



HENNOCK PARISH COUNCIL
www.hennockpc.org.uk

**MINUTES OF THE PLANNING COMMITTEE MEETING
HELD ON TUESDAY 23rd JANUARY STARTING AT 7.30PM
AT CHUDLEIGH KNIGHTON VILLAGE HALL**

PRESENT: Cllrs Chris Applewood, Phil Baker, Janette Parker, Graham Tully and Kate Willett (Chairman)
Elly Maynard, Clerk to Hennock Parish Council
District Cllr Suzanne Sanders

PART I (Open to the Public)

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

1. RECORDING OF MEETINGS: The Chairman of the 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 RECEIVE APOLOGIES FOR ABSENCE AND TO APPROVE THE REASONS 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 28th November 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:

8.1. CLERK'S ACTIONS FROM PLANNING COMMITTEE MEETING HELD TUESDAY 28TH NOVEMBER 2023. The Clerk informed the meeting that all actions had been completed and we didn't hold a planning meeting in December [See Appendix A]

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

10. PLANNING APPLICATIONS

Teignbridge District Council

10.1. 23/01853/FUL

Location: Former Anchor Inn, Chudleigh Knighton, Devon TQ13 0EN



HENNOCK PARISH COUNCIL
www.hennockpc.org.uk

Proposal: Demolish store building, three two-storey dwellings and conversion of barn to single dwelling

<https://publicaccess.teignbridge.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=S2BIW9PZH5900>

Please note Extension of Time (EOT) granted to the Parish Council to respond by 24th January 2024.

ACTION A - The Clerk was instructed to respond to Teignbridge with the following:

Hennock Parish Council considered proposal 23/01853/FUL for the former Anchor Inn site at their Planning Committee Meeting on 23rd January 2024 at Chudleigh Knighton Village Hall, agenda item 10.1. We are grateful that an extension of time as granted for us to respond.

Hennock Parish Council objects to the proposal.

Hennock Parish Council and the community have been looking forward to the development of the former Anchor Inn site for nearly 9 years. Whilst we are very pleased to see the biodiversity and sustainability measures that have been taken into account including solar panels, bat boxes, bike stores and EV chargers, we do have concerns on other aspects of the development.

SIZE – We feel that that there are too many dwellings for this piece of land, which has resulted in homes and gardens that we believe are too small for a decent quality of life. For example, units 1, 2 and 3 all having living space of only 9m².

ACCESS – We are concerned about the visibility splay and safe access and egress to the site. To resolve the safety issue, it will need to include a large visibility splay whilst still retaining the original stone wall. However, this area is currently used for on street parking and parking is already at a premium in the village.

DRAINAGE – We have concerns about drainage on the site especially with limited vegetated surfaces. The natural gradient of the site could lead to a negative impact on surrounding properties in Harveys Close. We note the owners of the adjoining property Prings Cottage have expressed some concerns regarding drainage that will need addressing.

DESIGN - We note that local residents have already commented on the portal regarding being overlooked and loss of privacy. We feel that the development isn't in keeping with surrounding buildings which are predominantly light-coloured render or cob with natural slate roofs.

THE BARN – We don't feel that the barn has been sympathetically dealt with as a non-designated heritage asset. However, the proportions and layout do seem good as a single dwelling.

SOUNDPROOFING – Adequate sound proofing in such a dense development will be essential especially the party wall between the barn and Prings Cottage.

CLIMATE AND SUSTAINABILITY – We note there is a net loss of trees, as they are removing 17 trees. There doesn't seem to have been a response yet from Teignbridge's carbon officer.

TRANSPORT PLAN – We would welcome a transport plan in place.



HENNOCK PARISH COUNCIL
www.hennockpc.org.uk

Dartmoor National Park Authority

10.2. 0501/23
Application Type: Certificate of Lawfulness for an existing use
Location: Soda Ash Building, Bovey Tracey, TQ13 9PA
Proposal: Use of the building as a second home (use class C3)

<https://dartmoor-online.tascomi.com/planning/index.html?fa=getApplication&id=161868&language=en>

RE-CONSULTATION: Please note that the applicant and his agent have requested that all of the documents provided are visible on the website. Dartmoor National Park require our comments within 14 days of the letter dated 9th January 2024. Please note, an extension of time requested by the Clerk until 24th January has been approved.

ACTION B - The Clerk was instructed to respond to Dartmoor National Park with the following: Hennock Parish Council considered proposal 0501/23 Soda Ash Building at their Planning Committee Meeting on 23rd January 2024 at Chudleigh Knighton Village Hall, agenda item 10.2.

Hennock Parish Council objects to the proposal.

Hennock Parish Council have now had the opportunity to view all the evidence.

It doesn't seem to be a dwelling to us, for example we couldn't see any evidence of windows, no running water or sewerage and no means of waste collection.

Again, we note the representation uploaded on 27th November which suggests that the building has been concealed.

We feel it is an inappropriate development within Dartmoor National Park.

