



HENNOCK PARISH COUNCIL
www.hennockpc.org.uk

**MINUTES OF THE PLANNING COMMITTEE MEETING
HELD ON TUESDAY 24th OCTOBER 2023 STARTING AT 7.30PM
AT CHUDLEIGH KNIGHTON VILLAGE HALL**

PRESENT: Cllrs Chris Applewood, Phil Baker, Janette Parker, Graham Tully and Kate Willett (Chairman)
Nicole Stacey, Baker Estates
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 October Planning meeting.

1. RECORDING OF MEETINGS: The Chairman of the meeting 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: Cllr Carole Godwin has resigned from the parish council and therefore the Planning Committee. It was noted there are now only 5 councillors on the Planning Committee.

3. TO RECEIVE APOLOGIES FOR ABSENCE AND TO APPROVE THE REASONS FOR ABSENCE: None

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:

Nicole Stacey from Baker Estates gave the parish council a brief overview regarding proposal 23/01799/REM to be considered under agenda item 10.1.

The salient points were:

- In total there are 3 identified self-build plots namely plots 58, 59 and 60.
- Plot 58 is a proposed Self Build plot which has been designed by the applicant.
- Baker Estates are satisfied with the proposal.
- Baker Estates may build the property on behalf of the self-build applicant.
- The self-build plots have to follow a design code.
- There is no CIL as Self Build, there are conditions attached such as the applicant has to live there for 3 years.
- The applicant Sonny Baker is related to Mr Baker of Baker Estates, but doesn't work for the company.

7. APPROVAL AND SIGNING OF THE MINUTES: The minutes of the Planning Committee meeting held on 26th September 2023 were unanimously approved and duly signed by Cllr Kate Willett Chairman of the Planning Committee.

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



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8.1. CLERK'S ACTIONS FROM PLANNING COMMITTEE MEETING HELD TUESDAY 26TH SEPTEMBER 2023.

The Chairman informed the meeting that all actions had been completed and thanked the Clerk [See Appendix A]

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

10. PLANNING APPLICATIONS

Teignbridge District Council

10.1 23/01799/REM

Location Land at Tollgate Farm, Plymouth Road

Proposal Approval of details for Plot 58 (approval sought for layout, scale, appearance and landscaping)

<https://publicaccess.teignbridge.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=S1QOSBPZGMO00>

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

Henock Parish Council considered proposal 23/01799/REM at their Planning Committee Meeting on 24th September 2023 at Chudleigh Knighton Village Hall, agenda items 10.1. Henock Parish Council supports the proposal. In keeping with our parish council biodiversity aims we would like to promote the incorporation of swift boxes and the inclusion of renewable energy solutions.

10.2 23/01866/TPO

Location Land NGR 284576 77236 Knights Mead Chudleigh Knighton Chudleigh

Proposal Ash (T001) - Fell

Elm (T002) - Fell

Mixed broadleaf Fenceline (G1) - Tipping back of low branches up to 2.4m to appropriate branch unions, where encroaching on neighbouring residential garden

<https://publicaccess.teignbridge.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=S2F842PZH9SOO>

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

Henock Parish Council considered proposal 2301866/TPO at their Planning Committee Meeting on 24th September 2023 at Chudleigh Knighton Village Hall, agenda items 10.2. Henock Parish Council supports the proposal. We appreciate any efforts made to enhance local biodiversity In keeping with our parish council biodiversity aims.

Dartmoor National Park Authority

Devon County Council None



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11. PLANNING DECISIONS

Teignbridge District Council None

Dartmoor National Park Authority

11.1 0332/23

Location Lower Bowden, Bovey Tracey, Newton Abbot, Devon, TQ13 9LX
Proposal Single storey side extension and other minor domestic alterations to existing dwelling
Decision Grant of Conditional Planning Permission

<https://dartmoor-online.tascomi.com/planning/index.html?fa=getApplication&id=161622>

Our Response: Hennock Parish Council considered this application at the full parish council meeting held at Chudleigh Knighton Village Hall on 12th September 2023, agenda item 18.4. Hennock Parish Council support the proposal. The building needs to be sympathetic to the materials used in the rest of the house especially regarding the roof. Cllr Janette Parker would like it noted she isn't related to the applicants.

ACTION C – No further action required the decision for 11.1 was noted

12. PLANNING WITHDRAWN None

13. PLANNING APPEALS

The Clerk was asked if she had heard any more about the appeal that was noted at our July Planning meeting namely 0441/22 affordable dwelling, land at Leigh Cross, Teign Village, TQ13 9QH Reference W/23/3315797

The Clerk responded that she had contacted Teignbridge's Housing Enabler and she replied "My understanding is that the appeal process is still in progress. It is appeal by written representations. DNPA have said they will let me know when they know the outcome." The Clerk explained this information was emailed to Councillors a couple of weeks ago and there have been no updates since.

ACTION D – The Clerk to update the parish council if she receives any updates relating to the appeal regarding 0441/22 affordable dwelling, land at Leigh Cross, Teign Village, TQ13 9QH Reference W/23/3315797

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>

See Agenda item 6

15. TO CONSIDER CORRESPONDENCE RECEIVED REGARDING ENFORCEMENT. None

16. TO CONSIDER HENNOCK PARISH COUNCIL'S RESPONSE TO TEIGNMOUTH NEIGHBOURHOOD PLAN 2023 – SUBMISSION CONSULTATION



<https://www.teignbridge.gov.uk/teignmouthnp>

The Teignmouth Neighbourhood Plan sets out a vision for the future of the parish and local planning policies which, together with the Teignbridge Local Plan will be used to determine planning applications. The plan has been written by the Teignmouth Town Council Neighbourhood Plan Steering Group in partnership with Teignmouth Town Council, and is based on the views and aspirations of the local community, which has participated in numerous surveys, consultations and events run since 2013, when the process began.

ACTION E – No further action required by the Clerk, Hennock Parish Council chose not to comment, if councillors would like to respond as individuals, they are welcome to do so.

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

17.1. 0391/23

Location Land Adjacent to Teign Village Waste Water Treatment Works, TQ13 9QJ
Proposal Change of use from undeveloped land to operational site to facilitate the installation of a new storm water storage tank, kiosk, upgrade of access track and ancillary underground pipework
Decision Grant of Conditional Planning Permission

<https://dartmoor-online.tascomi.com/planning/index.html?fa=getApplication&id=161702>

Please note we received an Extension of Time (EOT) to respond

OUR RESPONSE - The Clerk was instructed to respond to Dartmoor National Park with the following: Hennock Parish Council considered proposal 0391/23 at their Planning Committee Meeting on 26th September 2023 at Chudleigh Knighton Village Hall, agenda items 10.1. Hennock Parish Council supports the proposal.

ACTION F – No further action required the decision for 17.1 was noted

18. MATTERS BROUGHT FORWARD BY PARISH COUNCILLORS:

Cllr Janette Parker reported that she had attended a Teignbridge forum on 12th October with Cllr Bo McAllister-Bruce and she would report back fully at our November full parish council meeting.

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

Tuesday 14th November 2023: Full Parish Council Meeting, Chudleigh Knighton Village Hall, starting at 7.30pm

Tuesday 28th November 2023: Planning Committee Meeting, Chudleigh Knighton Village Hall, starting at 7.30pm

As there was no further business the meeting ended at 8.27pm

.....Chairman

Dated.....