

## MINUTES OF THE VIRTUAL PLANNING COMMITTEE MEETING HELD ON TUESDAY 23<sup>rd</sup> FEBRUARY 2021 STARTING AT 7.30PM.

**PRESENT:** Cllrs Phil Baker (Chairman), Peter McCullar, Janette Parker, Graham Tully and Kate Willett.

Cllr Charlie Fisher, Hennock Parish Council Infrastructure and Development Working Group  
Graham Hutton, Baker Estates Ltd

Mary Ridgway, Housing Enabling Officer, Teignbridge District Council

5 members of the public

Elly Maynard, 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:**  
No changes

**3. TO ACCEPT APOLOGIES FOR ABSENCE:** Sylvia Edwards, family issues

**4. DECLARATION OF INTEREST FOR ITEMS INCLUDED ON THE AGENDA & A REMINDER TO COUNCILLORS TO UPDATE THEIR REGISTER OF INTERESTS WHERE APPROPRIATE:** Cllr Graham Tully declared an interest in agenda item 10.4 as he knows the owners. It was agreed that Cllr Graham Tully would be put in the Zoom waiting room during this agenda item and would be allowed back in afterwards.

**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:**

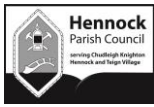
Resident A spoke extensively about his concerns regarding the development at East Dunley items 10.2 and 10.3 on the agenda. His main concerns were inaccuracies within the plan and supporting documents. He gave examples of issues relating to access, increased traffic, boundaries, buildings being built without planning permission. He advised the meeting that the area in question is of "great landscape value" according to Teignbridge District Council and urged the meeting to refuse planning permission and he will be submitting his own objection too.

Resident B asked a question regarding planning permission on her land, she was given an email to contact.

Resident C with D on screen spoke briefly about their concerns regarding the development at East Dunley items 10.2 and 10.3 on the agenda. His main concerns were regarding additional traffic, access issues and additional traffic driving up through Hennock village to access the reservoirs etc.

Resident E just wanted to attend the meeting to listen.

**7. APPROVAL AND SIGNING OF THE MINUTES:** The minutes of the Planning Committee meeting held on 26<sup>th</sup> January 2021 were approved and will be signed when it is practicable to do so.



**8. To consider Hennock Parish Council's Infrastructure and Development Working Group's recommendations following the Apple Tree Close consultation. (This agenda item was considered in the meeting after agenda item 10.4)**

Cllr Charlie Fisher as chairman of the council's Infrastructure and Development Working Group talked through the results and the report. [SEE APPENDIX A and B]

Standing Orders were suspended to allow Mary Ridgway to speak, her salient points were:

- Same Case Officer for both major developments in Chudleigh Knighton.
- The consultations were sequential.
- Need for affordable homes for local people.
- Both applications currently lack detail.
- They should have an allocation plan in order to prioritise for local people.

Cllr Charlie Fisher was thanked for his work on the consultation in such a tight timescale and standing orders were reinstated. The meeting agreed to adopt the report.

*ACTION: The Clerk was instructed to include the results of the consultation with our response and to publish them on our website.*

**9. Agreement of agenda between Parts I & II. No part II**

**10. PLANNING APPLICATIONS**

**Teignbridge District Council**

**10.2 20/02372/FUL**

Address: East Dunley , Road From Little Helstonsbench Cross To Dunley Cross, Bovey Tracey, TQ13 9PW

Proposal: Demolition of storage barn and replacement with managers cottage with biomass heating system and associated stores

<https://www.teignbridge.gov.uk/planning/forms/planning-application-details/?Type=Application&Refval=20/02372/FUL>

**The Parish Council's objections:**

- The Parish Council considered this application in conjunction with 20/02053/FUL
- 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

*ACTION: The Clerk was instructed to contact District Cllr Richard Keeling and call in the application by completing a planning committee request form including the objections.*

**10.3 20/02053/FUL**

Address: East Dunley , Bovey Tracey, Devon, TQ13 9PW



Proposal: New touring park comprising 31 pitches, 1728m2 area for glamping, pod or bell tent units, new toilet and shower facilities and respective infrastructure

