

HENNOCK PARISH COUNCIL

MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON TUESDAY 22ND MAY 2018 IN THE OLD LIBRARY ROOM IN CHUDLEIGH KNIGHTON VILLAGE HALL STARTING AT 7.30PM.

PRESENT: Cllrs P Baker [Chairman], B Kelly, J Parker & C Webb.
H Reynolds, Clerk to the Parish Council

PART I (Open to the Public)

1.1. ELECTION OF CHAIRMAN OF PLANNING COMMITTEE: Cllr Baker was unanimously elected as Chairman of the Planning Committee.

1.2. 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. TO ACCEPT APOLOGIES FOR ABSENCE: Apologies were received from Cllrs R Dixon and P McCullar and the reasons for their absence were accepted.

3. DECLARATION OF INTEREST FOR ITEMS INCLUDED ON THE AGENDA & A REMINDER TO COUNCILLORS TO UPDATE THEIR REGISTER OF INTERESTS WHERE APPROPRIATE: None.

4. REQUESTS FOR DISPENSATIONS: None.

5. PUBLIC PARTICIPATION: AN OPPORTUNITY FOR MEMBERS OF THE PUBLIC TO SPEAK TO THE COUNCIL ABOUT MATTERS WHICH CONCERN THEM: None.

6. APPROVAL AND SIGNING OF THE MINUTES: The minutes of the Planning Committee meeting held on 27th March 2018 were approved and duly signed.

7. MATTERS ARISING FROM THE MINUTES:

7.1. Former Anchor Inn site: Email received on 10th May 2018 from the owner of the site advising that she is awaiting a combined utilities report and as soon as she has this she will be instructing the fencing contractor to put a fence up at the front of the site.

8. AGREEMENT OF AGENDA BETWEEN PARTS I & II: It was agreed that the possible planning breach should be discussed in Part II.

9. PLANNING APPLICATIONS CONSIDERED SINCE THE LAST COMMITTEE MEETING:

9.1. Dartmoor National Park Authority

Ref: 0166/18

Location: Land south of Teign Village, Bovey Tracey

Proposal: Erection of barn and creation of new access

Parish Council's observations: Supports for the following reasons: The building appears to be exactly half the size of that in the original application made in December 2017. The applicant has moved to try and satisfy the requirements of DNPA.

9.2. Teignbridge District Council

Ref: 18/00693/LBC

Location: Hennock – Pitt House, The Great Hall

HENNOCK PARISH COUNCIL

Proposal: Internal reordering on the first floor, with the removal of a steel spiral staircase and the addition of two roof lights, and the removal of the lower truss chords to be replaced with steel purlins

Parish Council's observations: The Parish Council objects to this application on the basis that too many drastic alterations are being made to this building. The Council is concerned about the changes to the roof and that traditional materials are not being used to complete the works.

10. PLANNING APPLICATIONS:

Dartmoor National Park Authority

10.1. Ref: 0191/18

Location: Higher Beadon Farm, Bovey Tracey

Proposal: On-farm composting of garden waste, with the finished compost used on the farm holding as a soil fertiliser and general improver

Parish Council's observations: No objection provided there are no excessive odour or pollution risks and the traffic movements are limited to that specified – the Parish Council would not want to see the traffic movements increased.

10.2. Ref: 18/00966/MAJ

Location: Hennock – Finlake Holiday Park, Chudleigh

Proposal: Variation of condition 2 on planning permission 15/02121/MAJ (New leisure pool incorporating flumes and children's/toddler's play area, together with the upgrading and remodelling of the existing central facilities buildings to provide a new gymnasium, spa, steam and treatment rooms, food and beverage area, sports bar and associated facilities) to change from green roof on phase 2 to polymeric single ply membrane (IKO Polymeric – Grey)

Parish Council's observations: The Parish Council strongly objects to this application. The green roof was one of the things which impressed the Council about the original application. The Council would not support polymeric single ply membrane roofing which looks unattractive and is not in keeping with the local scene. The green roof would lower the visual impact of the new development.

10.3. Making of Provisional Tree Preservation Order

Ref: E2/21/04

Location: Hennock – Land to the west of Lyneham Cross

Title: The District of Teignbridge (Land adjacent to Finlake) Tree Preservation Order 2018

The Parish Council supports this application and so no further action is required.

11. PLANNING DECISIONS:

Teignbridge District Council

11.1. Ref: 18/00288/FUL

Location: Hennock – 9 Harveys Close, Chudleigh Knighton

Proposal: Single storey rear extension and conversion of existing garage into additional accommodation

Decision: Grant of conditional planning permission

Dartmoor National Park Authority

11.2. Ref: 0038/18

Location: Hennock Community Primary School, Hennock

Proposal: Replacement of timber windows with new double glazed uPVC windows

Decision: Grant of conditional planning permission

HENNOCK PARISH COUNCIL

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

Teignbridge District Council

12.1. Ref: 18/00866/FUL

Location: Hennock – Haulfryn Group Ltd, Finlake Holiday Park

Proposal: Use of land to relocate existing sales office

Parish Council's observations: The Parish Council supports the application to move the sales office and hopes that it does not put any more strain on the sewage system as this appears unable to cope and is causing problems in the local community.

