

**MINUTES OF THE PLANNING COMMITTEE MEETING  
HELD ON TUESDAY 23<sup>rd</sup> May 2023 STARTING AT 7.30PM  
AT CHUDLEIGH KNIGHTON VILLAGE HALL**

**PRESENT:** Cllrs Chris Applewood, Phil Baker, Carol Godwin, Janette Parker, Kate Willett (elected Chairman) and Graham Tully.  
District Councillor Andy Swain  
District Councillor Suzanne Sanders (*arrived during agenda item 10.3*)  
Elly Maynard, Clerk to Hennock Parish Council

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

The previous Chairman of Hennock Parish Council's Planning Committee Cllr Phil Baker welcomed everyone to the May meeting.

**1. RECORDING OF MEETINGS:** The previous Chairman 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 Phil Baker asked for nominations for Planning Committee Chairman for 2023/24. Cllr Kate Willett was nominated and seconded and it was unanimously resolved that Cllr Willett be Chairman for 2023/24. The newly elected Chairman thanked Cllr Phil Baker for his many years of service as Chairman, she then chaired the meeting.

The Chairman asked for nominations for Planning Committee Vice Chairman for 2023/24. Cllr Janette Parker was nominated and seconded and it was unanimously resolved that Cllr Parker be Vice Chairman for 2023/24.

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

**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:** None

**7. APPROVAL AND SIGNING OF THE MINUTES:** The minutes of the Planning Committee meeting held on 18<sup>th</sup> April 2023 were unanimously approved and duly signed by Cllr Kate Willett, Chairman of the Planning Committee.

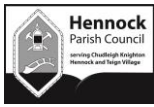
**8. PROGRESS REPORTS FROM THE CLERK FOR INFORMATION AND CONSIDERATION INCLUDING:**

**8.1. CLERK'S ACTIONS FROM PLANNING COMMITTEE MEETING HELD TUESDAY 18<sup>TH</sup> APRIL 2023.**

The Clerk informed the meeting that all actions had been completed. See Appendix A.

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

**10. PLANNING APPLICATIONS**



### Teignbridge District Council

**10.1. 23/00575/HOU**

Location Knowle House, Trusham, TQ13 0NU

Proposal Garage / workshop (revised scheme)

<https://publicaccess.teignbridge.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RSJB5IPZ01U00>

*The Clerk informed the meeting that this planning application is no longer available on Teignbridge's website, therefore it must have been withdrawn and doesn't need to be considered at this stage. The Clerk confirmed she hadn't received the letter requesting comments but it had included it on the agenda as it was on the weekly sheet, w/e 05/05/23.*  
Noted

### Dartmoor National Park Authority

**10.2. 0162/33**

Location 8, Road Park, Hennock, Bovey Tracey, Newton Abbot, Devon, TQ13 9PZ

Proposal Creation of loft conversion with roof dormer to rear elevation

<https://dartmoor-online.tascomi.com/planning/index.html?fa=getApplication&id=161392>

*The Clerk informed the meeting that she had heard from the applicant that morning that this planning application has been withdrawn. She confirmed that she checked on Dartmoor's portal and it has been withdrawn and this was confirmed by the officer.*  
Noted that it has been withdrawn.

### Devon County Council

**10.3. 4343/2023**

Location Heathfield Landfill, John Acres Lane, Fosterville, Sandygate, TQ12 3GP

Proposal Vertical and lateral extension of existing non-hazardous landfill, restoration of site and continued gas utilisation

<https://planning.devon.gov.uk/PlanDisp.aspx?AppNo=DCC/4343/2023>

*ACTION A: The Clerk was asked to respond to Devon County Council with the following objection and comments:*

*Hennock Parish Council considered this application at their Planning Committee Meeting held on Tuesday 23<sup>rd</sup> May at Chudleigh Knighton Village Hall, agenda item 10.3.*

*We object to this application in the strongest terms due to concerns for the health, well being and safety of our community.*

