

**MINUTES OF THE PLANNING COMMITTEE MEETING
HELD ON TUESDAY 26th OCTOBER 2021 STARTING AT 7.30PM
AT CHUDLEIGH KNIGHTON VILLAGE HALL**

PRESENT: Cllrs Phil Baker (Chairperson), Sylvia Edwards, Peter McCullar, Janette Parker, Emma Sueref and Graham Tully
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 Kate Willett who 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 to leave the room 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 28th September were approved and duly signed.

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

9. PLANNING APPLICATIONS

9.1.	21/01722/FUL
Location	Haytor Rose Stud, Warwick Barns, Chudleigh Knighton, TQ12 0HD
Proposal	Manege (with toilet block) for private equestrian use
Applicant	Mrs J Lenard

<https://www.teignbridge.gov.uk/planning/forms/planning-application-details/?Type=Application&Refval=21/01722/FUL>

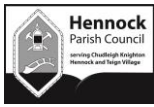
Please note we requested an extension to respond that has been agreed by Christina Dove, Planning Support Officer via email 04/10/21.

Cllr Tully left the meeting during this agenda item.

ACTION – The Clerk was instructed to respond via Teignbridge Planning Portal with the following:

Hennock Parish Council objects to the proposal.

Whilst we would have no objection to the Manege itself, we would want there to be a



restriction put in place for it to remain for private equestrian use only.

We feel there is insufficient information and lack of need to have 2 toilets at the site especially as it's for private use only. Also where would the water for the toilets and sinks come from as the design statement states "Services such as water, electricity, gas and broadband are not required on the site." Also what would happen with the waste / drainage from the toilets? We note that it mentions sustainable toilet in the design statement but there is no detail into what that means.

9.2. **21/02269/AGR**
Location Dunley Barton, Road to Dunley Farm, TQ13 9PW
Proposal Agricultural Storage Barn
Applicant Mr G Drake

<https://www.teignbridge.gov.uk/planning/forms/planning-application-details/?Type=Application&Refval=21/02269/AGR>

ACTION – The Clerk was instructed to respond via Teignbridge Planning Portal with the following: Hennock Parish Council supports the proposal and would like it stipulated that it remains for agricultural use.

Dartmoor National Park Authority

9.3. **0554/21**
Location Greenacres, Hennock, TQ13 9QB
Proposal Installation of Caravan in garden
Applicant Mr R Bridge

<https://www.dartmoor.gov.uk/living-and-working/planning/db-links/application-details?AppNo=0554%2F21>

ACTION – The Clerk was instructed to respond via Dartmoor Planning Portal with the following: Hennock Parish Council would like to make a general observation. Hennock Parish Council wants to support rural businesses. However, it doesn't feel it can either support or object to this proposal as there is insufficient detail of information regarding its appearance, dimensions and how it will be lighted.

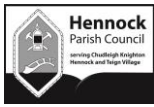
10. PLANNING DECISIONS

Teignbridge District Council

10.1 **21/01707/HOU**
Location Pitt Lodge, Chudleigh Knighton
Proposal Conversion of a two storey garage to ancillary accommodation
Decision Refusal of Planning Permission

<https://www.teignbridge.gov.uk/planning/forms/planning-application-details/?Type=Application&Refval=21/01707/HOU>

Please note we considered this at our Planning Committee Meeting held 28/09/21.



“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.”

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

Dartmoor National Park Authority

10.2	0448/21
Location	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
Decision	Grant of Conditional Planning Permission https://www.dartmoor.gov.uk/living-and-working/planning/db-links/application-details?AppNo=0324%2F21

“Hennock Parish Council considered this application at its Planning Committee Meeting held at Chudleigh Knighton Village Hall held 28/09/21 Agenda item 9.3 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.”

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

11. PLANNING WITHDRAWN None

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

Oakmoor Touring Park 21/02047/FUL

The Clerk reported that a couple of residents had contacted both the Clerk and the Chairperson after we had submitted our comments to Teignbridge regarding Oakmoor Touring Park 21/02047/FUL. The Clerk recommended they contact District Cllr Richard Keeling with their concerns and respond as individuals. Following their meeting with Cllr Keeling he has decided to “call in” the application for 3 main reasons.

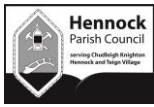
1. Over development
2. Next to the South Hams SAC (South Hams Special Area of Conservation)
3. Drainage Issues

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

13.1.

Apple Tree Close 21/00016/MAJ

The clerk reported that she had been on Teignbridge’s Planning Portal and discovered that there have been new documents uploaded onto the Apple Tree Close major development page. Namely, i) agreed extension of time to 29/10/21 ii) Heritage Statement iii) Viability Executive Summary <https://www.teignbridge.gov.uk/planning/forms/planning-application-details/?Type=Application&Refval=21/00016/MAJ>



13.2.

Tollgate Farm 21/00021/NONDET

The Clerk informed the meeting that the information she had sent to the Planning Inspectorate regarding Tollgate farm's appeal for non determination is now on Teignbridge's portal.

<https://www.teignbridge.gov.uk/planning/forms/planning-application-details/?Type=Appeal&Refval=21/00021/NONDET>

14. MATTERS BROUGHT FORWARD BY PARISH COUNCILLORS: None

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

Tuesday 9th November 2021: Full Parish Council meeting, Chudleigh Knighton Village Hall, starting at 7.30pm

Tuesday 23rd November 2021: Planning Committee meeting, Chudleigh Knighton Village Hall starting at 7.30pm

As there was no further business the meeting ended at 8.29pm

.....**Chairperson**

Dated.....