

**MINUTES OF THE PLANNING COMMITTEE MEETING  
HELD ON TUESDAY 23<sup>rd</sup> NOVEMBER 2021 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  
Elly Maynard, Clerk to Hennock Parish Council  
One member of the public

**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:** The member of public didn't speak.

**7. APPROVAL AND SIGNING OF THE MINUTES:** The minutes of the Planning Committee meeting held on 26<sup>th</sup> October were approved and duly signed.

**8. Agreement of agenda between Parts I & II.** No part II

**9. PLANNING APPLICATIONS**

**Teignbridge District Council**

**9.1. 21/02419/HOU**

Address Finlake Lodge , Road From Chudleigh Bridge To Pitt Farm, TQ13 0EH

Proposal Retention of building, amendments to boundary wall and removal of gate pillars

<https://www.teignbridge.gov.uk/planning/forms/planning-application-details/?Type=Application&Refval=21/02419/HOU>

**9.2 21/02420/LBC**

Address Finlake Lodge , Road From Chudleigh Bridge To Pitt Farm, TQ13 0EH



Proposal Retention of building, amendments to boundary wall and removal of gate pillars

<https://www.teignbridge.gov.uk/planning/forms/planning-application-details/?Type=Application&Refval=21/02420/LBC>

*Please note the Clerk requested an extension of time to respond to the above applications and she received the following response "I can confirm the overall expiry date is 27 November 2021 for 21/02419/HOU and the application is being dealt with jointly with 21/02420/LBC, therefore Wednesday 24 November is within time and acceptable."*

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

*Henock Parish Council considered 9.1 21/02419/HOU and 9.2 21/0240/LBC together.*

*Henock Parish Council supports the proposal. In view of the heritage assessment Henock Parish Council feels that these developments are appropriate and should receive planning and listed building consent.*

### **Dartmoor National Park Authority**

None

## **10. PLANNING DECISIONS**

### **Teignbridge District Council**

<b>10.1</b>	<b>21/02269/AGR</b>
Location	Dunley Barton, Road to Dunley Farm
Proposal	Agricultural Storage Barn
Decision	Prior approval not required

<https://www.teignbridge.gov.uk/planning/forms/planning-application-details/?Type=Application&Refval=21/02269/AGR>

*"Henock Parish Council considered this application at its Planning Committee Meeting held at Chudleigh Knighton Village Hal 26/10/21 Agenda Item 9.2 Henock Parish Council supports the proposal and would like it stipulated that it remains for agricultural use."*

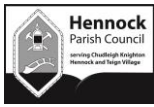
### **Dartmoor National Park Authority**

None

## **11. PLANNING WITHDRAWN None**

## **12. Progress reports from the Clerk for information and consideration**

### **12.1. Call In of Oakmoor Touring Park 21/02047/FUL by District Cllr Richard Keeling**



The Clerk informed the meeting that on Teignbridge planning portal, email from Helen Murdoch Senior Planning Officer "I will notify as and when a Committee date has been selected in the event that the recommendation is for approval."

<https://www.teignbridge.gov.uk/planning/forms/planning-application-details/?Type=Application&Refval=21/02047/FUL>

**12.2 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>

The Clerk informed the meeting that on Teignbridge Planning Portal, updated site plans uploaded 16/11/21. Committee Decision. Target date 30/11/21

**12.3 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>

The Clerk informed the meeting that on the Teignbridge Planning Portal, response received from The Planning Inspectorate dated 04/11/21 and the appeal date is 02/12/21.

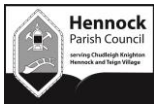
**13. To consider Teignbridge Draft Local Plan. Local Plan (Part 3) 2020 – 2040 Renewable Energy, Gypsy and Traveller and Small Residential Sites**

**5. Small Residential Sites - Field off Knights Mead, Chudleigh Knighton**

<https://www.teignbridge.gov.uk/planning/local-plans-and-policy/local-plan-review-2020-2040/draft-local-plan-review-part-3-renewable-energy-gypsy-and-travellers-and-residential-sites-options-consultation-open/>

<https://storymaps.arcgis.com/stories/338dcef0a9d44ddb0a3c7a49701efd0>

There was some discussion between councillors about the confusion of part 3 and the public perception that they have already been consulted about residential sites this summer in part 2. The Clerk informed the meeting that Small residential sites are defined as "sites of 1 hectare or less".



It was discussed how we should communicate with the residents of Chudleigh Knighton to ensure they understand what has been proposed in Part 3 of Teignbridge’s Draft Local Plan. It was agreed that Hennock Parish Council needs to respond on behalf of the residents using their feedback. However, we also want to highlight the importance of individuals responding directly and how they can do this via Teignbridge’s online survey and with paper copies of their questionnaire.

Therefore, the following actions were agreed:

**ACTION -**

1. Leaflet drop through all doors in Chudleigh Knighton including the proposal and how to respond. Cllr Sueref to design the leaflet in conjunction with the Clerk. The Clerk to accept the editor of Knighton News offer for volunteers to deliver flyer alongside Knighton News. Needs to be A5 in size (folded A4) to fit through doors.
2. Posters in key areas around the village.
3. Weekend Public consultation event at the village hall where you can see the plans. Make your comments to Hennock Parish Council and learn how to give your feedback direct to Teignbridge. Date set for Friday 10<sup>th</sup> December – Monday 13<sup>th</sup> December. Clerk to book hall.
4. Clerk to print paper copies of questionnaire for Chudleigh Village Hall Foyer and Drop In Event.
4. Information in newsletters and in the Knighton News.
5. Clerk to include information on our website <https://www.hennockpc.org.uk/localplanreview> and Facebook page.

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

**15. MATTERS BROUGHT FORWARD BY PARISH COUNCILLORS:** None

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

Tuesday 14<sup>th</sup> December 2021: Full Parish Council meeting, Chudleigh Knighton Village Hall, starting at 7.30pm

Tuesday 28<sup>th</sup> December 2021: Planning Committee meeting, Chudleigh Knighton Village Hall starting at 7.30pm, if urgent matters arise that can't be deferred.

As there was no further business the meeting ended at 8.13pm

.....Chairperson

Dated.....