**ODOUR NUISANCE**

*The complaints we have received directly from our community and also shared in response to this planning application don't match that of the receptors.*

*This is highlighted in the response from the Environment Agency "the site's potential to cause odour nuisance to areas much further than the receptors identified in the planning application Figure 7.2. We have received recent complaints from residents in Chudleigh Knighton and Kingsteignton and our officers have confirmed that the landfill site has been the source."*

*We see this odour nuisance as a significant risk to the mental and physical health of our community, many have taken the time to respond and included statements. See an example below that has been uploaded onto the portal:*

*"The landfill is already causing a potent smell of rotting flesh preventing many residents including myself from enjoying their gardens making us feel physically sick. Not even the height of summer and extreme heat on it yet. There will be an increased smell, gull, fly and rodent activity from the site being made even bigger. I want to enjoy my garden and be able to open all my windows and doors without physically gagging from the stench! Many residents reporting to Environmental health due to experiencing the same thing!"*

### **TRAFFIC**

*Hennock Parish Council take any increase in traffic very seriously. The size of these vehicles are going to pose significant wear and tear on roads that are already in a poor state, plus this additional traffic adds to air pollution.*

*As the landfill site was supposed to be closed, it's actually an extra 192 two-way vehicles. Even without the site closing the cumulative impact is still considerable. This will be exasperated when the A38 is closed due to maintenance or accidents which seems to happen regularly.*

### **WILDLIFE**

*Hennock Parish Council share the views of Devon Wildlife Trust. Historically we have noted little regard for environmental promises made by the owners of the site, which we see as deeply concerning when we should be aiming to increase the biodiversity.*

### **ACTUAL NEED**

*We query the need for landfill to continue in Devon. The figures in the reports show that we are taking waste from outside the county. Have alternative methods been sufficiently explored? Current recycling targets in Devon haven't been met, so if they did reach their targets there would be less need for landfill. Additionally, this site takes waste from other counties with recycling performances even worse than Devon; we should not be supporting these poor practices.*

### **CONCLUSION**

*We feel that the level of consultation around this application has not been sufficient. 10 years and the levels given perhaps should be classed as a major application rather than an extension. We would recommend a shorter period of time for the permitted works to ensure that promises are fulfilled and to encourage restoration work to run parallel with the works.*

#### **10.4. 4344/2023**

Location Central Area of the Bovey Basin Clay Workings, Lower Preston, Kingsteignton, Devon, TQ12 3PR, SX 85708 75481

Proposal Consolidating planning application for the winning and working of permitted mineral reserves, associated development and progressive restoration of the Central Area of the Bovey Basin Clay Workings, Kingsteignton, Devon.

<https://planning.devon.gov.uk/PlanDisp.aspx?AppNo=DCC/4344/2023>



*ACTION B: The Clerk was asked to respond to Devon County Council with the following objection and comments:*

*Hennock Parish Council considered this application at their Planning Committee Meeting held on Tuesday 23<sup>rd</sup> May at Chudleigh Knighton Village Hall, agenda item 10.4.*

*No objections.*

## 11. PLANNING DECISIONS

### Teignbridge District Council

#### 11.1. 23/00387/HOU

Location 1 Teign View Chudleigh Knighton  
Proposal Single storey side extension  
Decision Grant of Planning Permission

<https://publicaccess.teignbridge.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RQWVH7PZKBM00>

***Our Response:** Hennock Parish Council considered proposal 23/00387/HOU at their Planning Committee Meeting on 28th March at Chudleigh Knighton Village Hall, agenda item 10.2. Support the proposal.*

#### 11.2. 23/00279/FUL

**Location** Knighton Stores and Post Office, Chudleigh Knighton  
**Proposal** Change of use of former Knighton Stores to two ground floor flats  
**Decision** Refused

<https://publicaccess.teignbridge.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RQ2KBXPZJF600>