Devon County Council None

11. PLANNING DECISIONS

Teignbridge District Council

11.1. **23/00189/FUL**
Location: Dartmoor Reach Alpacas, Dunley Lane
Proposal: Permanent rural workers dwelling to replace temporary dwelling permitted by 20/00105/FUL
Decision: Grant of conditional planning permission

<https://publicaccess.teignbridge.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RPG69OPZISK00>

Our Response: Hennock Parish Council considered proposal 23/00189/FUL at their Planning Committee Meeting on 18th April 2023 at Chudleigh Knighton Village Hall, agenda item 10.1.



HENNOCK PARISH COUNCIL
www.hennockpc.org.uk

Hennock Parish Council would like to make the following comments: We have concerns about the drainage due to the failed percolation test. We would like the condition detailed in the Officer's Report 20/00105/FUL to remain i.e. "The occupation of the dwelling shall be limited to a person solely or mainly working, in the locality in agriculture, forestry, or other rural business, or a widow or widower of such a person, and to any resident dependents." If the proposal is granted planning permission, then we would like to see it stipulated that the previous temporary accommodation must be removed from site.

11.2. 22/012300/MAJ

Location: HENNOCK - Oakmoor Touring Park, Road to Dunley Farm 22/02300/MAJ
Proposal: Use of land for siting of mobile home for holiday use, additional camping pitches and winter storage of caravans. Revised amenities block and reception building and revised drainage scheme in relation to application ref. 15/01999/MAJ
Decision: Permission Granted

<https://publicaccess.teignbridge.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RMKN0VPZGBN00>

Our Response: 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

"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."

11.3. 23/01316/FUL

Location: Hennock – Inversnaid, Bellamarsh Lane, Chudleigh Knighton
Proposal: Dwelling and new access
Decision: Grant of conditional planning permission

<https://publicaccess.teignbridge.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RXSPOCPZJZQ00>

*Our Response: Sent 13th September 2023
Hennock Parish Council considered this application at last night's full parish council meeting held at Chudleigh Knighton Village Hall, agenda item 18.1.
Hennock Parish Council support the proposal.
We would like to make the following comments:*



HENNOCK PARISH COUNCIL
www.hennockpc.org.uk

Hennock Parish Council would like to see swift boxes / bricks incorporated in the application. We also have concerns regarding who is responsible for Bellamarsh Lane. We note Devon County Council has responded "The application is served from a private road" however it is also known as Hennock Footpath 19 as a public right of way PROW. Therefore who will be responsible for the upkeep?

11.4. 22/02205/AMD3

Location: HENNOCK - Land At Ngr 284761 77702, Plymouth Road
Proposal: Non-material amendment (inclusion of window cills on front elevations of all plots) to planning permission 22/02205/MAJ for 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)
Applicant: Mr T Biddle Baker Estates Ltd
Decision: Approval of non-material amendment

<https://publicaccess.teignbridge.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=S42ACRPZ01U00>

Please note Hennock Parish Council weren't consulted on this non-material amendment (inclusion of window cills on front elevations of all plots)

Dartmoor National Park Authority None

ACTION C – No further action required the decisions for 11.1, 11.2, 11.3 and 11.4 were noted

It was noted that 11.2 Oakmoor Touring Park no longer includes siting of a lodge for manager's accommodation.

It was noted that 11.3 Inversnaid includes the CIL liability for this development of £38,954.93 of which Hennock Parish Council would receive 15% namely £5843.24

12. PLANNING WITHDRAWN None

13. PLANNING APPEALS None

14. TO CONSIDER ANY UPDATES ON TOLLGATE FARM / TURNPIKE FIELDS CHUDLEIGH KNIGHTON 22/02205/MAJ None

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

<https://www.bakerestatesltd.co.uk/development/chudleigh-knighton> None

15. TO CONSIDER CORRESPONDENCE RECEIVED REGARDING ENFORCEMENT.
None

16. TO NOTE CORRESPONDENCE, PLANNING APPLICATIONS AND DECISIONS RECEIVED SINCE PREPARING THE AGENDA. None



HENNOCK PARISH COUNCIL
www.hennockpc.org.uk

17. TO NOTE DARTMOOR NATIONAL PARK AUTHORITY ADOPTED THE DARTMOOR NATIONAL PARK HOUSING SUPPLEMENTARY PLANNING DOCUMENT (SPD) ON 1 DECEMBER 2023.

The Housing SPD provides guidance to support the delivery of housing in Dartmoor National Park, it provides detailed guidance on how to use Local Plan housing policies, clarifies the Authority's expectations of housing development, helps applicants make successful and streamlined applications which are good for Dartmoor and its communities, and helps ensure the Authority makes consistent, robust and streamlined decisions on planning applications.

ACTION D – No further action required, it was noted that Dartmoor National Park Authority adopted the Dartmoor National Park Housing Supplementary Planning Document (SPD) on 1 December 2023.

18. MATTERS BROUGHT FORWARD BY PARISH COUNCILLORS:

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

Tues 13th February 2024: Full Parish Council Meeting starting at 7.30pm, Hennock Village Hall
Tues 27th February 2024: Planning Committee Meeting, 7.30pm, Chudleigh Knighton Village Hall
Tues 5th March 2024: Annual Parish Meeting, 7.30pm, Chudleigh Knighton Village Hall

PART II (Private) None

As there was no further business the meeting ended at 9.11pm

.....**Chairman**

Dated.....