

**MINUTES OF THE PLANNING COMMITTEE MEETING
HELD ON TUESDAY 26th JULY STARTING AT 7.30PM
AT CHUDLEIGH KNIGHTON VILLAGE HALL**

PRESENT: Cllrs Phil Baker (Chairman), Charlie Fisher, Carol Godwin, Janette Parker, Emma Sueref, Graham Tully and Kate Willett
Elly Maynard, Clerk to Hennock Parish Council
Gwenda Beckley, Housing Enabling Officer, Teignbridge District Council
Nicole Stacey, Baker Estates
Tom Biddle, Baker Estates
Graham Hutton, Baker Estates

PART I (Open to the Public)

1. RECORDING OF MEETINGS: Cllr Phil Baker welcomed everyone to the meeting including Gwenda Oakley from Teignbridge District Council. 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: Cllr Pete McCullar sent their apologies and the reasons for their 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: Cllr Kate Willett declared an interest in agenda items 9.1 and 9.2 as she lives in a neighbouring property; therefore she did not take part in the discussions or vote.

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:

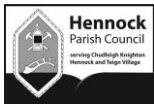
Gwenda Beckley said there is not much of an update since last month, the mixture of affordable housing has now been approved and she is pleased that it's the mix Teignbridge requested. A housing association still hasn't been decided.

Cllr Kate Willett raised concerns as to whether there would be a provision of easy access units, they replied that of the 6 one bedroom maisonettes, 3 units would be on the ground floor, plus ½ of the open market units are bungalows. Graham Hutton said with careful design they would avoid external and internal steps.

Graham Hutton from Baker Estates spoke about the public exhibition. In total 804 invites were sent out, 54 people attended and to date they have received back 5 written feedback forms. He encouraged residents to continue to return the paper copies of the feedback form or complete the online form.

Positive feedback received

Liking the bungalows
Liking the fairly low density, 60 houses in 10 acres
Support for open space area in the middle of the site
Support for footpath link to Teign View by allotments
Support for affordable homes



Neutral feedback received

The design – mixed feelings

Negative feedback received

Highways Issues

Parking Issues

Other salient points from Baker Estates:

- The Planning Performance Agreement (PPA) is now in place with Teignbridge.
- They are planning to submit their planning application in September.
- The Design Review Panel are meeting 18th August.
- All the information boards are available on their website.
<https://www.bakerestatesconsultation.co.uk/tollgate-farm-chudleigh-knighton>
- They are planning to put in gas installation with solar panels on roof.
- Discussions about why wind turbines (flickering) and air source pumps (too high electricity bills, need larger radiators, insufficient installers and maintenance issues) not being suitable.
- The homes will be built using traditional methods.
- There is a carbon reduction scheme for the whole site.
- To combat dealing with hot days, smaller windows that are openable.
- There will be 3 self build plots on the site.
- They still don't know who the Registered Provider (RP) will be for the affordable homes.
- The communal area will be a green space that will be a public open space that is accessible, it will be suitable to kick a ball around.
- The main road onto the site will be adopted, all other roads will in effect be private drives
- There will be a management company to maintain the open spaces to ensure that the public open space will be maintained in perpetuity.
- The affordable homes will have a cap on the management fees.
- Garages will be 6 metres x 3 metres
- Additional hedges will be planted with native species
- There has to be bio-diversity net gain
- The site includes 10 metre bat corridors

Hennock Parish Council asked whether they would be willing to share the design, once they had reached the design review stage, Baker Estates thought this should be possible.

ACTION – The Clerk to promote the Baker Estate consultation page of their website that includes the information boards and feedback form.

7. APPROVAL AND SIGNING OF THE MINUTES: The minutes of the Planning Committee meeting held on 28th June 2022 were unanimously approved and duly signed by Cllr Phil Baker, Chairman.

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

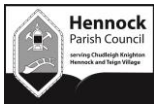
9. PLANNING APPLICATIONS

Teignbridge District Council

9.1. 22/012242/HOU

Location Pitt Cottage, lane past Pitt Farm

Proposal Extension and replacement of modern profiled metal lean-to roof sheeting with natural slate



<https://publicaccess.teignbridge.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=RDVZLJPZG5I00>

9.2. 22/012243/LBC

Location Pitt Cottage, lane past Pitt Farm
Proposal Extension and replacement of modern profiled metal lean-to roof sheeting with natural slate

<https://publicaccess.teignbridge.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=RDVZLLPZG5J00>

Please note 9.1 the housing application and 9.2 the listed building consent were considered together and Cllr Willett didn't take part in the discussions or the vote.

ACTION - The Clerk was instructed to respond via Teignbridge's Planning Portal with the following: Hennock Parish Council considered these proposals together at their Planning Committee Meeting held on 27th July 2022 at Chudleigh Knighton Village Hall, agenda items 9.1 and 9.2. Hennock Parish Council supports the proposals.

