

HENNOCK PARISH COUNCIL

MINUTES OF THE PLANNING COMMITTEE HELD ON TUESDAY 27TH OCTOBER 2020 STARTING AT 7.30PM.

PRESENT: Cllrs P Baker, S Edwards, P McCullar, G Tully, C Webb and K Willett.
Cllrs C Fisher and J Parker attended as members of the public.
Mr Richard Ayre, Land & Planning Director at Baker Estates Ltd.
Mr Graham Hutton, Development Director at Baker Estates Ltd
Helen Reynolds, Clerk to the Parish Council.

PART I (Open to the Public)

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:
Cllr J Parker resigned from the Planning Committee.

3. TO ACCEPT APOLOGIES FOR ABSENCE: Apologies were received from Cllr R Dixon and the reasons for her absence were accepted.

4. DECLARATION OF INTEREST FOR ITEMS INCLUDED ON THE AGENDA & 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: Mr Richard Ayre and Mr Graham Hutton of Baker Estates Ltd spoke to the Committee with regard to the outline planning application for Tollgate Farm, Plymouth Road, Chudleigh Knighton. The salient points were as follows:

- Baker Estates Ltd has submitted an outline planning application for c60 dwellings at Tollgate Farm.
- There will be plenty of opportunity for the Parish Council to influence the masterplan.
- Baker Estates is happy to continue to talk to the Parish Council.
- They have received a couple of comments from statutory consultees:
 - Devon County Council's objection regarding the proposed water drainage management system: Baker Estates Ltd is happy this will be sorted.
 - Natural England has concerns regarding the loss of habitat for the greater horseshoe bat: Baker Estates Ltd did agree the process/exact method for the survey work with Natural England beforehand and will go back to Natural England to remind them of this; Baker Estates Ltd is proposing quite a lot of mitigation. In response to a question of what this mitigation would be, Richard and Graham explained:
 - Of most concern is the greater horseshoe bat's sensitivity to light: There will be a double hedgerow which will provide a buffer at the north of the site and there will be no lighting at the top. Hedgerows will be kept to harbour insects for bats to forage – the plan is to keep all existing hedges.
- Richard and Graham were asked how open they would be to modifications, e.g. access to the site through other "linkages". In response, Graham commented as follows:
 - There may be an opportunity to put a pedestrian link through Teign View if considered important for the community.
 - There are things in their control, e.g.1. at their development in Totness they changed the mix of affordable housing after outline planning permission was

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granted; e.g.2. Dark developments instead of streetlights. They often get a “wish list” from consultations.

- In response to a suggestion that access to the site may be better using a roundabout rather than a T-junction, Graham advised that if you don't have similarly balanced traffic flows a roundabout can be more dangerous – DCC Highways thinks a T-junction is safest.
- In response to a question regarding the 40 residents who were offered a face-to-face consultation, Richard advised that they contacted people in Teign View and those on the opposite side of the road (near neighbours) – they did speak to a number of people.
- There was also some discussion regarding concerns re traffic on the road and the comparison with traffic calming measures in Chudleigh. Richard noted that a pedestrian crossing in the village would also slow traffic down.

Cllr Fisher attended the meeting as a member of the public and a representative from the Housing Working Group. He provided the headline figures from the Parish Council's consultation: The consultation involved both an online survey (running from 14th October – 24th October) and an in-person consultation event (running from 20th October – 24th October). It was advertised using 30 posters across the Parish and social media posts using Facebook. The posters included a QR code for parishioners to scan on their phones and links to the survey directly. The consultation event was open from 8am to 8pm and attended by Parish Councillors at different times which were advertised on the poster. There were 68 responses overall – 50 online surveys were completed, and 18 surveys were completed in person at the consultation event – this compared with 28 responses to the Baker estates Ltd consultation. In summary, it was very successful despite being prepared quickly.

There was some discussion regarding whether the full results of the survey should be disclosed at the meeting as councillors had only just received the consultation report and would not have had time to fully assess the results. Graham Hutton made the point that the earlier the information is disclosed, the quicker Baker Estates can respond. It was agreed that Cllr Fisher would run through the highlights at this meeting and to ensure the Council is open and transparent, the full report would be issued once Parish Councillors had time to read it in full. The highlights were as follows:

There was support for different types of affordable housing schemes (78%) and a large majority (90%) of respondents felt the first priority for affordable homes should be a person who currently lives in the Parish or has a strong local connection to Hennock Parish. A lot of comments highlighted the main concerns: scale & size of the development; traffic speed; & infrastructure capacity: schools & doctors.

The DCC Education response was brought to the Committee's attention which states: “It has been forecast that the nearest primary and secondary school have capacity for the number of pupils likely to be generated by the proposed development. Therefore, a contribution will not be sought towards education infrastructure. We will however require a contribution towards secondary school transport costs due the development being further than 2.25 miles from Teign School”. Cllr Fisher had been in touch with the Head Teacher of Chudleigh Knighton Primary School (who had not been consulted regarding the planning application) regarding the impact of an additional 15 pupils on the School which has 110 pupils at present. The Head Teacher's response is awaited.

One of the key findings was the support for the building of new homes in general for Chudleigh Knighton. There was support for the building of homes at Tollgate Farm but not necessarily for the proposal as proposed: the responses regarding the size of the development and the number of homes was c50/50 (yes/no to supporting these). The individual comments by individuals touch on similar things.

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7. APPROVAL AND SIGNING OF THE MINUTES: The minutes of the Planning Committee meeting held on 22nd September 2020 were approved and will be signed when it is practicable to do so.

