



**MINUTES OF THE PLANNING COMMITTEE MEETING  
HELD ON TUESDAY 28<sup>th</sup> FEBRUARY 2023 STARTING AT 7.30PM  
AT CHUDLEIGH KNIGHTON VILLAGE HALL**

**PRESENT:** Cllrs Phil Baker, Charlie Fisher, Carol Godwin, Kate Willett and Graham Tully.  
One member of the public  
Elly Maynard, Clerk to Hennock Parish Council

**PART I (Open to the Public)**

The Chairman of Hennock Parish Council's Planning Committee Cllr Phil Baker welcomed everyone to the February 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:** Cllr Pete McCullar and Cllr Janette Parker sent their apologies and the reason for their apologies were accepted unanimously.

**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:** The member of the public informed the meeting she was attending to observe.

**7. APPROVAL AND SIGNING OF THE MINUTES:** The minutes of the Planning Committee meeting held on 24<sup>th</sup> January 2023 were unanimously approved and duly signed by Cllr Phil Baker, Chairman of the Planning Committee.

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

**8.1. CLERK'S ACTIONS FROM PLANNING COMMITTEE MEETING HELD TUESDAY 24<sup>TH</sup> JANUARY 2023.**

The Clerk informed the meeting that all actions had been completed, but she is still waiting to hear back from Teignbridge about the TPO request (See APPENDIX A, Action I)

**9. AGREEMENT OF AGENDA BETWEEN PARTS I & II.** No part II

**10. PLANNING APPLICATIONS**

**Teignbridge District Council**

<b>10.1.</b>	<b>23/00071/HOU</b>
Location	Finlake Lodge, Chudleigh
Proposal	Retention of pitched roof kitchen extension building and flat roofed utility building with the replacement of the existing felt covering on the flat roof with standing seam zinc covering



<https://publicaccess.teignbridge.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RODQYIPZHTF00>

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

*Hennock Parish Council considered 23/00071/HOU and 23/00072/LBC together at their Planning Committee Meeting held last night (28th February 2023) at Chudleigh Knighton Village Hall, agenda items 10.1 and 10.2.*

*They support the proposals.*

<b>10.2.</b>	<b>23/00072/LBC</b>
Location	Finlake Lodge, Chudleigh
Proposal	Retention of pitched roof kitchen extension building and flat roofed utility building with the replacement of the existing felt covering on the flat roof with standing seam zinc covering

<https://publicaccess.teignbridge.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RODQYJPZHTG00>

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

*Hennock Parish Council considered 23/00071/HOU and 23/00072/LBC together at their Planning Committee Meeting held last night (28th February 2023) at Chudleigh Knighton Village Hall, agenda items 10.1 and 10.2.*

*They support the proposals.*

### **Dartmoor National Park Authority**

<b>10.3.</b>	<b>0071/23</b>
Location	Beadon Farm, Bovey Tracey, TQ13 9NU
Proposal	Proposed single storey side extension and use of adjacent barn as ancillary accommodation, together with the installation of a new thatched roof

<https://dartmoor-online.tascomi.com/planning/index.html?fa=getApplication&id=161264>

*ACTION C - The Clerk was instructed to respond to Dartmoor National Park with the following:*

*Hennock Parish Council considered 0071/23 at their Planning Committee Meeting held last night (28th February 2023) at Chudleigh Knighton Village Hall, agenda item 10.3.*

*They would like to make the following general comments.*

*Hennock Parish Council appreciates the improvements to biodiversity that they have started and continue to do so; also, the fact that they are future proofing the barn, making it water tight and adding a thatch roof.*

## **11. PLANNING DECISIONS**

### **Teignbridge District Council**

<b>11.1.</b>	<b>22/01789/AGR</b>
Location	Riley, Hennock
Proposal	Agricultural Building



Decision Refusal of request for prior approval

<https://publicaccess.teignbridge.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RI5HA3PZ01U00>

*Our Response: None. Consultation wasn't required.*

**11.2.** **23/00011/AGR**  
Location Heath Meadow, Dunley Cross  
Proposal Barn to store farming equipment  
Decision Prior approval not required

