

**MINUTES OF THE PLANNING COMMITTEE MEETING
HELD ON TUESDAY 24th JANUARY 2023 STARTING AT 7.30PM
AT CHUDLEIGH KNIGHTON VILLAGE HALL**

PRESENT: Cllrs Phil Baker, Charlie Fisher, Carol Godwin, Janette Parker, Kate Willett and Graham Tully,
Elly Maynard, Clerk to Hennock Parish Council

PART I (Open to the Public)

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

1. RECORDING OF MEETINGS: The Chairman of this meeting 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 Pete McCullar 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: None

7. APPROVAL AND SIGNING OF THE MINUTES: The minutes of the Planning Committee meeting held on 22nd November 2022 were unanimously approved and duly signed by Cllr Phil Baker, Chairman of the Planning Committee.

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

9. PLANNING APPLICATIONS

Teignbridge District Council

9.1. 22/02273/HOU
Location 29 Devon Heath, Chudleigh Knighton
Proposal Replace ground floor extension with new single storey extension, changes to external cladding

<https://publicaccess.teignbridge.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RMIP0GPZG9900>

Extension to time to respond until 25th January 2023, given by Teignbridge 19/12/2022



ACTION A - The Clerk was instructed to respond to Teignbridge with the following: Hennock Parish Council considered this proposal at their Planning Committee Meeting held last night on 24th January 2023 at Chudleigh Knighton Village Hall, agenda items 9.1.

Hennock Parish Council wants to make the following comments. Hennock Parish Council supports developments that meet the needs of their residents. We are concerned that the additional 2 bedrooms may result in more vehicles being associated with the property in an area that already has parking issues.

9.2. 22/02297/HOU
Location Halfpenny Green, Chudleigh Knighton
Proposal Install 22 ground mounted solar panels
<https://publicaccess.teignbridge.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RMKMY5PZGBH00>

Extension of time to respond until 25th January 2023, given by Teignbridge 19/12/2022

ACTION B - The Clerk was instructed to respond to Teignbridge with the following: Hennock Parish Council considered this proposal at their Planning Committee Meeting held last night on 24th January 2023 at Chudleigh Knighton Village Hall, agenda items 9.2.

Hennock Parish Council supports the proposal with the following comment. Installation of Solar Panels is in line with our Climate Emergency Policy.

9.3 22/02300/FUL
Location Oakmoor Touring Park, Road to Dunley Farm
Proposal Siting of lodge for manager's accommodation, revised amenities block & reception building, revised drainage scheme, use of land for camping pitches and winter storage of caravans
<https://publicaccess.teignbridge.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RMKN0VPZGBN00>

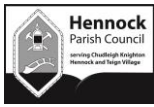
Extension of time to respond until 25th January 2023, given by Teignbridge 22/12/2022

ACTION C - The Clerk was instructed to respond to Teignbridge with the following: Hennock Parish Council considered this proposal at their Planning Committee Meeting held last night on 24th January 2023 at Chudleigh Knighton Village Hall, agenda items 9.3.

Hennock Parish Council objects to the proposal, we refer back again to the original planning application that was granted under planning permission 15/0199/MAJ

https://publicaccess.teignbridge.gov.uk/online-applications/files/6CA44FE930708FEEA03BF216D6082B27/pdf/15_01999_MAJ-Decision_Notice-442071.pdf

“3. The site shall be occupied for holiday purposes only, for no more than three months in any calendar year by any individual occupant, group of individuals or family and shall not be occupied as a main place of residence. The owner shall maintain an up to date register of the detail of all occupiers, including their names and main home addresses, of all site users and shall make it available for inspection at all reasonable times by the Local Planning Authority. REASON: To ensure that the site is not used for permanent residential accommodation.”



- 9.4.** **23/00011/AGR**
Location Heath Meadow, Dunley Cross, TQ14 3PW
Proposal Barn to store farming equipment
<https://publicaccess.teignbridge.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RNYP99PZHE500>

ACTION D - The Clerk was instructed to respond to Teignbridge with the following: Hennock Parish Council considered this proposal at their Planning Committee Meeting held last night on 24th January 2023 at Chudleigh Knighton Village Hall, agenda items 9.4.