8. MATTERS ARISING FROM THE MINUTES: None.

9. AGREEMENT OF AGENDA BETWEEN PARTS I & II: There were no items to be discussed in Part II.

10. PLANNING APPLICATIONS

Teignbridge District Council

10.1. Ref: 20/01736/MAJ

Location: Hennock – Tollgate Farm, Plymouth Road, Chudleigh Knighton

Proposal: Outline application for circa 60 dwellings, access, open space, drainage pond and associated infrastructure (approval sought for access).

Web link: <https://www.teignbridge.gov.uk/planning/forms/planning-search-by-reference/?mterm=20%2F01736%2FMAJ>

Discussions regarding this application included the following salient points:

- Baker Estates Ltd is treating this as a “Departure site”.
- It is not an allocated site on the Teignbridge Local Plan.
- The Parish Council accepts the principle of development but as an exception site – exception sites are historically smaller.

It was unanimously resolved that the Council should “call in” the outline planning application so that it is determined by Teignbridge District Council’s Planning Committee and not by a delegated planning officer for the following reasons:

- The proposed development is outside of the Teignbridge Local Plan and outside of the village settlement boundary.
- This is a rural exception site and any planning application should reflect this.

It was also agreed that the Parish Council should request District Cllr Richard Keeling’s support to call in the planning application.

After some discussion, it was also agreed that the Housing Working Group should be asked to highlight the important sections of the community consultation, research the relevant planning policies, tie together key points and report back to the Planning Committee ready for its November meeting. The Planning Committee will consider the outline planning application again in detail at its November meeting in the light of the consultation report and the further information provided by the Housing Working Group.

10.2. Ref: 20/01748/HOU

Location: Hennock – 18 Teign View, Chudleigh Knighton

Proposal: Replacement larger single storey extension to rear

Web link: <https://www.teignbridge.gov.uk/planning/forms/planning-search-by-reference/?mterm=20%2F01748%2FHOU>

Parish Council’s observations: The Parish Council has no objections to this application.

10.3. Ref: 20/01588/LBC

Location: Hennock – Pitt House, West Wing, Road to Pitt House

Proposal: Replace existing boiler

Web link: <https://www.teignbridge.gov.uk/planning/forms/planning-search-by-reference/?mterm=20%2F01588%2FLBC>

Parish Council’s observations: The Parish Council supports this application – from an environmental perspective it will be more efficient and cleaner.

Dartmoor National Park Authority

10.4. Ref: 0466/20

Location: Hennock – Longlands

Proposal: Removal of existing chimney to the rear of the property, render and structural repairs to the front elevation and porch area and the installation of underfloor heating to the ground floor

Web link: <https://www.dartmoor.gov.uk/living-and-working/planning/search-for-an-application/db-links/search-applications>

Parish Council's observations: The Parish Council supports the alterations to the property in terms of the removal of the chimney, render and structural repairs to the front elevation and porch area. Given the climate emergency, the Parish Council supports the installation of the underfloor heating if it is the most efficient choice for such an old building.

N.B. The above observations were supported by all members of the Planning Committee except for Cllr Webb who abstained from voting.

11. PLANNING DECISIONS

Teignbridge District Council

11.1. Ref: 20/01434/TPO

Location: Hennock – Land at NGR 284576 77236 Knights Mead

Proposal: Fell one elm and one ash and prune two ash back to boundary where overhanging neighbouring properties

Decision: Grant of consent

Web link: <https://www.teignbridge.gov.uk/planning/forms/planning-search-by-reference/?mterm=20%2F01434%2FTPO>

The condition requiring replacement planting of a tree was noted.

11.2. Location: Hennock – Land adjacent to Beadon Lane, Hennock

Ref: W/19/3240412

Appeal type: Refusal of full planning permission

Proposal: Agricultural dwelling

Decision: Dismissed

12. TO CONSIDER CORRESPONDENCE, PLANNING APPLICATIONS AND DECISIONS RECEIVED SINCE PREPARING THE AGENDA: None.

13. TO CONSIDER CONSULTATION – SETTLEMENT PROFILE UPDATE 2020: The Settlement Profile has not been updated with the Parish Council's comments submitted last year. After some discussion, it was agreed that last year's comments should be resubmitted i.e. the Settlement Profiles for Hennock and Teign Village need updating – whilst the Settlement Profiles relate to the 2017 Housing Needs Report, they include Chudleigh Knighton's housing requirements.

14. MATTERS BROUGHT FORWARD BY COUNCILLORS:

14.1. Pitt Orchard, Chudleigh Knighton (20/00030/ENF): There has still been no planning application for the unauthorised extension that has been built to the agricultural building at Pitt Orchard. The Clerk was instructed to contact the TDC Enforcement Officer in this respect.

14.2. Oakmoor Touring Park, Dunley Lane, Bovey Tracey (APP/P1133/W/20/3256416): The Clerk was instructed to ascertain whether the appeal has been determined.

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14.3. Mary Ridgway, TDC Housing Enabling Officer, had sent the Parish Council an update regarding the possible development of houses at Apple Tree Close by the Inox Property Group. After some discussion, the Clerk was instructed to invite Mr Rob Saltmarsh of Inox to the Council's November Parish Council meeting to update the Council on Inox's plans.

14.4. Baker Estates Ltd.'s developments: After some discussion, it was agreed that Cllr Willett would speak to Totnes Town Council and Cllr Baker would speak to Kingsbridge Town Council to ask about their experience in dealing with Baker Estates Ltd.

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

Tuesday 10th November 2020: Virtual Zoom Parish Council meeting starting at 7.30pm

Tuesday 24th November 2020: Virtual Zoom Planning Committee meeting starting at 7.30pm

As there was no further business the meeting ended at 9.15pm.

.....**Chairman**

Dated.....