

HENNOCK PARISH COUNCIL

MINUTES OF THE VIRTUAL/ZOOM PLANNING COMMITTEE MEETING HELD ON TUESDAY 28TH JULY 2020 STARTING AT 7.30PM.

PRESENT: Cllrs P Baker (Chairman of the Planning Committee), S Edwards, P McCullar, J Parker, G Tully, C Webb and K Willett.

Cllr C Fisher attended as a member of the public.

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

1 other x member of the public.

Mr Richard Ayre, Land & Planning Director at Baker Estates Ltd.

Mr Graham Hutton, Development Director at Baker Estates Ltd.

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 the reasons for her 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: Richard Ayre, Land & Planning Director of Baker Estates Ltd, and Mr Graham Hutton, Development Director of Baker Estates Ltd spoke to the Council about the Company's proposal for development of the land at Tollgate Farm, Chudleigh Knighton. Please refer to Appendix A for an initial plan of the proposed development. The following is a summary of the salient points:

- The plan shows a range of house sizes – the first stage is an application for outline planning permission; the second stage of the process will decide the mix of houses.
- "They will be pretty large plots including an open space with more ecological value than at the moment: 6 or 7 homes per acre is enormously loose – the Government will typically look for double this density".
- Drainage: Baker Estates are looking at a sustainable urban drainage system with a pond on the east of the track up to Tollgate Farm.
- Access will be off the main road where there is plenty of visibility.
- 60 "ish" homes: 30% affordable and 5% self & custom build.
- A high proportion of the open market homes will be bungalows which will help create movement in the local market.
- Councillors were encouraged to look the Baker Estates consultation website for sites where they have already built and Richard Ayre & Graham Hutton would be happy to show councillors around these sites.
- Baker Estates is looking at a consultation with the local community from 3 August – 3 September: they will send newsletters and a copy of the plan to 500 householders in Chudleigh Knighton this week.
- Q: Can Baker Estates distribute its consultation newsletter to Hennock and Teign Village as well as Chudleigh Knighton.
- R: This will be looked into.
- Residents neighbouring the site will be invited to a video call.
- Richard Ayre and Graham Hutton would like to come back to the Parish Council's September meeting with the feedback from the consultation.

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- The difference between key buildings and buildings on the plan is that key buildings can be picked out architecturally and are typically at junctions or on the main thoroughfares.

The following salient points were raised by councillors:

- Question/observation (Q): The village has one tiny shop, one tiny school and one pub: what infrastructure is going to be put in place?
- Response from Baker estates (R): There will a very large CIL [Community Infrastructure Levy] payment of £1.4m "ish" from the scheme. It is really important for the Parish Council to "put down markers" as to what it should be spent on. Part of the consultation should state priorities for CIL.
- Q: There will be more traffic.
- R: A transport statement will be provided with the planning application.
- Q: The land rises very steeply and the Parish Council was previously told it was too steep. How will Baker Estates deal with this?
- R: Baker Estates will do a landscape assessment. It does go up the hill but where you will see the development from is limited. Bungalows will be built on the top field. It is not viewed as a particularly sensitive site.
- Q: The number of houses is considerably more than the other site (land adjacent to Apple Tree Close, Chudleigh Knighton). The Housing Needs survey states a need of 21 units – homes for local people. It's a big development for Chudleigh Knighton which is looking for 20/21 affordable units with enough open market houses to allow this - how does this work?
- R: The vast majority of people will come from the local area. There is an identifiable need. There will be a local need for the self-build and open market homes.
- Q: The Council stated at the July Parish Council meeting that August was not the best time to consult. There is no reason why Baker Estates can't use the Village Hall for its consultation with social distancing so people can look at the plans and ask questions. Some people don't have access to the internet and there is a high proportion of elderly people who are not all internet savvy. Could consider an outside exhibition or put the consultation onto the notice boards.
- R: The newsletter consultation encourages people to look at the website; Baker Estates will call people, offer video conferencing – it will be flexible and the lack of an exhibition will not impact – "people won't come to a public exhibition because of Covid-19". Baker Estates has independent, external support who record every word people say.
- Q: There are two other communities within the Parish which also have a housing need. Baker Estates is pushing so quickly that people will feel they haven't been consulted. Open, honest consultation is required at a time which is suitable for the community including Hennock and Teign Village.
- R: Baker Estates will be open and honest and plan to feedback the consultation responses at the Parish Council's September meeting – they would also be very happy to take councillors around their existing developments at Totnes and Marlborough – it was agreed that Cllr Baker would coordinate visits to include Cllrs Parker and Willett.
- Q: What about parking? 60 houses could have 120 cars – concern re an overspill onto the road as there are already always cars parked on the main road.
- R: Parking is a big issue. Baker Estates always have oversized garages so people can park bikes and large vehicles and seeks to provide other spaces. (Mary Ridgway advised that there will not be garages for the affordable homes).
- Q: Charging points for electric cars?
- R: Building Regulations will require this.
- Q: With which Housing Association will Baker Estates work?
- R: Baker Estates have worked with a number including Teign Housing.
- Q: The top section has no footpaths – concern re access for pedestrians and mobility scooters.

