

**MINUTES OF THE PLANNING COMMITTEE MEETING
HELD ON TUESDAY 28th SEPTEMBER 2021 STARTING AT 7.30PM
AT CHUDLEIGH KNIGHTON VILLAGE HALL**

PRESENT: Cllrs Phil Baker (Chairperson), Peter McCullar, Emma Sueref, Graham Tully and Kate Willett.
Elly Maynard, Clerk to Hennock Parish Council

PART I (Open to the Public)

1. RECORDING OF MEETINGS: Cllr Phil Baker welcomed everyone to the meeting. 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: Cllr Sylvia Edwards attending another meeting and Cllr Janette Parker is away.

4. DECLARATION OF INTEREST FOR ITEMS INCLUDED ON THE AGENDA & A REMINDER TO COUNCILLORS TO UPDATE THEIR REGISTER OF INTERESTS WHERE APPROPRIATE: Cllr Tully declared a pecuniary interest in agenda item 9.1 as the owners are a customer of his, he was instructed not to speak during this agenda item.

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.

7. APPROVAL AND SIGNING OF THE MINUTES: The minutes of the Planning Committee meeting held on 17th August were approved and duly signed.

8. Agreement of agenda between Parts I & II. No part II

9. PLANNING APPLICATIONS

Teignbridge District Council

9.1. 21/01707/HOU
Address Pitt Lodge, Chudleigh Knighton, TQ13 0EL
Proposal Conversion of a two storey garage to ancillary accommodation
Applicant Mr H Tarling
<https://www.teignbridge.gov.uk/planning/forms/planning-application-details/?Type=Application&Refval=21/01707/HOU>

*ACTION – The Clerk was instructed to respond via Teignbridge Planning Portal with the following:
Hennock Parish Council supports the proposal. We note there is no longer a kitchen included in the plans compared to the previous application 21/00901/HOU therefore not making it into a separate dwelling. We recommend that sufficient sound proofing is installed.*



9.2. **21/0204/FUL**
Address Oakmoor Touring Park, Road to Dunley Farm, TQ13 9PW
Proposal Retention of site manager dwelling; revised amenities block & reception building; revised drainage scheme; use of land for camping pitches and winter storage of caravans
Applicant Mr A Howlett

<https://www.teignbridge.gov.uk/planning/forms/planning-application-details/?Type=Application&Refval=21/02047/FUL&MN=Y>

ACTION – The Clerk was instructed to respond via Teignbridge Planning Portal with the following and also provide our DCC Neighbourhood Highways Officer with our comments.

Hennock Parish Council objects to the proposal as it doesn't feel that all the points that the appeal decision relating to planning application 19/02436/FUL dated 6th November 2020 have been addressed in this new application. Appeal Ref: APP/P1133/W/20/3256416.

Hennock Parish Council objected to the previous application 19/02436/FUL and submitted the following "The Parish Council objected to the original application for the touring caravan and camping site and it objects to this application on the basis that the site has a restriction which states a maximum of 3 months occupancy to ensure that the site is not used for permanent residential accommodation."

The Parish Council asked me to repeat this to you for this revised application 21/02047/FUL

Since the previous application and subsequent appeal Chudleigh Knighton no longer has a village shop, Knighton Stores closed down permanently 31/08/21.

The site is located via more of a track than a road by Chudleigh Knighton Heath SSSI, Hennock Parish Council are concerned that there is poor visibility for the caravan drivers that will also need to navigate Dunley Cross that is notoriously dangerous.

Dartmoor National Park Authority

9.3. **0448/21**
Address Tottiford Farm, Bovey Tracey, TQ13 9PD
Proposal Replacement and realignment of roof, addition of dormer, new entrance to dwelling, addition to existing extension and replacement conservatory
Applicant Mr P Carter

<https://www.dartmoor.gov.uk/living-and-working/planning/db-links/application-details?AppNo=0448%2F21>

ACTION – The Clerk was instructed to respond via Dartmoor Planning Portal with the following: Hennock Parish Council supports the proposal. Any concerns over access need to be assessed and we note that a neighbouring property has concerns that will need to be addressed.