12.2. Ref: 18/00671/OUT

Location: Hennock – The Workshop, Warwicks Lane

Proposal: Outline – four dwellings (all matters reserved for future consideration)

Parish Council's observations: The Parish Council considers this to be a premature application: (i) The contamination survey should be done prior to the buildings being knocked down; (ii) there are no comments from DCC Highways which is important given the shared access; (iii) the Parish Council has concerns regarding the drainage/sewage and no information has been provided by the applicant; and (iv) there is no bat survey. The further information is required before the Parish Council can consider this outline application.

12.3. Ref: 18/00996/LBC

Location: Hennock – West Wing, Pitt House

Proposal: Opening a newly discovered blocked window opening as part of a existing work

Parish Council's observations: The Parish Council has no objections to this application subject to the Conversation & Heritage Officer's comments.

13. CONSULTATION: SOUTH HAMS SAC GREATER HORSESHOE BAT SUPPLEMENTARY PLANNING DOCUMENT: The Parish Council did not have the time or resources to consider this consultation.

14. PLAN TEIGNBRIDGE SETTLEMENT BOUNDARY REVIEW – ADDITIONAL SETTLEMENT BOUNDARY REVISION INFORMATION: The proposed changes to the settlement boundary in Chudleigh Knighton were considered. There was some debate regarding amendment reference CK5-3a – the boundary contraction to remove

Amendment Reference	Hennock Parish Council's comments
CK1-P1, P2a	Agreed
CK2-P2d	Agreed
CK3-P2b	Agreed
CK4-P2b	Agreed
CK5-3a	There was some debate regarding this amendment – the boundary contraction to remove a narrow area of grass running between properties 1 Harvey's Close and 1 River View Close. This strip of land leads to a recreational field which was part of a Section 106 agreement when Harvey's Close was built. After some discussion, the Clerk was instructed to ask TDC whether removing the access strip from the settlement boundary and keeping the recreational field outside of the settlement boundary (as opposed to putting them both in the settlement boundary) would help ensure they are not built on in the future.
CK6-P2b & P2c	The Parish Council recommends that the area of ancillary yard space to the rear of the workshop should continue to be excluded from the current settlement boundary. The workshop has expanded in to the countryside and needs to be contained in the business area and not encroach on its

HENNOCK PARISH COUNCIL

	neighbours and the countryside. Excluding this area will help protect the land for the future.
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15. MATTERS BROUGHT FORWARD BY COUNCILLORS: Cllr Parker advised that she had been contacted by a resident about branches dropping from oak trees overhanging her property in Meadowbank, Chudleigh Knighton. The trees belong to Taylor Wimpey and have TPOs [Tree Preservation Orders] on them. After some discussion, the Clerk was instructed to ask Dr Peter Beale, the Tree Warden, to have a look at the trees and provide his recommendations.

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

Tuesday 12th June 2018: Parish Council meeting in Chudleigh Knighton Village Hall starting at 7.30pm

Tuesday 19th June 2018: Parish Plan Steering Group meeting in the Garden Room, Chudleigh Knighton Village Hall starting at 7.30pm

Tuesday 26th June 2018: 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:

17. POSSIBLE BREACH OF PLANNING CONDITION: The Parish Council received an email on 13th May 2018 from a resident reporting a steady flow of raw sewage in to his stream from Finlake Holiday Park. He referred to incidents over a number of years including floating fish in his lake, sanitary towels, condoms and pieces of sewage as well as discolouration of the lake water and an associated "stench". The Clerk had spoken to the resident and been in touch with Lambe Planning & Design Ltd, consultants to Finlake Holiday Park, and also contacted District Cllr Richard Keeling to ask for his help in resolving this matter: Richard involved Steven Hobbs, Planning Enforcement Officer at TDC.

The Chairman read an email dated 22nd May 2018 from Lambe Planning & Design Ltd which is summarised as follows: (1) The treatment plant issue was immediately identified and resolved. In summary the issue arose as a result of a piece of rubble entering the treatment plant system and causing the screen to become blocked - this was rectified immediately as soon as Haulfryn became aware of the issue. The Operations Manager for Haulfryn Group was made aware of the issue, and action has been taken to ensure it does not occur again; (2) A meeting took place on 21st May with Mr Roberts (TDC Environmental Health), the Finlake Maintenance Manager and the Environment Agency Inspector; (3) The issue was identified, how the fault occurred and the actions that have been taken to prevent it happening again were also discussed at the meeting. All parties were very happy with how the issue had been dealt with quickly and that no further action will be taken by TDC or the Environment Agency [EA]. The future upgrades for the treatment plant were explained to TDC and the EA (which includes upgrades to the two pumping stations and extra attenuation) - both officers were very satisfied with this; (4) The Finlake Maintenance Manager is going to contact the resident to offer to meet with him at the Park to run through how the issue occurred and what action has been undertaken to ensure this does not happen again.

After some discussion, the Clerk was instructed to speak to the resident in the first instance about the response from Lambe Planning & Design Ltd and then return to Lambe Planning & Design Ltd with the following advice/concerns: (i) The Council's disappointment that the resident was not invited to the site meeting on 21st May which included the EA: (ii) the future upgrades for the treatment plant should have already been completed to provide a long term solution to prevent raw sewage leaking; (iii) the Parish Council is offering its full support to the

HENNOCK PARISH COUNCIL

resident to ensure the matter is resolved; (iv) urging Finlake to take immediate action to produce a *long term* solution to the adverse impact of its raw sewage.

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

Signed Dated.....