



MINUTES OF THE VIRTUAL PLANNING COMMITTEE MEETING HELD ON TUESDAY 26th JANUARY 2021 STARTING AT 7.30PM.

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

Mr Richard Ayre, Land & Planning Director at Baker Estates Ltd

Lisa Alexander, Baker Estates Ltd

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: No Apologies were received

4. DECLARATION OF INTEREST FOR ITEMS INCLUDED ON THE AGENDA & A REMINDER TO COUNCILLORS TO UPDATE THEIR REGISTER OF INTERESTS WHERE APPROPRIATE: Cllr Kate Willett declared an interest in agenda item 10.1 as she owns and lives in the property. It was agreed that Cllr Kate Willett 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: Mr Richard Ayre of Baker Estates Ltd spoke briefly to the Committee with regard to the outline planning application for Tollgate Farm, Plymouth Road, Chudleigh Knighton. Mr Ayre said there is not much to report since they spoke two weeks ago at our full parish council meeting, but they wanted to attend in case we have any questions we want answering.

Cllr Willett asked for clarification on the entrance arrangements to the site. Mr Ayre replied saying they are looking to enhance the hedgerow, widen the pavement by bringing back what has overgrown (approximately ½ metre) and there will have to be a slight rearrangement of the bus stop.

Cllr McCullar expressed his concerns on where the cars that are currently parked on Plymouth road outside this development would be able to park once this area becomes an entrance to the site. Parking is already an issue within the village and this development will result in a loss of on street parking. Mr Ayre replied saying their development has been designed so it doesn't "spill out" onto the main road.

7. APPROVAL AND SIGNING OF THE MINUTES: The minutes of the Planning Committee meeting held on 24th November 2020 were approved and will be signed when it is practicable to do so.

8. MATTERS ARISING FROM THE MINUTES:

8.1. Tollgate Farm, Plymouth Road, Chudleigh Knighton Ref: 20/01736/MAJ

Cllr Baker read out from the consultation response from Design and Heritage.



“A parameter plan should be submitted and made an Approved document. The parameter plan should note that build development should be set back from the existing boundaries by a minimum of 15m.”

Standing orders were suspended so Mr Ayre from Baker Estates could respond, Mr Ayre felt that there are no fundamental problems and will address the issues the report highlighted regarding parameters, the site entrance and the hedge that he spoke about during public participation. Standing orders were unsuspended.

8.2. Planning matters communicated during December

Email received from Rob Saltmarsh 14/12/20, Managing Director of Inox Property Group to say they will be submitting their planning application at Apple Tree Close on 18th December 2020. This was noted by the meeting and the Clerk was asked if she had received any further correspondence from Inox or Teignbridge District Council which she hadn't.

8.3. Planning Matters considered during December

0589/20 Conversion of existing stable block to create two new holiday units at Longlands, Church Road, Hennock

This planning application was discussed via email and the Clerk collated all the responses, Cllr Baker asked her to read out the comments we submitted.

“Hennock Parish Council is pleased this historic site is being renovated and it supports rural businesses and diversification. However, we would like to make the following observations: There is concern about the impact on a listed building site, as although the stables aren't listed they are close to the main building. The road approaching Longlands is very narrow, so there are anxieties about additional traffic, but more importantly the parking of construction traffic and holiday makers must be on site not on the road to reduce the impact on local residents. Suitable local materials must be used in the construction and it must include design features for nesting birds and roosting bats to help address the ecological crisis we find ourselves in. The converted stables must be for Holiday use only.”

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

10. PLANNING APPLICATIONS

Teignbridge District Council

10.1. Ref: 21/00056/LBC

Address West Wing, Pitt Farm, Chudleigh, Devon, TQ13 0EL

Proposal Internal alterations to second floor arrangement and installation of new rooflight

Type Listed Building Consent

<https://www.teignbridge.gov.uk/planning/forms/planning-application-details/?Type=Application&Refval=21/00056/LBC>

Cllr Kate Willett left the meeting as she has a declaration of interest. See Agenda Item 4.



Parish Council's Observations Hennock Parish Council supports the proposal as it will add to the longevity of the building and make it a more useful living area.

10.2 Ref: 20/02394/CONSLT and TR/Hennock fp8

Informal consultation on proposals for the diversion of part of public footpath no.8 (Hennock)

<https://www.teignbridge.gov.uk/planning/forms/planning-application-details/?Type=Application&Refval=20/02394/CONSLT>

Parish Council Observations to TDC Hennock Parish Council supports this proposal.

Parish Council observations to DNPA Hennock Parish Council supports this proposal.

10.3. Ref: 20/02373/FUL

Address **Little Greenhill, Five Lanes, Hennock, Devon, TQ13 9PU**

Proposal Erection of single holiday unit and associated works

Type Full Planning Application

<https://www.teignbridge.gov.uk/planning/forms/planning-application-details/?Type=Application&Refval=20/02373/FUL>

Parish Council Observations Hennock Parish Council objects to the proposal as it feels it is an erosion of green space and isn't a necessary development. Its location is remote from the village and any area of development, therefore isn't appropriate. The design is not in-keeping with the countryside.

Dartmoor National Park Authority

10.4. Ref: 0008/21

Address Franklands Farm, Lower Ashton, EX6 7RQ

Proposal Conversion of barn to holiday accommodation, improved parking and reception office at Franklands Farm, Lower Ashton

Type Full Planning Application

<https://www.dartmoor.gov.uk/living-and-working/planning/search-for-an-application/db-links/detailed-application-result?AppNo=0008%2F21>



Parish Council Observations Hennock Parish Council don't object to the conversion of the barn to a holiday let. We are pleased to see the mitigations put in place for birds and bats. We do have concerns as for the need for a reception and information office if it's only one holiday let.

11. PLANNING DECISIONS

Teignbridge District Council

11.1. Ref: 19/00974/COND2
Address East Dunley, Bovey Tracey, Devon, TQ13 9PW
Proposal Discharge of condition 8 on planning permission 19/00974/FUL for retention of storage barn and stables, and conversion to holiday accommodation
Type Discharge of Conditions 2
<https://www.teignbridge.gov.uk/planning/forms/planning-application-details/?Type=Application&Refval=19/00974/COND2>

Dartmoor National Park Authority

11.2. Ref: 0466/20
Location Longlands, Hennock, TQ13 9QE
Proposal Removal of existing chimney to the rear of the property, render and structural repairs to the front elevation and porch area and the installation of underfloor heating to the ground floor, Longlands, Hennock, Bovey Tracey.
Decision Grant of listed building consent
<https://www.dartmoor.gov.uk/living-and-working/planning/search-for-an-application/db-links/detailed-application-result?AppNo=0466%2F20>

The above decisions were noted by the committee

12. TO CONSIDER CORRESPONDENCE, PLANNING APPLICATIONS AND DECISIONS RECEIVED SINCE PREPARING THE AGENDA: None.

13. MATTERS BROUGHT FORWARD BY COUNCILLORS:

Cllr Willett reported that it looks like Pitt Orchard, Chudleigh Knighton has sold.

Cllr Parker reported that the safety fencing at the Anchor Inn site has been moved back away from the road.

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

Tuesday 9th February 2021: Virtual Zoom Parish Council meeting starting at 7.30pm

Tuesday 23rd February 2021: Virtual Zoom Planning Committee meeting starting at 7.30pm

As there was no further business the meeting ended at 8.30pm.

.....Chairman

Dated.....