



HENNOCK PARISH COUNCIL  
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**MINUTES OF THE PLANNING COMMITTEE MEETING  
HELD ON TUESDAY 28<sup>th</sup> November 2023 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

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

The Chairman of Hennock Parish Council's Planning Committee Cllr Kate Willett welcomed everyone to the November 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:** Cllr Carole Godwin has resigned from the parish council and therefore the Planning Committee. It was noted there are now only 5 councillors on the Planning Committee.

**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 24<sup>th</sup> October 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 24<sup>TH</sup> OCTOBER 2023.**

The Chairman informed the meeting that all actions had been completed and thanked the Clerk [See Appendix A]

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

**10. PLANNING APPLICATIONS**

**Teignbridge District Council** None

**Dartmoor National Park Authority** None



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## **Devon County Council**

10.1. DCC/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 write and object on behalf of the parish council regarding Heathfield Landfill based on our original response letter sent May 2023 with the following additional comments.*

*Odour Nuisance: We understand that the odour smelt in May 2023 actually originated from chicken manure spread at a nearby farm, however residents have complained about the odour for years, not just in May 2023.*

*Wildlife: We appreciate that the proposal includes efforts made to enhance local biodiversity in keeping with our parish council biodiversity aims. However, by cutting down the trees and destroying the habitat, it will inevitably kill wildlife. We are concerned to read in the Environmental Statement Addendum that the killing or injuring of hedgehogs is only classed as a moderate adverse effect, there is a huge love and support campaign locally of hedgehogs especially in neighbouring Chudleigh.*

*Actual Need: This proposal is contrary to Policy W7 of the Devon Waste Plan, as the application has not adequately demonstrated there is a need for additional non-hazardous landfill capacity.*

*Conclusion: If the proposals are accepted, we would want to see an absolute guarantee that the site would close after 10 years and not be able to get additional extensions.*

*Many members of our community have raised their concerns with the parish council, at consultation events and responding directly to this consultation.*

## **11. PLANNING DECISIONS**

### **Teignbridge District Council**

11.1 **23/01866/TPO**  
Location Land NGR 284576 77236 Knights Mead  
Proposal Ash (T001) - Fell  
Elm (T002) - Fell  
Mixed broadleaf Fenceline (G1) - Tipping back of low branches up to 2.4m to appropriate branch unions, where encroaching on neighbouring residential garden  
Decision Grant of Conditional Planning Permission.

<https://publicaccess.teignbridge.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=S2F842PZH9S00>

*Our Response: Hennock Parish Council considered proposal 2301866/TPO at their Planning Committee Meeting on 24th September 2023 at Chudleigh Knighton Village Hall, agenda items 10.2. Hennock Parish Council supports the proposal. We appreciate any efforts made to enhance local biodiversity In keeping with our parish council biodiversity aims.*



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**11.2. 22/02205/AMD1**

Location Land at Tollgate Farm, Plymouth Road, Chudleigh Knighton  
Proposal Non-material amendment (inclusion of substation) 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))  
Decision Non Material Amendment Approved

<https://publicaccess.teignbridge.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=RYT69DPZ01U00>

Please note Hennock Parish Council weren't consulted on this non-material amendment (inclusion of substation)

**11.3. 23/01864/HOU**

Location West Hele , Bovey Tracey  
Proposal Remove existing front porch, replace rear porch, replacement and new windows and doors  
Decision Grant of Conditional Planning Permission.

<https://publicaccess.teignbridge.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=S2EU9SPZH9100>

Our Response: *Hennock Parish Council considered proposal 23/01864/HOU at their Full Parish Council Meeting on 14th November 2023 at Chudleigh Knighton Village Hall, agenda items 18. Our extension of time request to allow us to consider the proposal at our Planning Committee Meeting on 28th was declined. Hennock Parish Council supports the proposal.*

**Dartmoor National Park Authority None**

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

**12. PLANNING WITHDRAWN None**

**13. PLANNING APPEALS**

The Clerk was asked at our October meeting (Action D) to update the parish council if she receives any updates relating to the appeal regarding 0441/22 affordable dwelling, land at Leigh Cross, Teign Village, TQ13 9QH Reference W/23/3315797. The Clerk updated the council by email and confirmed at the meeting that the appeal had been dismissed.

*ACTION C – No further action required the appeal decision of “dismissed” was noted.*

**14. TO CONSIDER ANY UPDATES ON TOLLGATE FARM / TURNPIKE FIELDS CHUDLEIGH KNIGHTON 22/02205/MAJ**

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

<https://www.bakerestatesltd.co.uk/development/chudleigh-knighton>



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The Clerk explained that she had been alerted that Bellamarsh Lane Hennock Footpath 19 has been repaired by South West Water with hard-core rubble which has resolved the churned-up mud issue, however it's full of plastic rubbish and other debris. The repair was needed following service work by South West Water relating to the Tollgate farm development.

She had been photos and went to investigate herself on 29th October and can confirm it is full of hard plastic, cans, wires, plastic bags along the whole stretch of repair. It's in the rubble, it hasn't blown there from somewhere else and it's not general littering. She explained to the meeting that she had picked up a few of the larger pieces, but soon realised it would take hours and of course there would also be the plastic underneath the surface too.

The Clerk explained that she had spent a considerable amount of time trying to resolve the issue and had contacted Devon County Council Highways department who said as it's a private road / footpath it's not their jurisdiction and suggested I wrote to Teignbridge and South West Water. South West Water have now responded *"This is unacceptable and should not have been left in this condition. We were not aware that this had happened and I'd like to thank you for making us aware. I can confirm that the Manager has contacted our contractors \* and requested that they return and collect all the rubbish from the rubble."*

The Chairman thanked the Clerk for her hard work trying to rectify this issue.

