

8.1. Clerk's Actions from Planning Committee Meeting held 23rd January 2024

Action	Agenda Item Jan	Action	Notes	Agenda Item Feb
A	10.1	<p>ACTION A - The Clerk was instructed to respond to Teignbridge with the following:</p> <p>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.</p> <p>Hennock Parish Council objects to the proposal.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>SOUNDPROOFING – Adequate sound proofing in such a dense development will be essential especially the party wall between the barn and Prings Cottage.</p> <p>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.</p> <p>TRANSPORT PLAN – We would welcome a transport plan in place.</p>	Completed	N/A

B	10.2	<p>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.</p> <p>Hennock Parish Council objects to the proposal.</p> <p>Hennock Parish Council have now had the opportunity to view all the evidence.</p> <p>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.</p> <p>Again, we note the representation uploaded on 27th November which suggests that the building has been concealed.</p> <p>We feel it is an inappropriate development within Dartmoor National Park.</p>	Completed	N/A
C	11.1 11.2 11.3 11.4	<p>No further action required the decisions for 11.1, 11.2, 11.3 and 11.4 were noted</p> <p>It was noted that 11.2 Oakmoor Touring Park no longer includes siting of a lodge for manager's accommodation.</p> <p>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</p>	N/A	N/A
D	17.	<p>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.</p>	N/A	N/A