

**MINUTES OF THE PLANNING COMMITTEE MEETING  
HELD ON TUESDAY 22<sup>nd</sup> NOVEMBER 2022 STARTING AT 7.30PM  
AT CHUDLEIGH KNIGHTON VILLAGE HALL**

**PRESENT:** Cllrs Charlie Fisher, Carol Godwin, Pete McCullar (arrived during agenda item 6), Janette Parker, Kate Willett and Graham Tully,  
Elly Maynard, Clerk to Hennock Parish Council  
3 members of the public - Applicants for Agenda Item 9.1 and Applicant for Agenda Item 9.2

**PART I (Open to the Public)**

The Chairman of Hennock Parish Council Cllr Charlie Fisher welcomed everyone to the meeting and explained that the Chairman of the Planning Committee Cllr Phil Baker was unable to attend, so proposed Vice Chairman of the Planning Committee Cllr Kate Willett chaired the meeting, this was unanimously resolved.

**1. RECORDING OF MEETINGS:** The Chairman of this meeting Cllr Kate Willett 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:** Cllr Phil Baker sent his apologies and the reason for his apologies were accepted unanimously.

**4. DECLARATION OF INTEREST FOR ITEMS INCLUDED ON THE AGENDA AND 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 applicants of agenda item 9.1 spoke to the council about their proposal and answered any questions the councillors asked and then left the meeting.

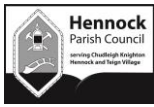
The applicant of agenda item 9.2 spoke to the council about their proposal and answered any questions the councillors asked and then left the meeting.

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

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

**9. PLANNING APPLICATIONS**

**Teignbridge District Council** None



**Dartmoor National Park Authority**

**9.1. 0406/22**  
 Location Beadon Farm, Hennock, TQ13 9NU  
 Proposal Proposed single storey side extension, construction of walkway and use of adjacent barn as ancillary accommodation, together with the installation of a new thatched roof.  
 Application Type Full Planning Permission

<https://dartmoor-online.tascomi.com/planning/index.html?fa=getApplication&id=161043>

*Please note we have requested and received an extension of time to respond.*

*ACTION - The Clerk was instructed to respond to Dartmoor with the following: Hennock Parish Council considered this proposal at their Planning Committee Meeting held on 22<sup>nd</sup> November 2022 at Chudleigh Knighton Village Hall, agenda items 9.1.*

*Hennock Parish Council wants to make the following comments. Hennock Parish Council appreciates the improvements to biodiversity that they have started and continue to do so; also, the fact that they are future proofing the barn, making it water tight and adding a thatch roof. The concept of a 4-bedroom property on such a sizeable estate does not seem unreasonable, but we question the proportional expansion of the original dwelling.*

**9.2. 0441/22**  
 Location Land at Leigh Cross, Teign Village, TQ13 9QH  
 Proposal 1 affordable dwelling  
 Application Type Full Planning Permission

<https://dartmoor-online.tascomi.com/planning/index.html?fa=getApplication&id=161094>

*ACTION - The Clerk was instructed to respond to Dartmoor with the following: Hennock Parish Council considered this proposal at their Planning Committee Meeting held on 22<sup>nd</sup> November 2022 at Chudleigh Knighton Village Hall, agenda items 9.2.*

*Hennock Parish Council wants to make the following comments. Hennock Parish Council supports the building of affordable homes in Teign Village. We question whether this proposal meets the criteria and definition of affordable homes as in Dartmoor Local Plan 2018 – 2033 it states at the bottom of page 64 “Local needs custom and self-build housing is not affordable housing.”*

*The proposed access is an existing passing place on a narrow lane, we couldn't find any obvious evidence of an existing gateway on google maps dated March 2022.*

**10. PLANNING DECISIONS**

**Teignbridge District Council**

**10.1. 21/01722/FUL**  
 Location Haytor Rose Stud, Chudleigh Knighton  
 Proposal Menage for private equestrian use  
 Decision Grant of conditional planning permission

<https://publicaccess.teignbridge.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=QWSWRNPZJ2B00>

*Our Response: Henock Parish Council considered it at our planning meeting held on 26<sup>th</sup> October 2021 and objects to the proposal. Whilst we would have no objection to the Menage itself, we would want there to be a restriction put in place for it to remain for private equestrian use only. We feel there is insufficient information and lack of need to have 2 toilets at the site especially as it's for private use only. Also, where would the water for the toilets and sinks come from as the design statement states "Services such as water, electricity, gas and broadband are not required on the site." Also, what would happen with the waste / drainage from the toilets? We note that it mentions sustainable toilet in the design statement but there is no detail into what that means.*

*ACTION : The grant of conditional planning permission was noted. – It was commented that although the officer report says on page 3 in the section Site description, Proposal: **The proposed path to the manège from Warwick Barns was also amended to avoid the need for removal of hedgerow.** The Clerk was instructed to write to Teignbridge Planning Department to let them know that the hedgerow has been removed.*

## 10.2. 22/01646/HOU

Location St Eval, Chudleigh Knighton  
Proposal Rear extension and internal changes  
Decision Grant of conditional planning permission

<https://publicaccess.teignbridge.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=RH4G7OPZIZA00>

*Our Response. Henock Parish Council considered it at our planning meeting held on 25<sup>th</sup> October 2022 and supports the proposal.*

*ACTION – The grant of conditional planning permission was noted.*

Dartmoor National Park Authority None

11. PLANNING WITHDRAWN None

12. PROGRESS REPORTS FROM THE CLERK FOR INFORMATION AND CONSIDERATION No report

13. TO CONSIDER CORRESPONDENCE RECEIVED

**13.1. To note email received from the owner of the old Anchor Inn Site in Chudleigh Knighton.** The owner is awaiting pre application planning advice from Teignbridge before completing a planning application for houses on the site.

*ACTION – Noted*

**13.2. To note the public consultation held at Chudleigh Knighton Village Hall on Wednesday 9<sup>th</sup> November by Valencia Waste Management Ltd about landfilling at Heathfield landfill.** <https://heathfieldlandfill.co.uk/>

*ACTION – Noted*



**13.3. To consider the Ipplepen Neighbourhood Development Plan 2022.**  
<https://www.teignbridge.gov.uk/ipplepennp>

*ACTION – Noted*

**14. TO CONSIDER CORRESPONDENCE, PLANNING APPLICATIONS AND DECISIONS RECEIVED SINCE PREPARING THE AGENDA.** An email from the Chairman of Doddiscombsleigh was circulated prior to the meeting regarding the planning process in Teignbridge.

*ACTION – The Clerk was asked to reply to the email stating We received this letter too late to be an agenda item at our Planning Meeting last night. However, we did note the letter and councillors said we share the same concerns and would welcome the opportunity to raise issues collectively.*

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

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

*Tuesday 13<sup>th</sup> December 2022: Full Parish Council Meeting, Chudleigh Knighton Village Hall, starting at 7.30pm*

*Tuesday 10<sup>th</sup> January 2022: Full Parish Council Meeting, Chudleigh Knighton Village Hall, starting at 7.30pm*

*Tuesday 24<sup>th</sup> January 2022: Planning Committee Meeting, Chudleigh Knighton Village Hall starting at 7.30pm*

**PART II (Private) None**

As there was no further business the meeting ended at 9pm

.....Chairman

Dated.....