

HENNOCK PARISH COUNCIL

MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON TUESDAY 27TH NOVEMBER 2018 IN THE OLD LIBRARY ROOM IN CHUDLEIGH KNIGHTON VILLAGE HALL STARTING AT 7.30PM.

PRESENT: Cllrs P Baker (Chairman of Planning Committee), B Kelly, P McCullar, J Parker and C Webb

1 member of the public

H Reynolds, Clerk to the Parish Council

PART I (Open to the Public)

1. FILMING AND RECORDING OF MEETINGS: The Chairman reminded all in attendance at the meeting that they may be filmed, recorded, photographed or otherwise reported about. Hennock Parish Council's protocol on the filming and recording of meetings was on display and those undertaking these activities were deemed to have accepted them whether they had read them or not.

2. TO ACCEPT APOLOGIES FOR ABSENCE: Apologies were received from Cllr R Dixon and the reason for her absence was accepted.

3. DECLARATION OF INTEREST FOR ITEMS INCLUDED ON THE AGENDA & A REMINDER TO COUNCILLORS TO UPDATE THEIR REGISTER OF INTERESTS WHERE APPROPRIATE: Cllr Webb declared a non-pecuniary interest in the planning application for Land opposite Leigh Farm, Teign Village, because the applicant is an ex-colleague (minute ref: 11.2.)

4. REQUESTS FOR DISPENSATIONS: None.

5. PUBLIC PARTICIPATION: AN OPPORTUNITY FOR MEMBERS OF THE PUBLIC TO SPEAK TO THE COUNCIL ABOUT MATTERS WHICH CONCERN THEM: None.

6. APPROVAL AND SIGNING OF THE MINUTES: The minutes of the Planning Committee meeting held on 23rd October 2018 were approved and duly signed.

7. MATTERS ARISING FROM THE MINUTES:

7.1. Oak trees overhanging property in Meadowbank, Chudleigh Knighton: Confirmation of action to be taken by Taylor Wimpey is still awaited despite being "chased". The Clerk was instructed to follow up.

8. AGREEMENT OF AGENDA BETWEEN PARTS I & II: There were no items to be discussed in Part II.

9. PLANNING APPLICATIONS:

Teignbridge District Council [TDC]

9.1. Ref: 18/02034/FUL

Location: Hennock – 1 Vallance Cottages, Chudleigh Knighton

Proposal: Erection of building to provide business use (use class A1)

Parish Council's observations: The Parish Council supports this application subject to their being a restriction on the opening/operating hours from 9am – 6pm and not on Sundays or Bank holidays to reduce the adverse impact on the parking in the village and the impact of noise & light affecting neighbours.

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9.2. Ref: 18/02042/FUL

Location: Hennock – Finlake Holiday Park, Road from Chudleigh Bridge to Pitt Farm

Proposal: Replacement two existing lodges (plots 40 & 41) with two Tingdene Loft ‘A-frame’ style chalets

Parish Council’s observations: The Parish Council has no objections to this application.

10. PLANNING DECISIONS:

Dartmoor National Park Authority

10.1. Ref: 0453/18

Location: Hennock – Everdene, Hennock

Proposal: Erection of single storey garden room extension, entrance porch, balcony, external escape stairs, additional flue to roof and loft conversion.

Decision: Grant of conditional planning permission

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

PLANNING APPLICATIONS:

Teignbridge District Council

11.1. Ref: 18/02270/FUL

Location: Hennock – Finlake Holiday Park, Road from Chudleigh Bridge

Proposal: Two proposed “Treehouse” style lodges with timber decking and timber walkway

Parish Council’s observations: The Parish Council objects to this application on the grounds of the impact on the foul water/sewage system which is inadequate. The application does not take in to account the larger units at 40 & 41 (planning application ref: 18/02042/FUL) and the Parish Council considers the proposed density will result in overcrowding of this part of the site.

11.2. Ref: 18/02346/FUL

Location: Hennock – Land opposite Leigh Farm, Teign Village

Proposal: Storage shed

Parish Council’s observations: The Parish Council has no objections to this application.

PLANNING DECISION

Teignbridge District Council

11.3. Ref: 18/01414/FUL

Location: Bovey Tracey – Oak Tree Farm

Proposal: Two storey extension to form annexe

Decision: Grant of conditional planning permission

12. AUTHORITY FOR CLERK TO CONSULT WITH PLANNING COMMITTEE MEMBERS BY EMAIL IN RESPECT OF PLANNING APPLICATIONS WHICH WOULD HAVE BEEN DEALT WITH AT A DECEMBER MEETING: It was resolved that the Clerk should consult with members of the Planning Committee by email in respect of planning applications which would have been dealt with at a December meeting.

13. MATTERS BROUGHT FORWARD BY COUNCILLORS: Cllr Parker reported an increase in flooding on the B3344 at Apple Tree Close, Chudleigh Knighton. The storm drain installed on the development of Apple Tree Close sits proud of the road and so is ineffective. Concerns were expressed about the impact on flooding of possible further housing adjoining Apple Tree Close and any hard standings need to be permeable so as not to exacerbate the existing problem.

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Cllr Parker also observed that the green netting on the fencing at the former Anchor Inn site did little to improve the appearance. It was noted that the landowner is in pre-app discussions with TDC's Planning Department.

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

Tuesday 11th December 2018: Parish Council meeting in Hennock Village Hall starting at 7.30pm

Tuesday 8th January 2019: Parish Council meeting in Chudleigh Knighton Village Hall starting at 7.30pm

PART II (Private) Items which may be taken in the absence of the Public and Press on grounds that confidential information may be disclosed: None.

As there was no further business the meeting ended at 8.20pm.

Signed Dated.....