



**MINUTES OF THE PLANNING COMMITTEE MEETING  
HELD ON TUESDAY 25<sup>th</sup> JANUARY STARTING AT 7.30PM  
AT CHUDLEIGH KNIGHTON VILLAGE HALL**

**PRESENT:** Cllrs Phil Baker (Chairperson), Peter McCullar, Janette Parker, Emma Sueref, Graham Tully and Kate Willett  
Elly Maynard, Clerk to Hennock Parish Council

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

**1. RECORDING OF MEETINGS:** Cllr Phil Baker welcomed everyone to the meeting. Cllr Baker 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:** None

**4. DECLARATION OF INTEREST FOR ITEMS INCLUDED ON THE AGENDA & 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 present.

**7. APPROVAL AND SIGNING OF THE MINUTES:** The minutes of the Planning Committee meeting held on 23<sup>rd</sup> November were approved and duly signed by Cllr Phil Baker, Chairperson. It was noted there was no Planning Committee Meeting held in December 2021 as there were no planning applications to consider.

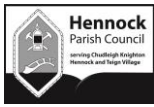
**8. Agreement of agenda between Parts I & II.** No part II

**9. PLANNING APPLICATIONS**

**9.1.** **21/02881/CLDE**  
**Address** **Land Adjacent to Kiln Close, Chudleigh Knighton, TQ13 0HD**  
Proposal Certificate of Lawfulness for existing use as a vehicle storage and an element of vehicle related repair work  
Type Certificate of Lawful Use Existing  
<https://www.teignbridge.gov.uk/planning/forms/planning-application-details/?Type=Application&Refval=21/02881/CLDE>

*ACTION - The Clerk was instructed to respond via Teignbridge Planning Portal with the following:*

*Whilst Hennock Parish Council accepts the field has been used for vehicle storage for 20+ years, there is no evidence either from the statements included with the application or councillors local knowledge that the site has been used for vehicle repair work. Therefore, Hennock Parish Council believe a certificate of lawfulness can only be for existing use as vehicle storage and NOT for vehicle repair work.*



**Dartmoor National Park Authority**

None

**10. PLANNING DECISIONS**

**Teignbridge District Council**

**10.1**                                 **20/02372/FUL**  
**Address**                           **East Dunley, Bovey Tracey, Devon, TQ13 9PW**  
**Proposal**                           Retrospective demolition of storage barn and replacement with  
managers cottage with biomass heating system and associated stores  
**Decision**                           Permission Granted

<https://www.teignbridge.gov.uk/planning/forms/planning-search-by-reference/?mterm=20%2F02372%2Fful>

**OUR RESPONSE**

*Hennock Parish Council considered this application at its Planning Committee Meeting held via Zoom (23/02/21) Agenda Item 10.2*

*Hennock Parish Council objected to the proposal and requested it was called in.*

- *“The Parish Council considered this application in conjunction with 20/02053/FUL*
- *There are concerns regarding over development of the site and the additional traffic it would create along with access issues.*
- *There is confusion of what is being asked for and there are signs some of the proposed work has already commenced.*
- *We would recommend Teignbridge undertake a site visit.*

**ACTION – No action required; the grant of conditional planning permission was noted.**

**10.2**                                 **21/00788/CLDE**  
**Address**                           **Land At Ngr 284534 79658, Fludda Wood, Huxbear, Chudleigh, Devon, TQ13 0EH**  
**Proposal**                           Certificate of lawfulness for existing use of building as a single dwelling  
**Type**                                 Certificate of Lawful Use Existing  
**Decision**                           Cert Lawful Use Exist/prop Approved

<https://www.teignbridge.gov.uk/planning/forms/planning-application-details/?Type=Application&Refval=21/00788/CLDE>

**OUR RESPONSE**

*Hennock Parish Council discussed this application at their Planning Meeting held 27th April via Zoom. As a parish council they feel that they cannot object to the application, as according to the evidence provided the owners have complied with the 4 year rule for certificate of lawfulness.*

*However, the Parish Council do have concerns about the following:*

- *No environmental or ecology report has been provided.*
- *That by issuing a certificate of lawfulness for use of this building as a single dwelling could set a precedent within the parish.*
- *The Parish Council would object if any further development was allowed on this site without planning permission being sought in advance.*
- *Teignbridge District Council should seek council tax arrears and CIL payment.”*



**ACTION** – No action required; the certificate of lawful use or development was noted.

<b>10.3</b>	<b>21/02047/FUL</b>
<b>Address</b>	<b>Oakmoor Touring Park, Bovey Tracey, Devon, TQ13 9PW</b>
Proposal	Retention of site manager dwelling; revised amenities block & reception building; revised drainage scheme; use of land for camping pitches and winter storage of caravans
Decision	Permission Refused

<https://www.teignbridge.gov.uk/planning/forms/planning-application-details/?Type=Application&Refval=21/02047/FUL>

**OUR RESPONSE**

*Henock Parish Council considered this application at its Planning Committee Meeting held at Chudleigh Knighton Village Hall last night (28/09/21) Agenda item 9.2*

