

**MINUTES OF THE PLANNING COMMITTEE MEETING
HELD ON TUESDAY 24th MAY STARTING AT 7.30PM
AT CHUDLEIGH KNIGHTON VILLAGE HALL**

PRESENT: Cllrs Phil Baker (Chairman), Charlie Fisher, Carol Godwin (co-opted, agenda item 2) Peter McCullar, Janette Parker, Emma Sueref, Graham Tully, Kate Willett
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: Cllr Carol Godwin was nominated and seconded and it was unanimously agreed to co-opt Cllr Godwin onto the committee.

The position of Chairman of the Planning Committee had already been decided at the Annual Meeting of the Parish Council held on 10th May, however it was felt by the meeting that it would be expedient to have a Vice-Chairman. The Chairman asked for nominations for Vice Chairman for 2022/23. Cllr Kate Willett was nominated and seconded and it was unanimously resolved that Cllr Willett be Vice Chairman for 2022/23.

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: None

7. APPROVAL AND SIGNING OF THE MINUTES: The minutes of the Planning Committee meeting held on 26th April 2022 were unanimously approved and duly signed by Cllr Phil Baker, Chairman.

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

9. PLANNING APPLICATIONS

Teignbridge District Council

9.1. 22/00196/FUL

Location: Land At Ngr 284534 79658 Fludda Wood Huxbear 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

<https://publicaccess.teignbridge.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=R6KX1MPZILN00>

ACTION - The Clerk was instructed to respond via Teignbridge Planning Portal with the following: Hennock Parish council supports the proposal but notes the large area of curtilage compared to the residential building.

9.2. 22/00741/HOU

Address: 29 Devon Heath, Chudleigh Knighton, Devon, TQ13 0HA

Proposal: Removal of existing ground floor side extension and replace with two storey side extension

<https://publicaccess.teignbridge.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=R9Z28PPZKVB00>

ACTION - The Clerk was instructed to respond via Teignbridge Planning Portal with the following comment: Whilst Hennock Parish Council supports developments that meet the needs of our residents, we have concerns that this a large development that changes it from a 3 bedroom to 5 bedroom property. We are concerned that will cause a change of street scene and character, plus set a precedent. There is limited parking in this area.

Dartmoor National Park Authority None

10. PLANNING DECISIONS

Teignbridge District Council

10.1 22/00559/HOU

Location: Stable Cottage, The Red House, Road From Knighton Heath To The Red House

Proposal: Single storey side and rear extension

Decision: Grant of Conditional Planning Permission

Our Response: Hennock Parish Council considered this application at its Planning Committee Meeting held at Chudleigh Knighton Village Hall (26/04/22).

Hennock Parish Council supports the proposal and would like the development to keep in mind the current climate emergency in terms of the energy efficiency of the proposed extension.

Dartmoor National Park Authority None

ACTION – The grant of conditional planning permission was noted.

11. PLANNING WITHDRAWN None

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://publicaccess.teignbridge.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=QMGX6RPZJ0400>

On Teignbridge Planning Portal, 29/04/22 an agreed extension of time until 27 May 2022.

ACTION – The extension of time was noted.

13. TO CONSIDER CORRESPONDENCE RECEIVED

13.1 Email from Mary Ridgway, Teignbridge District Council to say her colleague Gwenda Beckley will be taking over as the lead enabling officer for the Tollgate Farm scheme.

ACTION – The email was noted. The Clerk was instructed to invite Gwenda Beckley to our next Planning Committee Meeting.

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

14.1 Teignbridge's new Planning System – Public Access

The Clerk informed the meeting that Teignbridge District Council Planning team have emailed her to say that they are changing from their existing Planning Online system to a system called "Public Access" from 25th May all documents will be available there. Please note the links on these minutes are for the new system.

ACTION – The new system called Public Access was noted.

14.2. Dartmoor National Park's Local Planning Training

The Clerk informed the meeting that she had provisionally booked 2 places on Dartmoor National Park's Local Planning Training on Thursday 30th June, details had been emailed to councillors prior to the meeting.

ACTION – The Clerk was instructed to find out more details, location and exact timings before confirming which councillors can attend.

14.3 0199/21

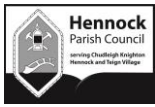
Location Land adjacent to Barley Park and Lower Town Farm, Hennock 0199/21
Decision Grant of conditional planning permission

Our Response: Hennock Parish Council considered this application at its planning committee meeting held last night, Tuesday 25th May at Chudleigh Knighton Village Hall. The agent and the applicant both attended the meeting and spoke about the application under agenda item 7 Public Participation, they also answered Councillors' questions. Hennock Parish Council considered the application under agenda item 10.3 and supports the proposal.

ACTION – The grant of conditional planning permission was noted.

15. MATTERS BROUGHT FORWARD BY PARISH COUNCILLORS: Cllr Charlie Fisher requested that the Tollgate Farm proposed development should also feature on the agenda each month to note any updates.

ACTION – The Clerk to include both proposed major developments on the agenda each month i.e Tollgate Farm as well as Apple Tree Close.



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

Tuesday 14th June 2022: Full Parish Council Meeting, Chudleigh Knighton Village Hall, starting at 7.30pm

Tuesday 28th June 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 8.29pm

.....**Chairperson**

Dated.....

DRAFT