

**MINUTES OF THE PLANNING COMMITTEE MEETING
HELD ON TUESDAY 22nd MARCH STARTING AT 7.30PM
AT CHUDLEIGH KNIGHTON VILLAGE HALL**

PRESENT: Cllrs Phil Baker (Chairperson), Charlie Fisher, Peter McCullar, Janette Parker 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: Cllr Charlie Fisher was co-opted onto the Planning Committee.

3. TO ACCEPT APOLOGIES FOR ABSENCE: Cllr Emma Sueref and Cllr Kate Willett sent their apologies and the reasons for their apologies were accepted unanimously.

4. DECLARATION OF INTEREST FOR ITEMS INCLUDED ON THE AGENDA & 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:

7. APPROVAL AND SIGNING OF THE MINUTES: The minutes of the Planning Committee meeting held on 22nd February 2022 were unanimously approved and duly signed by Cllr Phil Baker, Chairperson.

8. AGREEMENT OF AGENDA BETWEEN PARTS I & II. It was agreed correspondence received will be discussed in Part II.

9. PLANNING APPLICATIONS

Teignbridge District Council

9.1. 22/00331/LBC

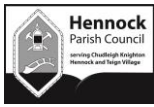
Address: Pitt House, Flat 2, Road to Pitt House

Proposal: Internal alterations including new stair case, associated alterations to bedroom, landings, re order of kitchen and bathroom, reinstatement of two historic arch openings between drawing room and the extended kitchen, formation of new arch/partition, glazed door screen to utility room

Type: Listed Building Consent

<https://www.teignbridge.gov.uk/planning/forms/planning-application-details/?Type=Application&Refval=22/00331/LBC>

ACTION - The Clerk was instructed to respond via Teignbridge Planning Portal with the following: Hennock Parish Council supports the proposal and thinks that it's good that they are proposing to reinstate a couple of original features and welcome the replacement of the paddle stairs.



9.2. **22/00388/FUL**
Address: Teign Lawn, Knights Mead, Chudleigh Knighton, Devon, TQ13 0RE
Proposal: Change of use from a dwelling (use class C3) to children's home (use class C2)
Type: Full Planning Permission

<https://www.teignbridge.gov.uk/planning/forms/planning-application-details/?Type=Application&Refval=22/00388/FUL>

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

Please note, Hennock Parish Council did not receive a letter by post or email from Teignbridge to invite us to send our comments on this application, the clerk normally receives an email. It was included in the agenda as the Clerk spotted it on the Weekly List of Applications w/e 11th March 2022 received 14/03/22. Hennock Parish Council are concerned that other interested parties and consultees may have not received the letter either, as to date there is only a response from the Police on the portal. I have rung Teignbridge Planning Department this morning to explain these concerns.

Hennock Parish Council feel there is insufficient information to make an informed decision as it's a very vague application.

There is no information provided about the number of children that will be accommodated or their age and needs.

We are concerned that the village doesn't have enough resources for their needs. For example, there is no village shop, limited public transport and no youth club.

Once the building has been changed from a dwelling to a children's home the village will lose one of the few large residential homes forever.

We agree with the concerns highlighted by the Police Architectural Liaison Officer.

9.2. **22/00196/FUL**
Address: Land At Ngr 284534 79658, Fludda Wood, Huxbear, Chudleigh, TQ13 0EH
Proposal: Change of use of land to residential curtilage and retrospective construction of access track, parking area, shed and greenhouses, ancillary to the existing dwelling
Type: Full Planning Application

<https://www.teignbridge.gov.uk/planning/forms/planning-application-details/?Type=Application&Refval=22/00196/FUL>

It was noted that the above application is still temporarily withdrawn so it wasn't considered.

ACTION – No action needed, await further correspondence from Teignbridge.

Dartmoor National Park Authority

9.3. **0084/22**
Address: 18 Teign Village
Proposal: Retrospective garden building/workshop



<https://www.dartmoor.gov.uk/living-and-working/planning/db-links/application-details?AppNo=0084%2F22>

ACTION - The Clerk was instructed to respond via Dartmoor National Park Planning Portal with the following: Hennock Parish Council are concerned about the scale of the development, as it would appear to completely cover the rear garden. It is blocking light to the downstairs rear rooms.

10. PLANNING DECISIONS

Teignbridge District Council

10.1. 21/02881/CLDE

Address: Land adjacent to Kiln Close, Chudleigh Knighton
Proposal: Certificate of lawfulness for existing use for storage
Decision: Certificate of lawful use or development

<https://www.teignbridge.gov.uk/planning/forms/planning-application-details/?Type=Application&Refval=21/02881/CLDE>

Extract from page 4 of the Delegated report “to ensure a certificate can be issued for the storage use, the description of development has been amended to remove ‘an element of vehicle related repair work’.

Our Response: Whilst Hennock Parish Council accepts the field has been used for vehicle storage for 20+ years, there is no evidence either from the statements included with the application or councillors local knowledge that the site has been used for vehicle repair work.

Therefore, Hennock Parish Council believe a certificate of lawfulness can only be for existing use as vehicle storage and NOT for vehicle repair work.

ACTION – The certificate of lawfulness was noted.

Dartmoor National Park Authority None

11. PLANNING WITHDRAWN

 None

12. PROGRESS REPORTS FROM THE CLERK FOR INFORMATION AND CONSIDERATION

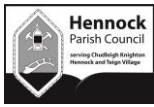
12.1 21/00016/MAJ

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)

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

On Teignbridge Planning Portal, 28/02/22 an agreed extension of time until the end of March 2022.

ACTION – The extension of time was noted.



13. TO CONSIDER THE LIGHT POLLUTION ISSUES AT FINLAKE HOLIDAY PARK

There was some discussion regarding removal of trees, new units and associated roads being added, plus the gym /pool complex being lit up all night.

ACTION – The Clerk was instructed to seek advice.

14. TO CONSIDER CORRESPONDENCE, PLANNING APPLICATIONS AND DECISIONS RECEIVED SINCE PREPARING THE AGENDA. Complaint letter in Part II.

PLANNING DECISION

Reference: 22/00191/AGR
Location: HENNOCK - Land At Riley, Hennock
Proposal: Agricultural Building
Decision: Prior approval of the siting, design and external appearance is required

Our Response: Support the proposal (This was considered at our Full Parish Council Meeting 08/03/2022 as an extension of time wasn't granted by Teignbridge.)

ACTION – The need for prior approval was noted.

15. MATTERS BROUGHT FORWARD BY PARISH COUNCILLORS: Each Councillor is requested to use this opportunity to report minor matters of information not included elsewhere on the agenda and to raise items for future agendas. Councillors are respectfully reminded that this is not an opportunity for debate or decision making. None

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

Tuesday 29th March 2022: Annual Parish Meeting, Chudleigh Knighton Village Hall, starting at 7.30pm
Tuesday 12th April 2022: Full Parish Council Meeting, Chudleigh Knighton Village Hall, starting at 7.30pm
Tuesday 26th April 2022: Planning Committee Meeting, Chudleigh Knighton Village Hall starting at 7.30pm

PART II

A complaint was circulated to all councillors prior to the meeting and was considered.

ACTION: The Clerk was instructed to respond saying we will follow our complaints procedure.

As there was no further business the meeting ended at 8.52pm

.....Chairperson

Dated.....