Hennock Parish Council wants to make the following comment. Whilst we support the proposal of an agricultural building we would recommend Teignbridge undertake a site visit as there are other buildings on this site such as stables and a chalet bungalow that we haven't seen any planning applications for. These can clearly be seen on google maps. <https://www.google.co.uk/maps/@50.5889014,-3.638113,277m/data=!3m1!1e3>

Dartmoor National Park Authority None

10. PLANNING DECISIONS

Teignbridge District Council

- 10.1.** **22/01243/LBC**
Location Pitt Cottage, Lane past Pitt Farm
Proposal Extension and replacement of modern profiled metal lean-to roof sheeting with natural slate
Decision Grant of Conditional Consent
<https://publicaccess.teignbridge.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RDVZLLPZG5J00>

- 10.2.** **22/01242/HOU**
Location Pitt Cottage, Lane past Pitt Farm
Proposal Extension and replacement of modern profiled metal lean-to roof sheeting with natural slate
Decision Grant of Conditional Planning Permission

Our Response: Hennock Parish Council considered 9.1 22/01242/HOU and 9.2 22/012243/LBC together at its Planning Committee Meeting held on 27th July 2022. Hennock Parish Council supports the proposal.

ACTION E – No further action required, the grant of conditional consent and the grant of conditional planning permission was noted.

Dartmoor National Park Authority

- 10.3** **0441/22**
Location Leigh Cross, Teign Village, TQ13 9QH
Proposal 1 affordable dwelling at Leigh Cross, Teign Village
Decision Refusal of Planning Permission

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

Our Response: Hennock Parish Council considered this proposal at their Planning Committee Meeting held on 22nd 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.

ACTION F – No further action required; the refusal of planning permission was noted. The Clerk informed the meeting that she had contacted Dartmoor Planning as she had noticed that our comments that were sent on 23rd November via the new method hadn’t been included in the officer report. The Senior Planning Administration Officer is going to investigate and also add manually 0406/22 Beadon Farm that the Clerk had sent the same day, this has been done.

11. PLANNING WITHDRAWN None

12. PROGRESS REPORTS FROM THE CLERK FOR INFORMATION AND CONSIDERATION

12.1. Update on Tollgate Farm, Chudleigh Knighton 22/02205/MAJ

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

The Clerk informed the meeting that since we considered this application at our Full Parish Council meeting on 10th January 2023 more documents have been uploaded to the planning portal including our response, drainage plans and Highways response.

13. TO CONSIDER CORRESPONDENCE RECEIVED

13.1. TEIGNBRIDGE LOCAL PLAN 2020 – 2040

The Clerk explained that Teignbridge District Council have invited Hennock Parish Council to comment on the Proposed Submission Local Plan 2020-2040, its supporting documents, and the Draft Community Infrastructure Levy Charging Schedule which are currently available for consultation. The Consultation runs from 23rd January until 13th March 2023.

She summarised that the following plots of land have been included in the plan:

- V5 Tollgate Farm, Chudleigh Knighton - Land is allocated for approximately 60 homes
- V6 Field off Knights Mead, Chudleigh Knighton - Land is allocated for approximately 15 custom build homes
- However, the housing site land to the rear of Apple Tree Close hasn’t been included or the employment site called Southwest Chudleigh Knighton (this is the field opposite Candys Cottages)

After some discussion the following actions were agreed upon.



ACTION G – The Clerk to ensure the summary of plots that have been included in the plan and those that have been withdrawn are communicated to the parish.

ACTION H – The Clerk to ensure residents are provided with the link to Teignbridge’s Local Plan consultation so they can respond directly.

ACTION I – The Clerk to request a Tree Preservation Order (TPO) from Teignbridge on the oak trees in the field off Knights Mead.

ACTION J – The Clerk to request via our normal communication channels for residents to nominate trees that they feel need a TPO.

ACTION K – The Clerk to include Consider Teignbridge Local Plan on our February Planning Agenda, so we can formulate our response.

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

14.1. 22/02351/NPA

Location Knighton Stores, Chudleigh Knighton, TQ13 0ES
Proposal Application for Prior Approval under Part 3 Class MA and paragraph W of the GPDO for change of use from convenience store to one flat and one studio flat
Decision As the proposal does not constitute permitted development, the prior approval application cannot be determined and a full planning application is required.

<https://publicaccess.teignbridge.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RN4X1BPZGR800>

ACTION L – No further action required; the decision was noted.

15. MATTERS BROUGHT FORWARD BY PARISH COUNCILLORS:

Cllr Charlie Fisher and Cllr Janette Parker will be attending the Planning Meeting in Christow on 26th January. Cllr Janette Parker attended the Heathfield Community Liaison Meeting on 16th January, the minutes are on our website.

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

Tuesday 14th February 2023: Full Parish Council Meeting, Chudleigh Knighton Village Hall, starting at 7.30pm
Tuesday 28th February 2023: 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 8.55pm

.....Chairman

Dated.....