

**MINUTES OF THE PLANNING COMMITTEE MEETING  
HELD ON TUESDAY 22<sup>nd</sup> FEBRUARY STARTING AT 7.30PM  
AT CHUDLEIGH KNIGHTON VILLAGE HALL**

**PRESENT:** Cllrs Phil Baker (Chairperson), Peter McCullar, Janette Parker, Emma Sueref, Graham Tully and Kate Willett  
Cllr Charlie Fisher, attending as Member of the Public as not on Planning Committee  
Mary Ridgway, Housing Enabler, Teignbridge District Council  
Graham Hutton, Development Director, Baker Estates  
Tom Biddle, Development Manager, Baker Estates  
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:**  
None

**3. TO ACCEPT APOLOGIES FOR ABSENCE:** None

**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:**

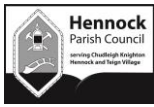
Mary Ridgway addressed the meeting saying there is little she can say at this stage as Tollgate Farm is currently a Planning Matter rather than a Housing Matter. Mary would like to work with Hennock Parish Council on the Allocation Plan for Tollgate Farm. She informed us she has a meeting regarding the potential Apple Tree Close development tomorrow (23/02/22) and she can then report back to the parish council.

Graham Hutton introduced himself and his colleague Tom Biddle, both from Baker Estates to the meeting. Their plan is to proceed with reserves matters as soon as possible. They understand that it wasn't necessarily the result the parish council wanted, but they are planning to consult fully with the community and the parish council and will hold consultation events.

Mary Ridgway recommended that we move forward constructively so we get the best deal for local people especially the affordable aspect.

Cllr Willett asked about the timescales. Baker Estates replied saying they are planning to put in a reserves application this summer, which Teignbridge District Council will then have to consider. If this is successful building work could start in 2023.

Cllr Willett asked about how they will be fuelled, there was a discussion regarding lots of different options including solar panels and air source heat pumps but nothing is definite at this stage. Graham Hutton and Tom Biddle left the meeting.



The Chairperson asked Mary for further clarification regarding the allocation plan which is summarised below:

Teignbridge planning policy will still require 30% affordable housing e.g. if 60 homes 18 will need to be affordable. 70% of the affordable homes must be affordable rented and 30% intermediate affordable homes (i.e. a low cost home ownership tenure)

For the 70% rented affordable homes Teignbridge District Council policy is to encourage social rent. Whether we achieve social rent (typically 60% of market rent) or the new affordable rent (80% of market) will depend on the Housing Association/Registered Provider, grant levels and viability.

For the 30% intermediate housing we do not know whether it will be traditional shared ownership or discounted open market.

As a starting point enablers will be asking for a similar dwelling size mix as was required at Apple Tree Close.

The usual s106 agreement is replaced by the Unilateral Undertaking which was presented at the appeal hearing. Much of this was settled before the hearing but the inspector was asked to 'rule' on a couple of points including the wording for the clustering of the affordable homes. Our policy requires the affordable homes to be distributed across the site, we objected to having 2 clusters of 9 and the Inspector seems to have accepted this point.

The definitions in the Unilateral Undertaking are important and enablers have requested an Allocations Scheme for the development. This is a document that sets out the allocation's priorities and definitions of Local Connection.

Teignbridge's expectation will be that the development is policy compliant.

*ACTION – Graham Hutton to provide the Clerk with contact details of Tom Biddle that she can forward onto Mary Ridgway.*

**7. APPROVAL AND SIGNING OF THE MINUTES:** The minutes of the Planning Committee meeting held on 25<sup>th</sup> January 2022 were unanimously approved and duly signed by Cllr Phil Baker, Chairperson.

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

## **9. PLANNING APPLICATIONS**

### **Teignbridge District Council**

#### **9.1. 22/00085/FUL**

Address: Huxbeare Court, Trusham, Devon, TQ13 0NY

Proposal: Proposed driveway entrance including visibility splays, and parking

Type: Full Planning Application

<https://www.teignbridge.gov.uk/planning/forms/planning-application-details/?Type=Application&Refval=22/00085/FUL>

*ACTION - The Clerk was instructed to respond via Teignbridge Planning Portal with the following: Henock Parish Council concurs with Devon County Council Highways response.*



**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 has been temporarily withdrawn since producing the agenda.

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

**Dartmoor National Park Authority**

None

**10. PLANNING DECISIONS**

**Teignbridge District Council**

**10.1. 20/01736/MAJ and 21/00021/NONDET**

Address Tollgate Farm, Plymouth Road, Chudleigh Knighton, Devon,  
Proposal Outline application for circa 60 dwellings, access, open space, drainage pond and associated infrastructure (approval sought for access)

