

HENNOCK PARISH COUNCIL

MINUTES OF THE PLANNING COMMITTEE HELD ON TUESDAY 24TH SEPTEMBER 2019 IN THE OLD LIBRARY ROOM IN CHUDLEIGH KNIGHTON VILLAGE HALL STARTING AT 7.30PM.

PRESENT: Cllrs P Baker (Chairman of Planning Committee), R Dixon, S Edwards, C Fisher, P McCullar, G Tully & C Webb.
Helen Reynolds, Clerk to the Parish Council.

PART I (Open to the Public)

1. FILMING AND RECORDING OF MEETINGS: The Chairman reminded all in attendance at the meeting that they may be filmed, recorded, photographed or otherwise reported about. Hennock Parish Council's protocol on the filming and recording of meetings was on display and those undertaking these activities were deemed to have accepted them whether they had read them or not.

2. TO ACCEPT APOLOGIES FOR ABSENCE: Apologies were received from Cllr J Parker and the reasons for her absence were accepted.

3. 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 a pecuniary interest in item 9.2: planning application for Dunscombe Forge, Warwicks Lane, and he left the room whilst this was being considered by the Committee. The Chairman confirmed that, whilst the planning application for Woodlands Farm, Dunley Lane, was similar to Cllr Tully's application, he did not have a pecuniary interest in it and he could, therefore, stay and comment on the application.

4. REQUESTS FOR DISPENSATIONS: None.

5. PUBLIC PARTICIPATION: AN OPPORTUNITY FOR MEMBERS OF THE PUBLIC TO SPEAK TO THE COUNCIL ABOUT MATTERS WHICH CONCERN THEM: None.

6. APPROVAL AND SIGNING OF THE MINUTES: The minutes of the Planning Committee meeting held on 23rd July 2019 were approved and duly signed.

7. MATTERS ARISING FROM THE MINUTES:

7.1. Lettings criteria for properties at Apple Tree Close, Chudleigh Knighton: An email was received from a Housing Coordinator at Westward Housing explaining the reasons why a house at Apple Tree Close was not allocated to an eligible resident from Chudleigh Knighton: it was the first time she had dealt with a Section 106 Agreement and she did not realise that Chudleigh Knighton was in Hennock Parish and looked for a connection with the village of Hennock. The Parish Council asked for a representative of Westward Housing to attend a Planning Committee meeting to provide assurances that robust systems have been put in place to ensure this error never happens again.

It was agreed that the error was a management systems issue and not down to one individual and this should be made clear to the representative of Westward Housing at the October meeting.

Cathryn Simpson, Housing Services Manager, (Lettings and Financial Inclusion at Westward Housing) will attend the next Planning Committee meeting on 22nd October 2019. In response to a request for what information the Parish Council would like from Westward Housing, the Council has requested an understanding of where the current residents of Apple Tree Close have come from - the Council understands that, for data protection reasons, Westward

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Housing cannot provide detailed addresses but, for example, have they satisfied Priority One, Two or Three of the Section 106 Letting Criteria.

7.2. Oak trees overhanging property in Meadowbank, Chudleigh Knighton: Devon County Council [DCC] Highways has advised that the County Council's policy regarding trees is that it will only cut them where trees are dead or diseased and in danger of falling imminently. DCC has also advised that, under Common Law, any property owner is allowed to cut back vegetation that overhangs their boundary (subject to permission from Teignbridge District Council if there are Tree Preservation Orders in place, as is the case here). After some discussion, the Clerk was instructed to write to the owner of the property in Meadowbank, accordingly.

8. AGREEMENT OF AGENDA BETWEEN PARTS I & II: There were no items which needed to be discussed in Part II.

9. PLANNING APPLICATIONS

Teignbridge District Council

9.1. Ref: 19/01638/NPA

Location: Hennock – Land adjacent to Woodlands Farm, Dunley Lane

Proposal: Application for Prior Approval under Part 3 Class Q (a) and (b) paragraph W of the GPDO change of use of agricultural building to two dwellings

Parish Council's observations: If it complies with the requirements of the permitted development order, the Parish Council has no objections to this application subject to the future use of the neighbouring farm buildings and farmyard being satisfactory to the Environmental Control Team.

The Parish Council has declared a climate emergency and it would like to see high levels of insulation to reduce the impact of additional fuel costs.

9.2. Ref: 19/01720/NPA

Location: Hennock – Dunscombe Forge, Warwicks Lane

Proposal: Application for Prior Approval under Part 3 Class Q (a) and (b) and paragraph W of the GPDO change of use of agricultural building to a dwelling

Cllr Graham Tully left the room whilst this application was considered by the Committee.

Parish Council's observations: If it complies with the requirements of the permitted development order, the Parish Council has no objections to this application.

The Parish Council has declared a climate emergency and it would like to see high levels of insulation to reduce the impact of additional fuel costs.

