

**MINUTES OF THE PLANNING COMMITTEE MEETING
HELD ON TUESDAY 27th JUNE 2023 STARTING AT 7.30PM
AT CHUDLEIGH KNIGHTON VILLAGE HALL**

PRESENT: Cllrs Phil Baker, Carol Godwin, Janette Parker (Vice Chairman, Chair of this meeting) and Graham Tully.
Elly Maynard, Clerk to Hennock Parish Council

PART I (Open to the Public)

The Vice Chairman of Hennock Parish Council's Planning Committee Cllr Janette Parker welcomed everyone to the June meeting, it was unanimously agreed that she would chair the meeting in the absence of the Chairman.

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:
None

3. TO ACCEPT APOLOGIES FOR ABSENCE: Apologies were received from Councillor Kate Willett and Councillor Chris Applewood. The reasons for their apologies were accepted.

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: None

7. APPROVAL AND SIGNING OF THE MINUTES: The minutes of the Planning Committee meeting held on 23rd May 2023 were unanimously approved and duly signed by Cllr Janette Parker, Vice Chairman of the Planning Committee and acting Chair of this meeting.

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

8.1. CLERK'S ACTIONS FROM PLANNING COMMITTEE MEETING HELD TUESDAY 23RD MAY 2023.

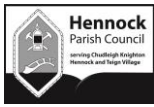
The Clerk informed the meeting that all actions had been completed. See Appendix A.

Cllr Parker reported to the meeting that she had attended via Teams the Heathfield Landfill Community Liaison Group Meeting on 26th June 2023.

She commented on Action Point A.

Odour Nuisance – The Environment Agency who attended the meeting said the odour nuisance which received 16 complaints on 2nd May actually originated from poultry litter from farming practices nearby. Actual Need – Valencia have been asked by Devon County Council to respond to this question of ours.

ACTION A – The Clerk to receive a report via Cllr Parker regarding the poultry litter causing the odour nuisance, the Clerk can then share this on Facebook.



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

10. PLANNING APPLICATIONS

Teignbridge District Council

10.1. 23/00829/FUL

Location Knighton Stores and Post Office, Chudleigh Knighton
Proposal Change of use of former Knighton Stores to two ground floor flats

<https://publicaccess.teignbridge.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RUHT5OPZGAQ00>

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

Henock Parish Council considered proposal 23/00829/FUL at their Planning Committee Meeting on 28th June at Chudleigh Knighton Village Hall, agenda item 10.1.

Henock Parish Council would like to make the following comments:

Henock Parish Council feels the applicant hasn't made significant material changes to meet the responses Teignbridge District Council gave when their previous application 23/00279/FUL was refused.

10.2. 23/00575/HOU

Location Knowle House, Trusham
Proposal Garage / workshop

<https://publicaccess.teignbridge.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RSJB5IPZ01U00>

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

Henock Parish Council considered proposal 23/00575/HOU at their Planning Committee Meeting on 28th June at Chudleigh Knighton Village Hall, agenda item 10.2.

Henock Parish Council would like to make the following comments:

Henock Parish Council are pleased to note that an official planning application has been received to reflect the changes from the original planning granted in 1996 96/02796/FUL

Dartmoor National Park Authority None

Devon County Council None

11. PLANNING DECISIONS

Teignbridge District Council

11.1. 22/02273/HOU

Location 29 Devon Heath, Chudleigh Knighton
Proposal Replace ground floor extension with new single storey extension, changes to external cladding.
Decision Grant of Conditional Planning Permission



<https://publicaccess.teignbridge.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RMIP0GPZG9900>

Our Response: Hennock Parish Council considered this proposal at their Planning Committee Meeting held last night on 24th January 2023 at Chudleigh Knighton Village Hall, agenda items 9.1. Hennock Parish Council wants to make the following comments. Hennock Parish Council supports developments that meet the needs of their residents. We are concerned that the additional 2 bedrooms may result in more vehicles being associated with the property in an area that already has parking issues.

11.2 **20/02373/AMD1**
Location **Land at Ngr 283226 80192**
Proposal Non-material amendment (extend the building 1 metre in length to the North East elevation) to planning permission 20/02373/FUL for erection of single holiday unit and associated works
Decision Non Material Amendment Refused

<https://publicaccess.teignbridge.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RUEWHE8PZ01U00>

Our Response: Hennock Parish Council were not consulted on this amendment.

However, Hennock Parish Council gave the following response on the original application 20/02373/FUL that had permission granted in June 2021. Objects to the proposal as it feels it is an erosion of green space and isn't a necessary development. Its location is remote from the village and any area of development, therefore isn't appropriate. The design is not in-keeping with the countryside.

Dartmoor National Park Authority

11.3. **0151/23**
Location Oakdene Farm, Teign Village, TQ13 8AX
Proposal Demolition of two dwellings and shed to erect a new single dwelling
Decision Grant of conditional planning permission

<https://dartmoor-online.tascomi.com/planning/index.html?fa=getApplication&id=161377>

Our Response: Hennock Parish Council considered proposal 0151/23 at their Planning Committee Meeting on 18th April at Chudleigh Knighton Village Hall, agenda item 10.3. Hennock Parish Council have no comments.

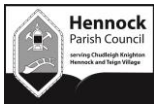
ACTION D – No further action required the decisions for 11.1, 11.2 and 11.3 were noted.

12. PLANNING WITHDRAWN None

13. 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>



An email from Street Naming and Numbering at Teignbridge had been received by the Clerk that day regarding proposed street names for Tollgate Farm / Turnpike Fields development. The Clerk informed the meeting that she had requested an extension of time (EOT) so it can be considered at our July Planning Committee Meeting.

It was agreed that if an extension of time wasn't granted then the Clerk would add it to the July Full Parish Council agenda.

ACTION E – The Clerk to add to the July Planning or July Full Parish Council agenda depending whether the Extension of Time was granted. Also, the Clerk to contact the local historian for advice and opinions.

14. TO CONSIDER CORRESPONDENCE RECEIVED REGARDING ENFORCEMENT.

None

15. TO CONSIDER CORRESPONDENCE, PLANNING APPLICATIONS AND DECISIONS RECEIVED SINCE PREPARING THE AGENDA. None apart from that detailed in agenda item 13.

16. TO NOTE AND CONSIDER THE SECOND GROUP PLANNING FORUM AND REPRESENTATIVES OF THE TEIGNBRIDGE DISTRICT COUNCIL PLANNING TEAM held on Wednesday 21st June 2023 at Tedburn St Mary Village Hall 7.30pm - 9.00 pm, please note this was the postponed meeting that had been scheduled for Thursday 25th May 2023 at Bishopsteignton Community Centre 7.30pm - 9.00pm.

Notes from the meeting had been circulated by email to all councillors prior to the meeting.

Cllr Janette Parker and Cllr Graham Tully summarised the meeting and felt that it was worthwhile and hope that Teignbridge Association of Local Councils (TALC) will be reinstated to aid communication between the District Council and town / parish councils.

ACTION F – The Clerk was asked if she could ask Teignbridge Planning Team if they could provide Planning Training suitable for parish / town Councillors focussing on what role parish and town councils should be playing in the planning process.

17. MATTERS BROUGHT FORWARD BY PARISH COUNCILLORS: None

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

Tuesday 11th July 2023: Full Parish Council Meeting, Chudleigh Knighton Village Hall, starting at 7.30pm

Tuesday 25th July 2023: Planning Committee Meeting, Chudleigh Knighton Village Hall, starting at 7.30pm

As there was no further business the meeting ended at 8.25pm

.....Chairman

Dated.....