Councillors told the meeting that there is an issue with mud on the road and pavement between their entrance and Pitt Cottage. There were concerns that this could cause the road drains to become blocked which would exasperate the problem of water drainage.

*ACTION D – The Clerk was asked to contact the relevant person at Devon County Council who deals with new builds to let them know our concerns regarding mud on the road and pavements in the vicinity of the building site.*

**15. TO CONSIDER CORRESPONDENCE RECEIVED REGARDING ENFORCEMENT.**

None

**16. TO NOTE CORRESPONDENCE, PLANNING APPLICATIONS AND DECISIONS RECEIVED SINCE PREPARING THE AGENDA.** Councillors are respectfully reminded that this is not an opportunity for debate or decision making.

**16.1. 23/00848/LBC**

Location 2 Knowle Cottages Trusham Devon TQ13 0NU  
Proposal Two storey extension to north elevation, garage and workshop, demolish existing single storey extension and workshop  
Decision Grant of conditional consent

<https://publicaccess.teignbridge.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RUND5QPZGFY00>

**16.2. 23/00869/HOU**

Location 2 Knowle Cottages Trusham Devon TQ13 0NU  
Proposal Two storey extension to north elevation, garage and workshop, demolish existing single storey extension and workshop  
Decision Grant of conditional planning permission



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<https://publicaccess.teignbridge.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RURU97PZGLU00>

*Our response: Henock Parish Council considered proposal 23/00848/LBC in conjunction with 23/00869/HOU at their Planning Committee Meeting on 25th July 2023 at Chudleigh Knighton Village Hall, agenda items 10.1 and 10.2.*

*Henock Parish Council support the proposal*

**16.3. 23/01799/REM**

Proposal Approval of details for Plot 58 (approval sought for layout, scale, appearance and landscaping)

Location Land at Tollgate Farm, Chudleigh Knighton

Decision Reserved matters approval

<https://publicaccess.teignbridge.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=S1QOSBPZGMO00>

*Our response: Henock Parish Council considered proposal 23/01799/REM at their Planning Committee Meeting on 24th October 2023 at Chudleigh Knighton Village Hall, agenda items 10.1. Henock Parish Council supports the proposal. In keeping with our parish council biodiversity aims we would like to promote the incorporation of swift boxes and the inclusion of renewable energy solutions.*

*ACTION E – No further action required the decisions for 16.1, 16.2 and 16.3 were noted*

**Teignbridge Planning Application**

**16.4. 23/01853/FUL**

Proposal Demolish store building, three two-storey dwellings and conversion of barn to single dwelling | Former Anchor Inn Chudleigh Knighton Devon TQ13 0EN

Location Former Anchor Inn, Chudleigh Knighton

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

The Clerk explained to the meeting that she had emailed Teignbridge planning department and rung District Councillor Richard Keeling requesting an extension of time.

*ACTION F – The Clerk to update the council via email to let them know if our extension of time (EOT) request has been accepted until our January Planning Committee Meeting. If not the Clerk to arrange an additional meeting within the timescale allowed to consider the application to enable the council and residents enough time to consider it, i.e. not to try and fit it into a full parish council meeting.*

**17. To consider Teignbridge Local Plan Addendum consultation.**

[https://www.teignbridge.gov.uk/media/4hwpt45m/teignbridge-local-plan-2020-2040-proposed-submission-addendum\\_opt.pdf](https://www.teignbridge.gov.uk/media/4hwpt45m/teignbridge-local-plan-2020-2040-proposed-submission-addendum_opt.pdf)

V6: Field off Knights Mead Chudleigh Knighton is on pages 181 and 182. The masterplan in appendix 5 that they refer to is on this link

<https://www.teignbridge.gov.uk/media/g4vmzks/appendix-5-v6-field-off-knights-mead-chudleigh-knighton-concept-plan.pdf>



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It was noted that we can only comment on the changes shown in red. There was some discussion regarding the inclusion of a masterplan which was helpful in showing where the proposed housing would be in relation to Teign Lawn, the oak trees and the flood plain. However, Hennock Parish Council still objects to the proposal as there is no need for additional homes within the village as 60 are currently being built at Tollgate Farm. The Clerk was granted delegated authority along with Cllr Chris Applewood to submit our response following Cllr Applewood attending the Teignbridge Local Plan briefing on 29<sup>th</sup> November.

*ACTION G – The Clerk in conjunction with Cllr Chris Applewood to formulate and submit Hennock Parish Council’s response to Teignbridge Local Plan Addendum Consultation based on the comments made at the Planning meeting and knowledge sought from the briefing.*

**18. MATTERS BROUGHT FORWARD BY PARISH COUNCILLORS:**

A councillor asked for an update on Oakmoor Caravan Site following the dismissal of the appeal on the enforcement notice.

*ACTION H – The Clerk was asked to check paperwork and Teignbridge portal and email councillors with timeframe that they have to comply with the enforcement notice to remove the mobile home from Oakmoor Caravan Site.*

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

*Tuesday 12<sup>th</sup> December 2023: Full Parish Council Meeting, Chudleigh Knighton Village Hall, starting at 7.30pm*

*Tuesday 9<sup>th</sup> January 2024: Full Parish Council Meeting, Chudleigh Knighton Village Hall, starting at 7.30pm*

**PART II (Private) None**

As there was no further business the meeting ended at 8.35pm

.....**Chairman**

**Dated**.....