<https://www.teignbridge.gov.uk/planning/forms/planning-application-details/?Type=Application&Refval=20/01736/MAJ>

<https://www.teignbridge.gov.uk/planning/forms/planning-application-details/?Type=Appeal&Refval=21/00021/NONDET>

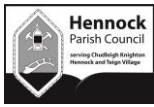
Decision: The appeal is allowed and outline planning permission is granted for circa 60 residential dwellings, access, open space, drainage pond and associated infrastructure on Land at Tollgate Farm, Chudleigh Knighton, in accordance with the terms of the application, Ref 20/01736/FUL, dated 18 September 2020, subject to the conditions in the attached schedule.

*ACTION – The appeal decision was noted.*

**Dartmoor National Park Authority**

**10.2. 20/02394/CONSLT and TR/Henock fp8**

Proposal: Diversion of part of public footpath no.8 (Henock)  
Decision: On 3 February 2022 Dartmoor National Park Authority confirmed the above Order, made under Section 119 of the Highways Act 1980. The effect of the Order as confirmed is to divert part of the public footpath running from SX 8304 8097 to SX 8309 8097 to a line running from SX 8309 8097 to SX 8304 8094 for a distance of 63 metres as shown on the Order map  
<https://www.dartmoor.gov.uk/enjoy-dartmoor/outdoor-activities/where-you-can-go/access-and-rights-of-way-notice>



Please note further clarification from Andrew Wood, Head of Recreation, Access and Estates "The order comes into force on 3 March which is the point when the new section of footpath is "created" and the existing path extinguished. Our Ranger will amend the roadside signage in time for the 3 March."

**Our Response:** Hennock Parish Council considered the relocation of Path 8 in Hennock at our Planning Committee Meeting on Tuesday 26th January 2021 via Zoom and supported the proposal.

*ACTION – The diversion was noted and the Clerk was instructed to let the community know via our Newsletter and Facebook Page.*

**11. PLANNING WITHDRAWN** Already noted 9.2. Fludda Wood 22/00196/FUL

## **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, 31/01/22 an agreed extension of time until the end of February.*

*ACTION – The extension of time was noted.*

## **13. TO CONSIDER HENNOCK PARISH COUNCIL'S RESPONSE TO DARTMOOR NATIONAL PARK'S PUBLIC CONSULTATION KNOWN AS THE "LOCAL LIST"**

There was some discussion regarding the proposed list.

*ACTION – The Clerk was instructed to send the following comments. Hennock Parish Council considered the "Local List" at last night's Planning Committee Meeting held at Chudleigh Knighton Village Hall. The parish council feel that the updated local list provides appropriate relevant guidance and we support it.*

## **14. TO CONSIDER THE UPGRADE TO EXISTING RADIO BASE STATION INSTALLATION AT FINLAKE HOLIDAY PARK, B3344, TQ13 0EJ (NGR: E 285090 N 078669) CITL\_125236\_23**

There was some discussion regarding the proposed upgrade.

*ACTION – The Clerk was instructed to thank them for inviting Hennock Parish Council to consider the proposed upgrade to existing radio base station at Finlake Holiday Park.*

*Hennock Parish Council considered the proposal at last night's Planning Committee Meeting held at Children Knighton Village Hall, agenda item 14.*

*Hennock Parish Council are supportive of the proposed upgrade.*



**15. TO CONSIDER THE CLERK’S REPORT REGARDING THE REFURBISHMENT AT THE CLAYCUTTERS ARMS**

The report had been circulated via email to all councillors prior to the meeting and there was a short discussion

*ACTION: The Clerk was instructed to write to contact Teignbridge District Council’s enforcement team to ensure the necessary permission or advice had been sought prior to the renovations of the Grade II listed building.*

**16. TO CONSIDER CORRESPONDENCE, PLANNING APPLICATIONS AND DECISIONS RECEIVED SINCE PREPARING THE AGENDA.** None

**17. 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.

Cllr Graham Tully raised an issue with light pollution from Finlake Holiday Park.

*ACTION: The Clerk was instructed to circulate the photograph Cllr Tully provided to all councillors and to add this to our March Planning Committee agenda “To consider the light pollution issues at Finlake.”*

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

*Tuesday 8<sup>th</sup> March 2022: Full Parish Council Meeting, Chudleigh Knighton Village Hall, starting at 7.30pm*

*Tuesday 22<sup>nd</sup> March 2022: Planning Committee Meeting, Chudleigh Knighton Village Hall starting at 7.30pm*

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

.....Chairperson

Dated.....