<https://publicaccess.teignbridge.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RNYP99PZHE500>

*Our Response: Hennock Parish Council considered this proposal at their Planning Committee Meeting held last night on 24th January 2023 at Chudleigh Knighton Village Hall, agenda items 9.4. Hennock Parish Council wants to make the following comment. Whilst we support the proposal of an agricultural building we would recommend Teignbridge undertake a site visit as there are other buildings on this site such as stables and a chalet bungalow that we haven't seen any planning applications for. These can clearly be seen on google maps.*

**11.3.** **19/01830/FUL**  
Location Pitt Gardens, Road to Pitt House, TQ13 0EL  
Proposal Restoration and conversion of curtilage buildings to ancillary accommodation  
Decision Refusal of Planning Permission

**11.4.** **19/01831/LBC**  
Location Pitt Gardens, Pitt House, TQ13 0EL  
Proposal Restoration and conversion of curtilage buildings to ancillary accommodation  
Decision Refusal of Planning Permission

<https://publicaccess.teignbridge.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=PY2R9LPZH000>

*Our Response: 19/01830/FUL and 19/01831/LBC*

*20/12/2019 The Parish Council has no objections to these applications on the basis that this development will not have a detrimental effect on the area and, subject to it being carried out sympathetically, it will restore and prevent the loss of a historic walled garden.*

### Dartmoor National Park Authority

**11.5.** **0317/22**  
Location Hennock County Primary School, TQ13 9QB  
Proposal Replacement of existing timber windows with double glazed PVCu windows  
Decision Grant of conditional planning permission

<https://www.dartmoor.gov.uk/living-and-working/planning/db-links/application-details?AppNo=0317%2F22>

*Our Response: 16/08/2022 Henock Parish Council are currently on Summer Recess and therefore have no August Planning Meeting scheduled. I emailed all members of the Planning Committee details regarding this application and 7 of the 8 members responded with "support the application, with the same comments as we responded with in 2018" the 8th member did not respond. We understand this new application has been made as the grant of planning approval in 2018 reference 0038/18 has lapsed. These are the comments we made in 2018: "Support - The proposed new windows appear to be replicating the old ones as closely as possible given that they are UPVC so the visual impact will be negligible. They are desirable in terms of low maintenance and hugely beneficial effects of modern glass in reducing heat loss and saving energy costs."*

*ACTION D – No further action required; the decisions for 11.1 to 11.5 were noted.*

## 12. PLANNING WITHDRAWN None

## 13. UPDATE ON TOLLGATE FARM, CHUDLEIGH KNIGHTON 22/02205/MAJ

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

The Clerk informed the meeting that since we considered this application at our Full Parish Council meeting on 10<sup>th</sup> January 2023 and the update given at our January Planning Meeting more documents have been uploaded to the planning portal including Baker's Estate's replay to Highways response. There are now 189 documents on the portal. The Clerk highlighted that Baker Estates have confirmed to Highways that it has been agreed with the planning officer that the site will be unlit. The highway adoption plan is now available. Teignbridge have said they "cannot see any swept path analysis for the site to show that waste and recycling vehicles can safely access and turn within the site.....still unable to support this application as it stands"

There followed some discussion regarding the site in general especially regarding open spaces.

*ACTION E – The Clerk to contact Teignbridge Green Spaces regarding the Green Infrastructure Master Plan to ask if they have been consulted and seek advice.*

## 14. TO CONSIDER CORRESPONDENCE RECEIVED REGARDING ENFORCEMENT.

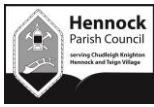
- |       |              |  |
|-------|--------------|--|
| 14.1. | 23/00012/ENF | Erection of structure, Knowle House, Trusham                   |
| 14.2. | 20/00062/ENF | Structures and siting of caravans at Swallows Nest, Heathfield |
| 14.3. | 23/00019/ENF | Heath Meadow, Dunley Cross                                     |

