



HENNOCK PARISH COUNCIL
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**MINUTES OF THE PLANNING COMMITTEE MEETING
HELD ON TUESDAY 25th JULY 2023 STARTING AT 7.30PM
AT CHUDLEIGH KNIGHTON VILLAGE HALL**

PRESENT: Cllrs Chris Applewood, Carol Godwin, Janette Parker, Graham Tully and Kate Willett (Chairman)
Elly Maynard, Clerk to Hennock Parish Council

PART I (Open to the Public)

The Chairman of Hennock Parish Council's Planning Committee Cllr Kate Willett welcomed everyone to the July 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: Apologies were received from Councillor Phil Baker, the reasons for his apologies were accepted. Apologies were also received from District Councillors Andy Swain and Suzanne Sanders, plus Tom Biddle from Baker Estates.

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: None

The Clerk informed the meeting that she had received apologies from Tom Biddle from Baker Estates that she had circulated to all councillors via email the previous day.

She read out his email "*I'm aware there is now a gap between meetings; to assist I am happy to prepare a note in due course setting out some useful information which can be shared with councillors via email in advance of meeting you on either the 12th September (full council) or 26th September (planning).*"

ACTION A - The Clerk was instructed to respond to Tom Biddle of Baker Estates with the following:

Hennock Parish Council would very much appreciate a written update during the Summer Recess. We would like to invite you to the September Planning Committee Meeting, scheduled for 7.30pm on Tuesday 26th September at Chudleigh Knighton Village Hall.

7. APPROVAL AND SIGNING OF THE MINUTES: The minutes of the Planning Committee meeting held on 27th June 2023 were unanimously approved and duly signed by Cllr Kate Willett, Chairman of the Planning Committee.



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

8.1. CLERK'S ACTIONS FROM PLANNING COMMITTEE MEETING HELD TUESDAY 27TH JUNE 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. 23/00848/LBC

Location 2 Knowle Cottages Trusham Devon TQ13 0NU

Proposal Two storey extension to north elevation, garage and workshop, demolish existing single storey extension and workshop

<https://publicaccess.teignbridge.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RUND5QPZGFY00>

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

Hennock Parish Council considered proposal 23/00848/LBC in conjunction with 23/00869/HOU at their Planning Committee Meeting on 25th July 2023 at Chudleigh Knighton Village Hall, agenda items 10.1 and 10.2.

Hennock Parish Council supports the proposal.

10.2. 23/00869/HOU

Location 2 Knowle Cottages Trusham Devon TQ13 0NU

Proposal Two storey extension to north elevation, garage and workshop, demolish existing single storey extension and workshop

<https://publicaccess.teignbridge.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RURU97PZGLU00>

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

Hennock Parish Council considered proposal 23/00869/HOU in conjunction with 23/00848/LBC at their Planning Committee Meeting on 25th July 2023 at Chudleigh Knighton Village Hall, agenda items 10.1 and 10.2.

Hennock Parish Council supports the proposal.

Dartmoor National Park Authority None

Devon County Council None



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11. PLANNING DECISIONS

Teignbridge District Council

11.1. 23/00575/HOU
Location Knowle House, Trusham
Proposal Garage / workshop
Decision Grant of conditional planning permission

<https://publicaccess.teignbridge.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RSJB5IPZ01U00>

Our Response: Hennock Parish Council considered proposal 23/00575/HOU at their Planning Committee Meeting on 28th June at Chudleigh Knighton Village Hall, agenda item 10.2.

Hennock Parish Council would like to make the following comments:

Hennock Parish Council are pleased to note that an official planning application has been received to reflect the changes from the original planning granted in 1996 96/02796/FUL

11.2. 23/01256/CLDP
Location Tor View, Back Lane, Chudleigh Knighton
Proposal Certificate of Lawfulness for proposed single storey extension
Decision Refused

<https://publicaccess.teignbridge.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RXDFPFPZJIU00>

Please note Hennock Parish Council were not consulted about this application.

