

**MINUTES OF THE PLANNING COMMITTEE MEETING
HELD ON TUESDAY 18th APRIL 2023 STARTING AT 7.30PM
AT CHUDLEIGH KNIGHTON VILLAGE HALL**

PRESENT: Cllrs Phil Baker (Chairman), Charlie Fisher, Janette Parker, Kate Willett and Graham Tully.
Elly Maynard, Clerk to Hennock Parish Council

PART I (Open to the Public)

The Chairman of Hennock Parish Council's Planning Committee Cllr Phil Baker welcomed everyone to the April meeting.

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 Carol Godwin. The reason for her 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 28th March 2023 were unanimously approved and duly signed by Cllr Phil Baker, Chairman of the Planning Committee.

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

8.1. CLERK'S ACTIONS FROM PLANNING COMMITTEE MEETING HELD TUESDAY 28TH MARCH 2023.

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

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

10. PLANNING APPLICATIONS

Teignbridge District Council

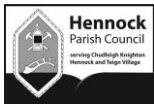
10.1. 23/00189/FUL

Location Dartmoor Reach Alpacas, Dunley Lane, TQ13 9PW

Proposal Permanent rural workers dwelling to replace temporary dwelling permitted by 20/00105/FUL

<https://publicaccess.teignbridge.gov.uk/online->

[applications/applicationDetails.do?activeTab=summary&keyVal=RPG69OPZISK00](https://publicaccess.teignbridge.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RPG69OPZISK00)



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

Henock Parish Council considered proposal 23/00189/FUL at their Planning Committee Meeting on 18th April at Chudleigh Knighton Village Hall, agenda item 10.1.

Henock Parish Council would like to make the following comments:

We have concerns about the drainage due to the failed percolation test.

We would like the condition detailed in the Officer's Report 20/00105/FUL to remain i.e. "The occupation of the dwelling shall be limited to a person solely or mainly working, in the locality in agriculture, forestry, or other rural business, or a widow or widower of such a person, and to any resident dependents."

If the proposal is granted planning permission, then we would like to see it stipulated that the previous temporary accommodation must be removed from site.

10.2. 22/02327/HAZ

Location Finlake Holiday Resort, Chudleigh, TQ13 0EJ

Proposal Application for hazardous substances consent for gas tank compound (LPG)

<https://publicaccess.teignbridge.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RMTPNHPZ01U00>

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

Henock Parish Council considered proposal 22/02327/HAZ at their Planning Committee Meeting on 18th April at Chudleigh Knighton Village Hall, agenda item 10.2.

Henock Parish Council would like to make the following comments:

Henock Parish Council would like reassurance that the access is suitable for deliveries and emergency access, especially as it seems to be very close to power cables. There also needs to be a robust emergency plan in place.

Dartmoor National Park Authority

10.3. 0151/23

Location Oakdene Farmhouse, Teign Village, TQ13 9QN

Proposal Demolition of two dwellings and shed to erect a new single dwelling

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

ACTION C - The Clerk was instructed to respond to Dartmoor National Park with the following:

Henock Parish Council considered proposal 0151/23 at their Planning Committee Meeting on 18th April at Chudleigh Knighton Village Hall, agenda item 10.3.

Henock Parish Council have no comments.

11. PLANNING DECISIONS

Teignbridge District Council None

Dartmoor National Park None



12. PLANNING WITHDRAWN None

13. UPDATE ON TOLLGATE FARM, CHUDLEIGH KNIGHTON 22/02205/MAJ

<https://publicaccess.teignbridge.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RLPGG6PZFKN00>

There was some discussion regarding Tollgate Farm being marketed as Turnpike Fields and there being a café in the village (which doesn't exist). Plus, the lack of information available on the portal regarding Open Spaces and play area detail; there is still no consultation response from Open Spaces.

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

Henock Parish Council considered proposal 22/02205/MAJ at their Planning Committee Meeting on 18th April at Chudleigh Knighton Village Hall, agenda item 13.

Henock Parish Council would like to make the following comments:

Henock Parish Council feel very strongly that the Open Spaces report uploaded onto the portal on 4th April should be adhered to and implemented especially the section 3 Children and Young People's Space. The report includes issues the parish council have raised previously.

14. TO CONSIDER CORRESPONDENCE RECEIVED REGARDING ENFORCEMENT.
None

15. TO CONSIDER CORRESPONDENCE, PLANNING APPLICATIONS AND DECISIONS RECEIVED SINCE PREPARING THE AGENDA. The Clerk informed the meeting that she had received a planning application from Dartmoor National Park the previous day 0162/23. The Clerk had contacted the planning officer asking for an extension of time which has been agreed, so it will be on our May Planning Committee Meeting agenda.

16. MATTERS BROUGHT FORWARD BY PARISH COUNCILLORS: There was some discussion regarding public rights of way vs unofficial public rights of way.

ACTION E – The Clerk to contact the Public Rights of Way team at Devon County Council for advice and report back.

17. DATES, VENUES AND TIMES OF NEXT PARISH COUNCIL MEETINGS:
Tuesday 16th May 2023: Annual Meeting of the Parish Council, Chudleigh Knighton Village Hall, starting at 7.30pm (PLEASE NOTE: 3rd Tuesday of the month rather than 2nd due to elections)

Tuesday 23rd May 2023: Planning Committee Meeting, Chudleigh Knighton Village Hall, starting at 7.30pm

As there was no further business the meeting ended at 8.55pm

.....Chairman

Dated.....