*Henock Parish Council objects to the proposal as it doesn't feel that all the points that the appeal decision relating to planning application 19/02436/FUL dated 6th November 2020 have been addressed in this new application. Appeal Ref: APP/P1133/W/20/3256416.*

*Henock Parish Council objected to the previous application 19/02436/FUL and submitted the following "The Parish Council objected to the original application for the touring caravan and camping site and it objects to this application on the basis that the site has a restriction which states a maximum of 3 months occupancy to ensure that the site is not used for permanent residential accommodation."*

*The Parish Council asked me to repeat this to you for this revised application 21/02047/FUL Since the previous application and subsequent appeal Chudleigh Knighton no longer has a village shop, Knighton Stores closed down permanently 31/08/21.*

*The site is located via more of a track than a road by Chudleigh Knighton Heath SSSI, Henock Parish Council are concerned that there is poor visibility for the caravan drivers that will also need to navigate Dunley Cross that is notoriously dangerous."*

**ACTION** – No action required; the refusal of planning permission was noted.

**Dartmoor National Park Authority**

<b>10.4</b>	<b>0554/21</b>
<b>Address</b>	<b>Greenacres, Henock, TQ13 9QB</b>
Proposal	Siting of caravan in garden, Greenacres, Henock
Decision	Grant of Planning Application

<https://www.dartmoor.gov.uk/living-and-working/planning/db-links/application-details?AppNo=0554%2F21>

**OUR RESPONSE**

*Henock Parish Council considered this application at its Planning Committee Meeting held at Chudleigh Knighton Village Hall last night (26/10/21) Agenda Item 9.3 Henock Parish Council would like to make a general observation. Henock Parish Council wants to support rural businesses. However, it doesn't feel it can either support or object to this proposal as there is insufficient detail of information regarding its appearance, dimensions and how it will be lighted.*

**ACTION** – No action required; the grant of conditional planning permission was noted.



**11. PLANNING WITHDRAWN** None

**12. PROGRESS REPORTS FROM THE CLERK FOR INFORMATION AND CONSIDERATION**

**12.1 21/00016/MAJ**

Address Land To The North Of Apple Tree Close, Chudleigh Knighton , Devon  
Proposal Outline application for a rural exceptions development comprising up to 40 residential dwellings, associated open space and infrastructure (approval sought for access)

<https://www.teignbridge.gov.uk/planning/forms/planning-application-details/?Type=Application&Refval=21/00016/MAJ>

The Clerk informed the meeting that on Teignbridge's Planning Portal, 29/11/21 email an extension of time until the end of January. Flood risk report, highways report, ecological survey and lighting report have been added to the documents list since our last Planning meeting in November 2021.

**12.2 20/01736/MAJ and 21/00021/NONDET**

Address Tollgate Farm, Plymouth Road, Chudleigh Knighton, Devon,  
Proposal Outline application for circa 60 dwellings, access, open space, drainage pond and associated infrastructure (approval sought for access)

<https://www.teignbridge.gov.uk/planning/forms/planning-application-details/?Type=Application&Refval=20/01736/MAJ>

<https://www.teignbridge.gov.uk/planning/forms/planning-application-details/?Type=Appeal&Refval=21/00021/NONDET>

The Clerk informed the meeting that on Teignbridge's Planning Portal, there have been no updates on decision.

*ACTION: The Clerk was instructed to contact Mary Ridgway, Housing Enabling Officer, Teignbridge for an update and invite her to our next meeting if appropriate.*

**13. TO NOTE THAT DARTMOOR NATIONAL PARK AUTHORITY FORMALLY ADOPTED THE LOCAL PLAN AT ITS MEETING ON 3RD DECEMBER 2021.** Noted

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

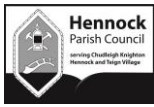
**14.1 21/02420/LBC and 21/02419/HOU**

Location Finlake Lodge, Road From Chudleigh Bridge To Pitt Farm  
Proposal Retention Of Building, Amendments To Boundary Wall And Removal Of Gate Pillars

Decision Refusal of Consent 21/0240/LBC  
Refusal of Planning Permission 21/02419/HOU

*ACTION – No action required; the refusal of consent and refusal of planning permission were noted.*

**15. MATTERS BROUGHT FORWARD BY PARISH COUNCILLORS:** Cllr Parker brought to the attention of the parish council some alteration and refurbishment works that have happened at The Claycutters Arms, Chudleigh Knighton which have been reported to her.



There was some discussion regarding new outside seating, change of doors and flooring within the Grade II listed building.

*ACTION – The Clerk was requested to investigate these issues further and report back to the parish council.*

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

*Tuesday 8<sup>th</sup> February 2022: Full Parish Council meeting, Chudleigh Knighton Village Hall, starting at 7.30pm*

*Tuesday 15<sup>th</sup> February 2022: Allotments Committee Meeting, Chudleigh Knighton Village Hall, starting at 8.30pm*

*Tuesday 25<sup>th</sup> February 2022: Planning Committee meeting, Chudleigh Knighton Village Hall starting at 7.30pm*

As there was no further business the meeting ended at 8.22pm

.....**Chairperson**

**Dated**.....