



HENNOCK PARISH COUNCIL  
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**MINUTES OF THE PLANNING COMMITTEE MEETING  
HELD ON TUESDAY 26<sup>th</sup> SEPTEMBER 2023 STARTING AT 7.30PM  
AT CHUDLEIGH KNIGHTON VILLAGE HALL**

**PRESENT:** Cllrs Phil Baker, Carol Godwin, Janette Parker (Chairman for this meeting), and Graham Tully  
District Cllr Andy Swain  
Tom Biddle, Development Manager, Baker Estates  
Graham Hutton, Operations Director, Baker Estates  
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 September meeting and it was agreed in the absence of the Chairman she would chair the meeting.

**1. RECORDING OF MEETINGS:** The Chairman of the meeting 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 Chris Applewood and Cllr Kate Willett, the reasons for his 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:**

Tom Biddle and Graham Hutton from Baker Estates gave the parish council a brief update regarding Turnpike Fields development.

The salient points were:

- The site will be accessed via the existing track.
- There is a construction management plan in place which requires all vehicles over 7.5 tonnes to access the site from the east avoiding the village centre. All other vehicles will be encouraged to do the same.
- There will be a temporary surface water management strategy whilst the site is being constructed, before the permanent drainage system is completed.
- Teign Housing are the housing association who will be delivering the 18 affordable homes which will be built in 2024.
- Letters have gone out to neighbouring properties with a number to call if they have any queries or concerns about any aspects of the work. 0808 169 9116
- The new access junction on Plymouth Road and pedestrian access from Teign View will be cut through the hedge soon, but then fence off.
- It is anticipated CIL monies payable to Hennock Parish Council will equate to 15% of £1.7 million £255,000
- They have recently been informed that they will need a new substation



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*ACTION A – The Clerk to let residents know how construction vehicles will access the site.*

**7. APPROVAL AND SIGNING OF THE MINUTES:** The minutes of the Planning Committee meeting held on 25<sup>th</sup> July 2023 were unanimously approved and duly signed by Cllr Janette Parker, Chairman of this meeting and Vice 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 25<sup>TH</sup> JULY 2023.**

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

**8.2.** To note that the following applications were considered at the full parish council meeting held on Tuesday 12<sup>th</sup> September as the parish council were on Summer Recess during the month of August and extension of time (EOT) were not granted to extend our response to after the September Planning Committee Meeting.

|                     |   |                   |
|---------------------|---|-------------------|
| <b>23/01316/FUL</b> | Inversnaid, Bellamarsh Lane, Chudleigh Knighton, TQ13 0EP | Support & Comment |
| <b>23/01413/HOU</b> | Tor View, Back Lane, Chudleigh Knighton, TQ13 0HB         | Support           |
| <b>23/01216/VAR</b> | Little Greenhill, Five Lanes, Hennock, TQ13 9PU           | Object            |
| <b>0332/23</b>      | Lower Bowden, Bovey Tracey, TQ13 9LX                      | Support & Comment |

*ACTION B – The above was noted and it was commented that it was unfortunate that we had to fit these applications into our main meeting. The decision for 23/01413/HOU is agenda item 11.2 and the decision for 23/01216/VAR is agenda item 11.3. No further action required.*

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

**10. PLANNING APPLICATIONS**

**Teignbridge District Council** None

**Dartmoor National Park Authority**

**10.1. 0391/23**

Location Land Adjacent to Teign Village Waste Water Treatment Works, TQ13 9QJ  
Proposal Change of use from undeveloped land to operational site to facilitate the installation of a new storm water storage tank, kiosk, upgrade of access track and ancillary underground pipework

<https://dartmoor-online.tascomi.com/planning/index.html?fa=getApplication&id=161702>

Please note we have received an Extension of Time (EOT) to respond

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

*Hennock Parish Council considered proposal 0391/23 at their Planning Committee Meeting on 26<sup>th</sup> September 2023 at Chudleigh Knighton Village Hall, agenda items 10. 1.  
Hennock Parish Council supports the proposal.*

