

HENNOCK PARISH COUNCIL

MINUTES OF THE PLANNING COMMITTEE VIRTUAL/ZOOM MEETING HELD ON TUESDAY 22ND SEPTEMBER 2020 STARTING AT 7.30PM.

PRESENT: Cllrs P Baker (Chairman of the Planning Committee), S Edwards, P McCullar [His internet connection dropped out briefly during item 7. Matters Arising and he then re-joined the meeting], J Parker, C Webb and K Willett.

Cllrs S Edmonds and C Fisher attended to speak during Public Participation and take part in discussions under minute item 9 when Standing Orders were suspended.

Mrs Mary Ridgway, Housing Enabling Officer at Teignbridge District Council [TDC].

Helen Reynolds, 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. TO ACCEPT APOLOGIES FOR ABSENCE: Apologies were received from Cllr R Dixon and from Cllr G Tully and the reasons for their 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: None.

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: Mary Ridgway, Housing Enabling Officer at Teignbridge District Council, attended the meeting to provide guidance to the Parish Council regarding the terms of reference for the Housing Working Group to engage with the developers to facilitate a community-led process for the provision of affordable homes in Chudleigh Knighton – this matter was considered under minute item 9.

6. APPROVAL AND SIGNING OF THE MINUTES: The minutes of the Planning Committee meeting held on 28th July 2020 were approved and will be signed when it is practicable to do so.

7. MATTERS ARISING FROM THE MINUTES: None.

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

Standing Orders were suspended to enable Cllr Edmonds, Cllr Fisher and Mrs Mary Ridgway to take part in discussions relating to item 9.

9. CONSIDER TERMS OF REFERENCE FOR THE HOUSING WORKING GROUP TO ENGAGE WITH THE DEVELOPERS TO FACILITATE A COMMUNITY-LED PROCESS FOR THE PROVISION OF AFFORDABLE HOMES IN CHUDLEIGH KNIGHTON: The following summarises the salient points from the discussion:

- Mary Ridgway explained that she had suggested the Parish Council sets up a Housing Working Group to engage with both developers – having clear terms of reference will ensure transparency and provide a mechanism for conveying the wishes of the Parish Council and the community.
- Both sites are exceptions sites.
- The Parish Council is a consultee and not a decision-maker in the planning process – the Housing Working Group will feed back its recommendations to the Parish Council.

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- The issue of pre-determination was considered because 3 of the 5 members of the Housing Working Group are also Planning Committee members - Mary has spoken to the Principal Planning Officer who has confirmed that the proposal in terms of the Working Group/draft terms of reference [see Appendix A] would not lead to predetermination of the Council/Committee members.
- The Housing Working Group will enable the Parish Council to better understand what the developers are proposing and feedback what the community wants. It will also help the Parish Council track progress.
- The Housing Needs Survey Refresher will help inform the Working Group.
- After some discussion, it was agreed that the Housing Working Group would meet virtually on Thursday 1st October 2020 to:
 - Agree the draft terms of reference for approval by the Parish Council at its meeting on Tuesday 13th October 2020: Appendix A shows the additions proposed during this meeting which are highlighted in yellow.
 - Consider what the community wants and what is really important to the community in terms of housing.
 - Consider what the Parish Council would like to achieve, on behalf of the community, in terms of design, numbers, types of housing, etc. and the impact on the community.
- Mary Ridgway agreed to join the Housing Working Group meeting at 8pm as a resource for members to ask questions.

Standing Orders were re-instated.

The Chairman thanked Mrs Mary Ridgway and Cllrs Edmonds and Fisher for attending the meeting and they then left the meeting.

10. PLANNING APPLICATIONS

Teignbridge District Council

10.1. Ref: 20/01570/HOU

Location: Hennock - Finlake Lodge, Chudleigh

Proposal: Retention of replacement fencing, replacement window, insertion of roof light, provision of replacement timber door, construction of a continuation boundary wall with provision of wrought iron gates and re-laying original pavers to boundary path

Parish Council's observations: The Parish Council supports these applications but it is concerned that the replacement hedge does not restrict the footpath, verge and sight-line from the neighbouring entrance to Finlake Holiday Park, as the previous hedge did.

10.2. Ref: 20/01571/LBC

Location: Hennock - Finlake Lodge, Chudleigh

Proposal: Retention of replacement fencing, replacement window, insertion of roof light, provision of replacement timber door, construction of a continuation boundary wall with provision of wrought iron gates and re-laying original pavers to boundary path

Parish Council's observations: The Parish Council supports these applications but it is concerned that the replacement hedge does not restrict the footpath, verge and sight-line from the neighbouring entrance to Finlake Holiday Park, as the previous hedge did.

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

PLANNING APPLICATION

Dartmoor National Park Authority

11.1. Ref: 0438/20

Location: Hennock – Longlands, Hennock

Proposal: Construction of 30x30m horse menage with post and rail fencing on four sides of the area

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

12. TO CONSIDER CHANGES TO PLANNING LAW CONSULTATIONS: Cllr Baker attended the DALC [Devon Association of Local Councils] webinar on Changes to Planning Law on behalf of the Parish Council. The changes are quite complex but the Royal Town Planning Institute [RTPI] has summarised the Planning White Paper on a single page [see appendix B]. After some discussion, it was agreed that: (i) Cllr Willett will find out if the Teignbridge Climate Change Group will respond to the consultation; and (ii) the Parish Council does not have the resources to respond to such a huge consultation but it will discuss this “ further down the line” when it has had time to digest the information it has.

13. TO CONSIDER BOVEY TRACEY NEIGHBOURHOOD PLAN: After some discussion, the Clerk was instructed to respond to the consultation as follows:

- This is a super Plan and Bovey Tracey is a great town to have on our "doorstep".
- Given the benefits of Bovey Tracey to our community, we would like to see more efforts put into sustainable transport links including footpaths, cycle-ways and bus services which our communities would support.
- We would be concerned to see any extra development on the Chudleigh Knighton side of Bovey Tracey because of the impact of increased traffic through Chudleigh Knighton which is already "over-capacity" at peak times.

14. MATTERS BROUGHT FORWARD BY COUNCILLORS: In response to the recent problems with traffic in Chudleigh Knighton, Cllr Willett suggested that the Council consider working with the local children to produce a sign to include children to encourage traffic to slow down through the village. Cllr Parker agreed to speak to Chudleigh Knighton Primary School with regard to this and also agreed to follow up with the PCSO the Community Speed Watch for Chudleigh Knighton. The Clerk was instructed to add this matter to the October Parish Council meeting agenda.

15. Dates, venues and times of next Parish Council meetings:

Tuesday 13th October 2020: Virtual Zoom Parish Council meeting starting at 7.30pm

Tuesday 27th October 2020: Virtual Zoom Planning Committee meeting starting at 7.30pm

As there was no further business the meeting ended at 9.05pm.

.....Chairman

Dated.....