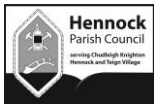
*Our Response: Hennock Parish Council considered proposal 23/00279/FUL at their Planning Committee Meeting on 28th March at Chudleigh Knighton Village Hall, agenda item 10.1. The applicant attended the meeting and spoke during public participation, agenda item 6. Hennock Parish Council understands the viability of a village shop is no longer possible. The quality of the build would need to ensure there are sound solutions between the two flats. There would need to be a Construction Management Plan in place for builders and contractors; this needs to include permitted working hours. We were pleased to see Devon County Council Highways department have also requested this "(d) hours during which delivery and construction traffic will travel to and from the site, with such vehicular movements being restricted to between 8:00am and 6pm Mondays to Fridays inc.; 9.00am to 1.00pm Saturdays, and no such vehicular movements taking place on Sunday"*

### Dartmoor National Park Authority

#### 11.3. 0071/23

Location Beadon Farm, Bovey Tracey, TQ13 9NU  
Proposal Proposed single storey side extension and use of adjacent barn as ancillary accommodation, together with the installation of a new thatched roof  
Decision Grant of conditional planning permission

<https://dartmoor-online.tascomi.com/planning/index.html?fa=getApplication&id=161264>



**Our Response:** 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 general 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.

**ACTION C** – No further action required the decisions for 11.1, 11.2 and 11.3 were noted.

**12. PLANNING WITHDRAWN** None at the time of the agenda being issued, but subsequently 10.1 and 10.2.

**13. UPDATE ON TOLLGATE FARM, CHUDLEIGH KNIGHTON 22/02205/MAJ**

Location HENNOCK - Land at Tollgate Farm, Plymouth Road  
Proposal Approval of reserved matters for the erection of 57 residential dwellings pursuant to planning approval 20/01736/MAJ (approval sought for appearance, landscaping, layout, scale and conditions 7 (Phasing Plan), 8 (Design Code), 9 (Carbon Reduction Plan), 10 (Green Infrastructure), 14 (CEMP), and 18 (LEMP)  
Decision Grant of conditional planning permission

<https://publicaccess.teignbridge.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RLPGG6PZFKN00>

**ACTION D** – The decision was noted. The Clerk was asked to find out if Baker Estates have any ideas on timescales at this stage?

**14. TO CONSIDER CORRESPONDENCE RECEIVED REGARDING ENFORCEMENT.**  
None

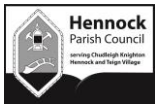
**15. TO CONSIDER CORRESPONDENCE, PLANNING APPLICATIONS AND DECISIONS RECEIVED SINCE PREPARING THE AGENDA.** The Clerk informed the meeting that she had received a planning application from Teignbridge that day 23/00829/FUL for Knighton Stores. The Clerk has contacted the planning officer asking for an extension of time which she hopes will be agreed, so it can be on our June Planning Committee Meeting agenda.

The Clerk informed the meeting that she had heard from the owner of the old Anchor Inn site, plans have been drawn up and we await the planning application from Teignbridge.

**16. TO NOTE AND CONSIDER THE SECOND GROUP PLANNING FORUM AND REPRESENTATIVES OF THE TEIGNBRIDGE DISTRICT COUNCIL PLANNING TEAM** to be held on Thursday 25th May 2023 at Bishopsteignton Community Centre 7.30 - 9.00 pm  
Cllr Janette Parker is planning to attend, but unfortunately nobody else from the committee is available to join her.

**17. MATTERS BROUGHT FORWARD BY PARISH COUNCILLORS:** There was some discussion about issues and councillors agreed to find out further information.

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



**HENNOCK PARISH COUNCIL**  
**www.hennockpc.org.uk**

*Tuesday 13<sup>th</sup> June 2023: Full Parish Council Meeting, Chudleigh Knighton Village Hall, starting at 7.30pm*

*Tuesday 27<sup>th</sup> June 2023: Planning Committee Meeting, Chudleigh Knighton Village Hall, starting at 7.30pm*

As there was no further business the meeting ended at 8.55pm

.....**Chairman**

**Dated**.....