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- R: There would be no raised curbs. There would be shared surfaces which slows down cars.
- Q: The development is in two separate fields and it looks like two developments.
- R: The intention is to retain the dividing hedge for bio-diversity. The first field is steeper than the second and that's why the road has a "S-bend" – it has a slightly different design which reflects the gradient. There would be bungalows in both fields.
- Q: Has there been confirmation from Highways that they will adopt the road?
- R: No – most people will require the roads to be adopted and Baker Estates will work to do so – on a development of 60 houses it is ill-advised for roads to be privately owned. Registered providers want roads to be adopted.
- Q: Size of gardens?
- R: The gardens will be pretty sizeable.

Mary Ridgway, Housing Enabling Officer at Teignbridge District Council, made the following additional points:

- The journey the Parish Council has been on is a community-led process so the community have led the consultation process which is important.
- The Baker Estates website is excellent and accessible.
- Mary agreed that there needs to be a range of consultations – could look at drop-in events – Mary would look to the Parish Council for guidance and is happy to support this. From the Parish Council's viewpoint, it will be disappointing if the consultation is not community led.
- Mary asked Richard Ayre if he was willing to push the consultation date out on the basis that the Parish Council would like this to happen in September/October – Richard reiterated that they will undertake the consultation in August.
- Mary confirmed that she would talk to Janice Alexander (Rural Housing Enabler at Devon Communities Together) about refreshing the Housing Needs survey.
- The local lettings plan needs to be discussed with the planners and clarification is required on the exception site status of the site – it is outside of the village boundary and has been considered an exception site. However, Baker Estates will seek to bring it through a different mechanism. Richard Ayre advised that Baker Estates do not consider it to be an exception site.
- Mary asked if the consultation boards could clearly show where the affordable housing will be. Graham Hutton responded saying that he couldn't highlight which will be affordable; affordable homes will be distributed throughout the development – this detail will be after the outline planning has been agreed.

The Chairperson thanked Mary Ridgway, Richard Ayre and Graham Hutton for attending and they then left the meeting.

6. APPROVAL AND SIGNING OF THE MINUTES: The minutes of the Planning Committee meeting held on 23rd June 2020 were approved and it was agreed that these should be signed in due course 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 for Part II.

9. PLANNING APPLICATIONS

Teignbridge District Council

9.1. Ref: 20/00853/FUL

Location: 5 Devon Heath, Chudleigh Knighton

Proposal: Single storey side and rear extension

Web link: <https://www.teignbridge.gov.uk/planning/forms/planning-application-details/?Type=Application&Refval=20/00853/FUL&MN=Y>

Parish Council's observations: The Parish Council objects to this application because it is too large and it is not in keeping with the surrounding buildings with a proposed flat roof rather than a pitched roof.

The Parish Council is concerned with the lack of parking given the removal of the garage and a reduction to the driveway in an area where parking is an issue.

Dartmoor National Park Authority

9.2. Ref: 0285/20

Location: Tarorua, Hennock

Proposal: Use as domestic dwelling

Web link: <https://www.dartmoor.gov.uk/living-and-working/planning/search-for-an-application/db-links/detailed-application-result?AppNo=0285%2F20>

Parish Council's observations: The Parish Council has no objections.

9.3. Ref: 0298/20

Location: Bottor Rock Farm, Bovey Tracey

Proposal: Change of use of part of agricultural land for the siting of three shepherds huts

Web link: <https://www.dartmoor.gov.uk/living-and-working/planning/search-for-an-application/db-links/detailed-application-result?AppNo=0298%2F20>

Parish Council's observations: The Parish Council supports the application as the shepherd's huts will be situated next to the existing buildings and are accessible for people with disabilities. It is a good form of farm diversification making the farm more sustainable.

9.4. Ref: 0185/20

Location: Longlands, Hennock

Proposal: Full planning permission for internal repairs and minor alterations

Web link: <https://www.dartmoor.gov.uk/living-and-working/planning/search-for-an-application/db-links/detailed-application-result?AppNo=0185%2F20>

Parish Council's observations: The Parish Council supports this application as the renovations are sympathetic and help restore this important building.

10. PLANNING DECISIONS:

Teignbridge District Council

10.1. Ref: 19/02436/FUL

Location: Oakmoor Touring Park, Dunley Lane

Proposal: Retention of mobile home as manager's accommodation

Decision: Refusal of planning permission

Dartmoor National Park Authority

10.2. Ref: 0147/20

Location: Land south of Teign Village

Proposal: Erection of livestock building (13.5x9m) and creation of access

Decision: Refusal of planning permission

11. TO CONSIDER CORRESPONDENCE, PLANNING APPLICATIONS AND DECISIONS RECEIVED SINCE PREPARING THE AGENDA: None.

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12. CONSULTATION REGARDING POTENTIAL PROPOSALS FOR HOUSES AND OPEN SPACE IN CHUDLEIGH KNIGHTON: Please refer to comments under minute item 5.

13. MATTERS BROUGHT FORWARD BY COUNCILLORS: None.

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

Tuesday 8th September 2020: Virtual Zoom Parish Council meeting starting at 7.30pm

Tuesday 22nd September 2020: Virtual Zoom Planning Committee meeting starting at 7.30pm

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

As there was no further business the meeting ended at 9.40pm.

.....Chairman

Dated.....

DRAFT