*ACTION F – Although the parish council was disappointed with the responses, no further action required apart from keeping the responses on file.*

## 15. To consider Henock Parish Council's Response to Teignbridge's Local Plan 2020 – 2040.

<https://www.teignbridge.gov.uk/planning/local-plans-and-policy/live-consultation-teignbridge-local-plan/>

The Clerk explained that the Consultation runs from 23<sup>rd</sup> January until 13<sup>th</sup> March 2023 and that the following plots of land in Henock Parish have been included in the plan:



V5 Tollgate Farm, Chudleigh Knighton - Land is allocated for approximately 60 homes

V6 Field off Knights Mead, Chudleigh Knighton - Land is allocated for approximately 15 custom build homes

The Clerk also provided councillors with maps and information regarding the above 2 sites plus the sites in neighbouring Bovey, namely

RT1: Le Molay Littry Way, Bovey Tracey – approximately 20 custom build homes

RT2: Bradley Bends, Bovey Tracey – approximately 190 homes

The Clerk read out from page 16 of the “Need to Know Guide”

*This Regulation 19 consultation no longer seeks views on alternative options, but instead presents the opportunity to comment on the content of the Local Plan, within a specific remit.*

*The focus/sole purpose for this consultation relates to receiving representations on:*

- *Legal Compliance – Does the plan meet the legal requirements made under various statutes*
- *Soundness – Has the plan been positively prepared, justified, effective, and consistent with national policy?*
- *Meets the Duty to Cooperate – Has the Council engaged and worked effectively with neighbouring authorities and statutory bodies?*

After some discussion it was decided that Hennock Parish Council were not qualified enough to comment on this consultation, however they have promoted this consultation via posters and Facebook posts to the parish.

Hennock Parish Council are satisfied that they did thorough public consultations with high numbers of attendees and responses for Part 2 June – August 2021 and Part 3 November 2021 – January 2022 which were sent to Teignbridge to produce the proposed Submission Local Plan 2020 -2040.

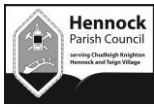
Part 2 Tollgate Farm, residential	In Proposed Local Plan
Part 2 Land North of Apple Tree Close, residential	Rejected
Part 2 Southwest Chudleigh Knighton, employment site	Rejected
Part 3 Field off Knights Mead, small residential site	In Proposed Local Plan

**16. To consider Hennock Parish Council’s response to Dartmoor National Park’s draft housing supplementary planning document.**

<https://www.dartmoor.gov.uk/living-and-working/planning/planning-policy/supplementary-planning-documents/housing-spd>

Councillors commented that it was unfortunate that nobody was able to attend the virtual drop in event on 23<sup>rd</sup> February and that comments must be received by Monday 27<sup>th</sup> March (the day before our March Planning Committee Meeting). Councillors agreed that they needed more time to better understand this document, so it was unanimously resolved to defer this agenda item to the March Full Parish Council Meeting.

*ACTION G – The Clerk to add “To consider Hennock Parish Council’s response to Dartmoor National Park’s draft housing supplementary planning document” to our March agenda and ask Dartmoor National Park if they have any resources they could pass on from the event on 23<sup>rd</sup> February.*



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

**17.1. 22/02297/HOU**  
Location Halfpenny Green, Chudleigh Knighton  
Proposal Install 22 ground mounted solar panels  
Decision Grant of conditional planning permission

<https://publicaccess.teignbridge.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RMKMY5PZGBH00>

*ACTION H – No further action required; the decision was noted.*

**18. MATTERS BROUGHT FORWARD BY PARISH COUNCILLORS:**

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

*Tuesday 7<sup>th</sup> March 2023: Annual Parish Meeting, Chudleigh Knighton Village Hall, starting at 7.30pm*

*Tuesday 14<sup>th</sup> March 2023: Full Parish Council Meeting, Chudleigh Knighton Village Hall, starting at 7.30pm*

*Tuesday 28<sup>th</sup> March 2023: 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 8.53pm

.....Chairman

Dated.....