Dartmoor National Park Authority

9.3 0262/22

Location Beadon Farm, Lane to Beadon Farm, Hennock
Proposal Alterations to existing agricultural building at Beadon Farm, Hennock

<https://www.dartmoor.gov.uk/living-and-working/planning/db-links/application-details?AppNo=0262%2F22>

(Please note Nicola Hand, the case officer agreed to a one-day extension to respond)

ACTION - The Clerk was instructed to respond via Dartmoor National Park's Planning Portal with the following: Hennock Parish Council considered this proposal at their Planning Committee Meeting held on 27th July 2022 at Chudleigh Knighton Village Hall, agenda item 9.3. Hennock Parish Council supports the proposal.

Dartmoor National Park Authority

10. PLANNING DECISIONS

Teignbridge District Council

10.1. 22/00331/LBC

Location Flat 2, Pitt House
Proposal Internal alterations including new staircase, associated alterations to bedroom, landings, re order of kitchen and bathroom, reinstatement of two historic arch openings between drawing room and the extended kitchen, formation of new arch/partition, glazed door screen to utility room
Decision Grant of Conditional Consent

<https://publicaccess.teignbridge.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=R7GJY7PZJ6A00>

Our Response: Hennock Parish Council considered this application at its Planning Committee Meeting held last night at Chudleigh Knighton Village Hall (22/03/22) Hennock Parish Council supports the proposal and thinks that it's good that they are proposing to reinstate a couple of original features and welcome the replacement of the paddle stairs.

ACTION – The grant of conditional consent was noted.

Dartmoor National Park Authority

10.2. 0228/22

Location Beadon Farm, Hennock
Proposal Agricultural building for storage of agricultural machinery and equipment
Decision Prior Approval not required
<https://www.dartmoor.gov.uk/living-and-working/planning/db-links/application-details?AppNo=0228%2F22>

Our Response: Hennock Parish Council considered this application at its Planning Committee Meeting held at Chudleigh Knighton Village Hall (28/06/22). Hennock Parish Council supports the proposal.

ACTION – The prior approval not required was noted.

11. PLANNING WITHDRAWN

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11.1 22/00085/FUL
Address Huxbeare Court, Trusham
Proposal Proposed driveway entrance including visibility splays and parking
<https://publicaccess.teignbridge.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=R5UG74PZI3T00>

ACTION – The proposal being withdrawn was noted

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://publicaccess.teignbridge.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=QMGX6RPZJ0400>

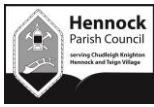
On Teignbridge Planning Portal – no updates

12.2 20/01736/MAJ

Address Tollgate Farm, Chudleigh Knighton
Proposal Outline application for circa 60 dwellings, access, open space, drainage pond and associated infrastructure (approval sought for access)
Decision Non Determination Appeal – Appeal Allowed

<https://publicaccess.teignbridge.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=QH63SMPZFU700>

*On Teignbridge Planning Portal – no updates.
See agenda item 6 for updates from Baker Estates.*



13. TO CONSIDER CORRESPONDENCE RECEIVED

13.1 Email from Baker Estates Consultation, public exhibition at Chudleigh Knighton Village Hall on Tuesday 19th July 3pm – 7.30pm.

<https://www.bakerestatesconsultation.co.uk/tollgate-farm-chudleigh-knighton>

ACTION – The public exhibition was attended by 54 members of the public plus Councillors and the Clerk. The Clerk to add the link to their consultation onto our website and onto Facebook again.

13.2. Email from Maria Spragg, Planning Support Officer regarding new door and flooring at Claycutters Arms, Chudleigh Knighton.

The Clerk read out the email, in brief the flooring did not require consent and no further action is required regarding the door.

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

Email from Tracy Simmons, Senior Planning Administration Officer, Dartmoor National Park explaining they are currently undertaking a major upgrade to their planning application data handling system. Due to this essential maintenance, their services will be disrupted between 19 August and 12 September.

ACTION – The Clerk to add the above information to our Facebook page.

15. MATTERS BROUGHT FORWARD BY PARISH COUNCILLORS:

Cllr Carol Godwin informed the meeting that Knighton Stores has sold.

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

Tuesday 13th September 2022: Full Parish Council Meeting, Chudleigh Knighton Village Hall, starting at 7.30pm

Tuesday 27th September 2022: Planning Committee Meeting, Chudleigh Knighton Village Hall starting at 7.30pm

ACTION – Although the month of August is traditionally Summer Recess, it was agreed that if there is a need for a Planning Meeting in August then this could take place giving the correct notice. The Clerk to keep councillors updated and produce summons if necessary.

PART II (Private) None

As there was no further business the meeting ended at 8.58pm

.....Chairman

Dated.....