Type: Full Planning Application

<https://www.teignbridge.gov.uk/planning/forms/planning-application-details/?Type=Application&Refval=20/02053/FUL>

**The Parish Council's objections:**

- The Parish Council considered this application in conjunction with 20/02372/FUL
- 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 as there are 2 application forms one for 31 pitches and one for 15 pitches. Is it 31, 15 or 46?
- There are signs some of the proposed work has already commenced.  
We would recommend Teignbridge undertake a site visit

*ACTION: The Clerk was instructed to contact District Cllr Richard Keeling and call in the application by completing a planning committee request form including the objections.*

**10.4 21/00103/FUL**

Address: Warwick Barns, Chudleigh Knighton, Devon, TQ13 0HS, ,

Proposal: Retention of change of use from agricultural building to storage B8

Type: Full Planning Application

<https://www.teignbridge.gov.uk/planning/forms/planning-application-details/?Type=Application&Refval=21/00103/FUL>

Parish Council's Observations No objections

*ACTION: The Clerk was instructed to respond saying no objections.*

**10.1. 21/00016/MAJ**

Address: Land To The North Of Apple Tree Close, Chudleigh Knighton , Devon

Proposal: Outline application for a rural exceptions development comprising up to 40 residential dwellings, associated open space and infrastructure (approval sought for access)

Type: Major Application

<https://www.teignbridge.gov.uk/planning/forms/planning-application-details/?Type=Application&Refval=21/00016/MAJ>

**The Parish Council's objections:**



- 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.
- The parish council has received strong objections from parishioners through its recent consultation.
- There are grave concerns regarding increased traffic, access issues through what is currently a quiet cul-de-sac and strains on local infrastructure.
- There is a lack of detail into what size homes will be built.

*ACTION: The Clerk was instructed to contact District Cllr Richard Keeling and call in the application by completing a planning committee request form including the objections and attach a copy of our consultation results that was undertaken in February 2021. [SEE APPENDIX A]*

## **11. APPEAL REFUSAL OF FULL PLANNING PERMISSION**

PINS ref: APP/J9497/W/20/3264167      DNPA ref: 0147/20

Address: Land South of Teign Village

Proposal: Erection of livestock building (13.5x9m) and creation of access

<https://www.dartmoor.gov.uk/living-and-working/planning/search-for-an-application/db-links/detailed-application-result?AppNo=0147%2F20>

*ACTION: No further action required, the above was noted.*

## **12. PLANNING DECISIONS**

### **Dartmoor National Park Authority**

Ref: 0589/20

Address: Longlands, Church Road, Hennock

Proposal: Conversion of existing stable block to create two new holiday lets

Decision / Status: Withdrawn

<https://www.dartmoor.gov.uk/living-and-working/planning/search-for-an-application/db-links/detailed-application-result?AppNo=0589%2F20>

*ACTION: No further action required, the above was noted.*

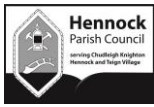
### **Teignbridge District Council**

None reported

## **13. To consider correspondence, planning applications and decisions received since preparing the agenda.**

Reference: 21/00366/FUL

Address: Dunley , Road From Little Helstonsbench Cross To Dunley Cross, Bovey Tracey, Devon, TQ13 9PW



Proposal:      Erection of agricultural livestock building

**ACTION:** *The Clerk was instructed to respond saying no objections.*

**14. Matters brought forward by Councillors** *(for information only).*

Upon being asked about the Old Anchor Inn Site, the Clerk informed the meeting that Steven Hobbs, Planning Enforcement Officer at TDC is planning to meet with the owners of the site to discuss the way forward.

Cllr Tully spoke about a potential issue regarding a property, he was instructed to seek further clarification and report back.

Cllr Willett reported that Pitt Orchard have dismantled the barn that they didn't have planning permission for.

**15. Dates, venues and times of next Parish Council meetings:**

*Tuesday 9<sup>th</sup> March 2021: Virtual Zoom Parish Council meeting starting at 7.30pm*

*Tuesday 23<sup>rd</sup> March 2021: Virtual Zoom Planning Committee meeting starting at 7.30pm*

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

.....**Chairman**

**Dated**.....