10. PLANNING DECISIONS Teignbridge District Council

10.1 **21/01683/HOU**
Address 17 Apple Tree Close, Chudleigh Knighton, TQ13 0FE
Proposal Retention of shed including decking and steps
Decision Grant of Conditional Planning Permission
[https://www.teignbridge.gov.uk/planning/forms/planning-application-
details/?Type=Application&Refval=21/01683/HOU](https://www.teignbridge.gov.uk/planning/forms/planning-application-details/?Type=Application&Refval=21/01683/HOU)

*Please note we considered this at our Planning Committee Meeting held 17/08/21.
“Hennock Parish Council support the proposal, however they are surprised they chose to
elevate the shed on decking as it raises the overall height.”*

ACTION – No action required; the grant of conditional planning permission was noted.

Dartmoor National Park Authority

10.2 **0324/21**
Address Field east of Church Road, Hennock
Proposal Agricultural barn for storage of machinery 12m x 10m (partially
completed as planning ref 0095/11)
Decision Grant Conditionally
[https://www.dartmoor.gov.uk/living-and-working/planning/db-links/application-
details?AppNo=0324%2F21](https://www.dartmoor.gov.uk/living-and-working/planning/db-links/application-details?AppNo=0324%2F21)

*Please note we considered this at our Planning Committee Meeting held 27/07/21.
“Hennock Parish Council support this application and would like to see it come forward.”*

ACTION – No action required; the grant of conditional planning permission was noted.

11. PLANNING WITHDRAWN

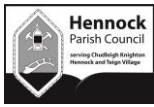
11.1. **0404/21**
Address Tottiford Barn, Hennock
Proposal Proposed change of use from part ancillary living accommodation and
part ancillary storage to a holiday let
Decision Withdrawn

ACTION – No action required; the withdrawal was noted.

12. PROGRESS REPORTS FROM THE CLERK FOR INFORMATION AND CONSIDERATION: None

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

13.1 **21/01711/LBC**
Address Pitt Farm, West Wing
Proposal Structural work to attic floor and roof, paint removal and conservation
of historic timbers, ceiling finish and insulation replacement,
replacement of attic floor finish, insertion of bathroom, one new roof
light and one replacement, and general internal alterations
Decision Grant of Conditional Consent



Please note we considered this at our August meeting held 17/08/21. It was resolved that Hennock Parish Council would not Support or Object to the proposal as the property is owned and lived in by Cllr Kate Willett who is on their Planning Committee. Please note Cllr Willett wasn't in attendance and sent her apologies in advance of the meeting as she had to self isolate.

ACTION – No action required; the grant of conditional consent was noted.

13.2	0409/21
Address	Old Slade Cottage, Hennock
Proposal	Installation of Stannah Stair Lift
Decision	Grant of Listed Building Consent

Please note we considered this at our August meeting held 17/08/21. Hennock Parish Council supported the proposal.

ACTION – No action required; the grant of listed building consent was noted.

13.3 To consider the email from District Councillor Richard Keeling dated 24/09/21 regarding whether Hennock Parish Council would consider withdrawing the committee request to allow for a delegated decision re. 20/02372/FUL

ACTION – The Clerk was instructed to respond to District Cllr Keeling with the following:

Hennock Parish Council would still like to request that this application is determined by the planning committee as we feel the site is being over developed.

We are aware that application 20/02053/FUL has been withdrawn, but feel that a similar application may be submitted once the manager's cottage etc is approved. We understand that you can only judge the information before you, however over development and the additional traffic it will cause is a real concern to the councillors and residents of the parish.

Our objections remain the same as our letter dated 24th February 2021 namely:

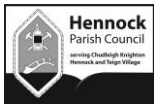
There are concerns regarding over development of the site and the additional traffic it would create along with access issues.

There is confusion of what is being asked for and there are signs some of the proposed work has already commenced.

We would recommend Teignbridge undertake a site visit

14. MATTERS BROUGHT FORWARD BY PARISH COUNCILLORS: Each Councillor is requested to use this opportunity to report minor matters of information not included elsewhere on the agenda and to raise items for future agendas. Councillors are respectfully reminded that this is not an opportunity for debate or decision making.

- Cllr Sueref informed the meeting that some street lighting wasn't on in Chudleigh Knighton when she felt it should be, she will monitor the situation and report back.
- Cllr Willett said she is unable to attend the next planning committee meeting.



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

Tuesday 12th October 2021: Full Parish Council meeting, Chudleigh Knighton Village Hall, starting at 7.30pm

Tuesday 26th October 2021: Planning Committee meeting, Chudleigh Knighton Village Hall starting at 7.30pm

As there was no further business the meeting ended at 8.30pm

.....**Chairperson**

Dated.....