoor.gov.uk/living-and-working/planning/db-links/application-details?AppNo=0228%2F22>

ACTION - The Clerk was instructed to respond via Dartmoor national Park's Planning Portal with the following: Hennock Parish council supports the proposal.

Dartmoor National Park Authority

10. PLANNING DECISIONS

Teignbridge District Council

10.1 22/00388/FUL

Location: Teign Lawn, Knights Mead, Chudleigh Knighton

Proposal: Change of use from a dwelling (use class C3) to children's home (use class C2)

Decision: Grant of Conditional Planning Permission

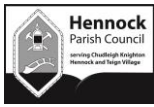
<https://publicaccess.teignbridge.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=R7NKQ1PZJBF00>

Our Response: Hennock Parish Council considered this application at its Planning Committee Meeting held last night at Chudleigh Knighton Village Hall (22/03/22)

Please note, Hennock Parish Council did not receive a letter by post or email from Teignbridge to invite us to send our comments on this application, the clerk normally receives an email. It was included in the agenda as the Clerk spotted it on the Weekly List of Applications w/e 11th March 2022 received 14/03/22. Hennock Parish Council are concerned that other interested parties and consultees may have not received the letter either, as to date there is only a response from the Police on the portal. I have rung Teignbridge Planning Department this morning to explain these concerns.

Hennock Parish Council feel there is insufficient information to make an informed decision as it's a very vague application. There is no information provided about the number of children that will be accommodated or their age and needs. We are concerned that the village doesn't have enough resources for their needs. For example there is no village shop, limited public transport and no youth club.

Once the building has been changed from a dwelling to a children's home the village will lose one of the few large residential homes forever. We agree with the concerns highlighted by the Police Architectural Liaison Officer



ACTION – The grant of conditional planning permission was noted.

Dartmoor National Park Authority None

11. PLANNING WITHDRAWN None

12. PROGRESS REPORTS FROM THE CLERK FOR INFORMATION AND CONSIDERATION

12.1 21/00016/MAJ

Address Land To The North Of Apple Tree Close, Chudleigh Knighton , Devon
Proposal Outline application for a rural exceptions development comprising up to 40 residential dwellings, associated open space and infrastructure (approval sought for access)

<https://publicaccess.teignbridge.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=QMGX6RPZJ0400>

On Teignbridge Planning Portal, Habitats Regulations Assessment - Screening for Likely Significant Effect on a European site has been added.

12.2 20/01736/MAJ

Address Tollgate Farm, Chudleigh Knighton
Proposal Outline application for circa 60 dwellings, access, open space, drainage pond and associated infrastructure (approval sought for access)
Decision Non Determination Appeal – Appeal Allowed

<https://publicaccess.teignbridge.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=QH63SMPZFU700>

On Teignbridge Planning Portal – no updates

ACTION – The above was noted.

13. TO CONSIDER CORRESPONDENCE RECEIVED

13.1 Email from Dan Janota from Dartmoor National Park Authority

Local Plan Workshop, Thursday 30th June 9.30am – 12.30pm at Parke. Cllr Phil Baker and Cllr Graham Tully attending.

ACTION – The email was noted and Cllrs Baker and Tully confirmed they are attending.

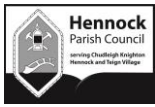
14. TO CONSIDER CORRESPONDENCE, PLANNING APPLICATIONS AND DECISIONS RECEIVED SINCE PREPARING THE AGENDA. None

15. MATTERS BROUGHT FORWARD BY PARISH COUNCILLORS: None

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

Tuesday 12th July 2022: Full Parish Council Meeting, Chudleigh Knighton Village Hall, starting at 7.30pm

Tuesday 26th July 2022: Planning Committee Meeting, Chudleigh Knighton Village Hall starting at 7.30pm



PART II (Private) None

As there was no further business the meeting ended at 8.39pm

.....**Chairman**

Dated.....