Dartmoor National Park Authority None

ACTION D – No further action required the decisions for 11.1 and 11.2 were noted.

12. PLANNING WITHDRAWN None

13. PLANNING APPEALS

Email from Oliver Dorrell, Dartmoor National Park to say that an appeal has been submitted to the planning inspectorate against the refusal of 0441/22 1 affordable dwelling, land at Leigh Cross, Teign Village, TQ13 9QH Reference W/23/3315797

Our Response: Hennock Parish Council considered this proposal at their Planning Committee Meeting held on 22nd November 2022 at Chudleigh Knighton Village Hall, agenda items 9.2.

Hennock Parish Council wants to make the following comments. Hennock Parish Council supports the building of affordable homes in Teign Village. We question whether this proposal meets the criteria and definition of affordable homes as in Dartmoor Local Plan 2018 – 2033



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it states at the bottom of page 64 “Local needs custom and self-build housing is not affordable housing.”

The proposed access is an existing passing place on a narrow lane, we couldn't find any obvious evidence of an existing gateway on google maps dated March 2022.

ACTION E – No further action required the appeal was noted.

14. TO CONSIDER ANY UPDATES ON TOLLGATE FARM / TURNPIKE FIELDS CHUDLEIGH KNIGHTON 22/02205/MAJ

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

<https://www.bakerestatesltd.co.uk/development/chudleigh-knighton>

14.1. TO CONSIDER THE EMAIL FROM TRACY BARKLEY FROM TEIGNBRIDGE REQUESTING OUR FEEDBACK REGARDING THE PROPOSED STREET NAMES FOR TURNPIKE FIELDS.

The developer has proposed the following names for consideration:

1. Thyme Patch, 2. Tollgate, 3. Bramble Brook, 4. Blossom

According to Teignbridge's policy, names should ideally reflect local history or be in some way relevant to the area. New street names must fit with our Street Naming and Numbering policy and reasons must be given for any proposed names.

The Clerk informed the meeting that she had looked at the old Tithe maps from 1838 along with Steven Chown our local historian and have come up with these suggestions based on field names and the landowner from that area, these were unanimously agreed.

ACTION F - The Clerk was instructed to respond to Teignbridge with the following name suggestions: Well Close, Bewhay Close, Maiden Chaldron Close, Pinsent Close

Hennock Parish Council suggests that if you require further names, we would recommend basing the names on cider apple varieties that would have been grown in the area.

15. TO CONSIDER CORRESPONDENCE RECEIVED REGARDING ENFORCEMENT.
None

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

The Clerk read out an email that she had received from South West Water that morning.

“South West Water have applied for planning permission for the construction of a storm water storage facility along with process improvements to the Teign Village Sewerage Treatment Works, to ensure that there is a robust, reliable and sustainable treatment process designed for future challenges, both locally and regionally, to reduce sewer spills and protect the environment.

Pending a successful outcome from planning, the works will aim to start around September 2023 and take about nine months to complete



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For further information you can call the South West Water Helpline on 0344 346 2020”

ACTION G - The Clerk to produce a post on Facebook with the above information once she has received confirmation from Teign Village Councillors that the letters to residents have been received.

17. MATTERS BROUGHT FORWARD BY PARISH COUNCILLORS: A highways issue was reported by Cllr Kate Willett to the Clerk to report.

ACTION H – The Clerk to report the poor repair to the road on the junction of Bellamarsh Lane and Plymouth Road, Chudleigh Knighton to our Neighbourhood Highways Officer.

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

Tuesday 12th September 2023: Full Parish Council Meeting, Chudleigh Knighton Village Hall, starting at 7.30pm

Tuesday 26th September 2023: Planning Committee Meeting, Chudleigh Knighton Village Hall, starting at 7.30pm

As there was no further business the meeting ended at 8.05pm

.....Chairman

Dated.....