Dartmoor National Park Authority

9.3. Ref: 0406/19

Location: Hennock – Great Rock Farm, Bell Lane, Hennock

Proposal: Siting of Shepherd's Hut as holiday let

Parish Council's observations: The Parish Council supports this application: It is increasing the critical mass of an established business with minimal impact on the environment and on the landscape.

Dartmoor National Park Authority

9.4. Ref: 0419/19

Location: Hennock – Land at Leigh Cross, Teign Village

Proposal: Retention of timber free standing single storey chicken hut

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Parish Council's observations: The Parish Council supports this application because it is supporting the local production of food.

10. PLANNING DECISION

Devon County Council

10.1. Ref: DCC/4133/2019

Location: Heathfield Landfill, John Acres Lane, Fosterville, Sandygate, Newton Abbot

Proposal: Demolition of existing modular offices and construction of a single storey portable new site office and associated car parking

Decision: Grant of conditional planning permission

11. PLANNING APPLICATION WITHDRAWN

Teignbridge District Council

11.1. Ref: 19/01196/FUL

Location: Hennock – Lyneham Glen, Chudleigh

Proposal: Change of use of timber chalet from holiday use to residential use

12. DARTMOOR LOCAL PLAN: FINAL DRAFT CONSULTATION: It was agreed that councillors would look at the plan and it would be considered by the Committee at its October meeting.

13. HEATHFIELD LANDFILL SITE: ADVICE FROM VIRIDOR REGARDING A REVIEW OF THE STATUS OF THE REGION'S WASTE SITES FOR WASTE WHICH CANNOT BE RECYCLED: The Chairman read an email received during the Summer Recess from Viridor regarding the Heathfield Landfill site: "When this site was closed in January 2016, this decision was based on the understanding that existing Plymouth and Cornwall waste sites, including Viridor's Exeter Energy from Waste facility, would be sufficient to meet South West waste demands. However, it has become clear that demand for residual waste – that which cannot be recycled – is greater than the current capacity of available waste sites in Devon and Cornwall. With Broadpath Landfill site in Tiverton, Mid Devon, due to close, it became necessary to review the status of the region's waste sites. Heathfield has a significant void – the capacity available to receive residual waste that can be made available efficiently – which made it the most sensible option to meet the region's waste requirements in the short to medium term. Broadpath will now close this month (August) and the decision has been taken to conduct trials for couple of days from Monday, 12 August ahead of Heathfield's reopening on Monday, 19 August. As we advised in January, it is anticipated the Heathfield void will take five years to fill and the scale of operations at the site is expected to be significantly smaller than in the past. Peak inputs into the site approached 450,000 tonnes and we are anticipating these to be a maximum of 225,000 tonnes per year during the operation. Viridor has received the required Devon County Council planning permission to facilitate this. The area that will be focussed on for raising the profiles to the previously agreed contours has been plastic capped and soils placed, with grass planted to allow the soil to stabilise. Therefore, the habitat that will be temporarily removed is not well established and is not a sensitive ecosystem. As is the case with Viridor's existing landfill sites, the landfill (methane) gas will be harnessed and used to create renewable energy which can be fed directly to the national grid. It is Viridor's intention to continue its good relationship with Heathfield Community Liaison Group members and keep you informed about site activities. Should you have any further questions, please do contact me".

It was agreed that the Parish Council should "keep an eye on things" at the site.

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14. TO CONSIDER CORRESPONDENCE, PLANNING APPLICATIONS AND DECISIONS RECEIVED SINCE PREPARING THE AGENDA:

14.1. PLANNING APPLICATION:

Dartmoor National Park Authority

Ref: 0422/19

Location: Hennock – Land south of Teign Village

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

Parish Council’s observations: The Parish Council supports this application.

14.2. PLANNING DECISION:

Dartmoor National Park Authority

Ref: 0309/19

Location: Hennock – 59 Teign Village, Bovey Tracey

Proposal: Erection of front and rear extensions

Decision: Grant of conditional planning permission

15. MATTERS BROUGHT FORWARD BY COUNCILLORS: Cllr Fisher reported that Teignbridge District Council considered that day whether Parish & Town Councils would be able to “call in” planning applications in the future – a decision is awaited.

Cllr Baker attended a workshop at Dartmoor National Park Authority and reported that one councillor from the Parish Council can attend a planning site visit. The option of the Parish Council’s Planning Committee undertaking site visits for planning applications was discussed and it was agreed that the Chairman of the Committee would advise members when this is considered appropriate.

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

Tuesday 8th October 2019: Parish Council meeting in Chudleigh Knighton Village Hall starting at 7.30pm

Tuesday 22nd October 2019: Planning Committee meeting in The Old Library Room in Chudleigh Knighton Village Hall at 7.30pm

PART II (PRIVATE) ITEMS WHICH MAY BE TAKEN IN THE ABSENCE OF THE PUBLIC AND PRESS ON GROUNDS THAT CONFIDENTIAL INFORMATION MAY BE DISCLOSED:

None.

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

Signed

Dated.....