**Devon County Council** None



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## 11. PLANNING DECISIONS

### Teignbridge District Council

#### 11.1. 23/01341/CLDP

Location 37 River Valley Road, Chudleigh Knighton  
Proposal Creation of parking space and access ramp  
Decision Refusal of lawful use or development

<https://publicaccess.teignbridge.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RY1FKWPZK8N00>

*Please note Hennock Parish Council were not consulted on this proposal.*

#### 11.2. 23/01413/HOU

Location Tor View, Back Lane, Chudleigh Knighton, TQ13 0HB  
Proposal Proposed single storey rear extension and new garage roof  
Decision Grant of conditional planning permission

<https://publicaccess.teignbridge.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RYNT48PZKWM00>

*Our Response: Hennock Parish Council considered this application at the full parish council meeting held at Chudleigh Knighton Village Hall on 12th September 2023, agenda item 18.2. Hennock Parish Council support the proposal.*

#### 11.3. 23/01216/VAR

Location Little Greenhill, Five Lanes, Hennock, TQ13 9PU  
Proposal Minor Material Amendments to planning permission 20/02373/FUL (erection of single holiday unit and associated works) to extend unit and raise roof.  
Decision Grants permission to vary the planning application

<https://publicaccess.teignbridge.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RX2ADOPZ01U00>

*Our Response: Hennock Parish Council considered this application at the full parish council meeting held at Chudleigh Knighton Village Hall on 12th September 2023, agenda item 18.3. Hennock Parish Council objects to the proposal.*

### Dartmoor National Park Authority None

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

## 12. PLANNING WITHDRAWN None

## 13. PLANNING APPEALS

The Clerk was asked if she had heard any more about the appeal that was noted at our July Planning meeting namely 0441/221 affordable dwelling, land at Leigh Cross, Teign Village, TQ13 9QH Reference W/23/3315797



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*ACTION E – The Clerk to see if she can find out an update re. W/23/3315797*

**14. 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>

See Agenda item 6

**14.1. To note the email from Tracy Barkley from Teignbridge regarding our proposed street names for Turnpike Fields.** I can confirm the following names have met the Street Name and Numbering criteria.

1. Well Court (there is an existing road in Teignbridge named Well Close)
2. Bewhay Close
3. Chaldron Way (main road within the development)
4. Pinsent Place (could possibly be numbered/extended into a future development)

*ACTION F – No further action required the road names were noted.*

**15. TO CONSIDER CORRESPONDENCE RECEIVED REGARDING ENFORCEMENT.**

None

**16. TO CONSIDER HENNOCK PARISH COUNCIL'S RESPONSE TO RURAL AFFORDABLE HOMES IN TEIGNBRIDGE SURVEY**

The answers to the survey were agreed upon.

*ACTION G – The Clerk to complete the online survey based on the answers given at the meeting and to let Mary Ridgway know we have completed it.*

**17. TEIGNBRIDGE DRAFT LOCAL PLAN.** To note the email from Teignbridge District Council to say there are proposals to delay submission of Teignbridge's draft local plan, so as to give local people another opportunity to comment on changes being made to it. Noted.

*ACTION H - The Clerk to produce a post on Facebook and an article for our newsletter once the consultation is live.*

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

The Clerk informed the meeting that 22/02205/AMD2 the non-material amendment change of roof configuration that Baker estates had spoken about in agenda item 6 had been refused.

**19. MATTERS BROUGHT FORWARD BY PARISH COUNCILLORS:** A potential enforcement issue was raised to be investigated further.

*ACTION I - The Clerk was asked to carry out further research before reporting to Teignbridge.*



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

*Tuesday 10<sup>th</sup> October 2023: Full Parish Council Meeting, Chudleigh Knighton Village Hall, starting at 7.30pm*

*Tuesday 24<sup>th</sup> October 2023: Planning Committee Meeting, Chudleigh Knighton Village Hall, starting at 7.30pm*

As there was no further business the meeting ended at 8.50pm

.....**Chairman**

**Dated**.....