

**MINUTES OF THE VIRTUAL PLANNING COMMITTEE MEETING
HELD ON TUESDAY 24th NOVEMBER 2020 STARTING AT 7.30PM.**

PRESENT: Cllrs Phil Baker, Peter McCullar, Janette Parker, Graham Tully and Kate Willett.
Cllr Charlie Fisher attended as a member of the public.
Mr Richard Ayre, Land & Planning Director at Baker Estates Ltd
Mr Graham Hutton, Development Director at Baker Estates Ltd
Helen Reynolds, Clerk to the Parish Council
Elly Maynard, Clerk to the Parish Council

PART I (Open to the Public)

1. RECORDING OF MEETINGS: The Chairman 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 Janette Parker joined the Planning Committee.

3. TO ACCEPT APOLOGIES FOR ABSENCE: Apologies were received from Cllr R Dixon, Cllr S Edwards and Cllr C Webb and the reasons for their absence were accepted.

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: Mr Richard Ayre and Mr Graham Hutton of Baker Estates Ltd spoke to the Committee with regard to the outline planning application for Tollgate Farm, Plymouth Road, Chudleigh Knighton. The salient points were as follows:

- Baker Estates Ltd has submitted an outline planning application for c60 dwellings at Tollgate Farm.
- They are proposing 30% affordable housing
- They referred to the letter from Richard Ayre sent via email to all planning committee members on 18th November and highlighted the following points. 74% respondents supported the building of new homes in Chudleigh Knighton. Moreover 62% supported the delivery of new homes on their site at Tollgate Farm and 51% supported, in principle, their proposals.
- They are proposing different types of affordable homes, affordable rent, shared ownership and self build.
- Baker Estates will see the project through from start to finish.
- They are a local company that employ local staff.
- The site has minimum effect on the village as cars leaving the development could access key routes without having to drive through the village.
- Richard and Graham were asked how they were going to address the issues highlighted in the ecological survey.
 - Since the last meeting a lighting survey has been conducted but they are awaiting the results.
 - They need to think about the locations of ponds.
 - They are retaining a dark corridor at the top of the site and are keen to develop a dark development
 - They are hoping for biodiversity net gain
- Baker Estates were asked about how residents will deal with any snagging issues.

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- Affordable homes will be handed over to the registered supplier who won't accept them until the snagging list is complete.
- Open Market Homes. Walk through prior to receiving keys. Customer Service department, 24 hour helpline, own maintenance guy, all new homes have 10 year NHBC guarantee.
- Baker Estates promise to exceed regulations set by Teignbridge District Council.
- They confirmed that the fields coloured light green can be made available by the owners for environmental features not for further development.
- There was discussion on utilities, water, electricity (they have made provision for a substation), fibre broadband to all properties.
- It was highlighted there is still no case officer. The only TDC response to date is from the Housing Enabling Officer.

7. APPROVAL AND SIGNING OF THE MINUTES: The minutes of the Planning Committee meeting held on 27th October 2020 were approved and will be signed when it is practicable to do so.

8. MATTERS ARISING FROM THE MINUTES:

8.1 Pitt Orchard, Chudleigh Knighton (20/00030/ENF)

An email from Steven Hobbs had been circulated by the Clerk prior to the meeting saying "the owner was contacted and advised to remove the extension or submit an application. In this instance it is clear that the works continued and no application was submitted to regularise the works.....there is no action that I would recommend at this time in respect of the breach of planning control."

8.2 Oakmoor Touring Park, Dunley Lane, Bovey Tracey (APP/P1133/W/20/3256416)

The appeal was dismissed, the planning committee agreed with this decision.

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

10. PLANNING APPLICATIONS

Teignbridge District Council

10.1. Ref: 20/01736/MAJ

Location: Hennock – Tollgate Farm, Plymouth Road, Chudleigh Knighton

Proposal: Outline application for circa 60 dwellings, access, open space, drainage pond and associated infrastructure (approval sought for access).

Web link: <https://www.teignbridge.gov.uk/planning/forms/planning-search-by-reference/?mterm=20%2F01736%2FMAJ>

Discussions regarding this application included the following salient points:

- It was unanimously resolved at last month's planning meeting that the Council should "call in" the outline planning application so that it is determined by Teignbridge District Council's Planning Committee and not by a delegated planning officer for the following reasons: The proposed development is outside of the Teignbridge Local Plan and outside of the village settlement boundary. This is a rural exception site and any planning application should reflect this.
- It felt reassuring that it was the same developer from start to finish.
- It needs to be the right houses and the right scale of houses.

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The Clerk was instructed to write to Teignbridge District Council with the Parish Council's observations and attach a copy of the consultation that was undertaken in October 2020.

The Parish Council's observations:

1. The Parish Council supports development in the village.
2. The Parish Council objects that this development doesn't meet the criteria of a rural exception site.
3. The scale of the development is too large as it equates to a rise in the region of 12% in the number of domestic properties in Chudleigh Knighton.
4. The Parish Council is concerned that there is too low a proportion of affordable housing.
5. The full detailed environmental survey needs to be conducted at the right time of year to ensure that the environmental concerns of Natural England are mitigated appropriately.

11. PLANNING DECISIONS

Teignbridge District Council

11.1. Ref: 20/01570/HOU

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

Proposal: Erection of replacement fencing and insertion erection of timber fencing; insertion of replacement window in south east elevation; insertion of Velux conservation roof light in south east single storey roof plane and provision of a replacement timber door in the south west elevation and re-laying original clay brindle interlocking pavers to north west boundary path.

Decision: Grant of conditional planning permission

Web link: <https://www.teignbridge.gov.uk/planning/forms/planning-search-by-reference/?mterm=20%2F01570>

11.2. Ref: 20/01571/LBC

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

Proposal: Listed building consent for the erection of timber fencing; insertion of replacement window in south east elevation; insertion of Velux conservation roof light in south east single storey roof plane and provision of a replacement timber door in the south west elevation and re-laying original clay brindle interlocking pavers to north west boundary path.

Decision: Grant of conditional consent

Web link: <https://www.teignbridge.gov.uk/planning/forms/planning-search-by-reference/?mterm=20%2F01571%2F1bc>

11.3. Ref: 20/01588/LBC

Location: West Wing, Pitt House

Proposal: Replace existing boiler

Decision: Grant of conditional consent

Web Link: <https://www.teignbridge.gov.uk/planning/forms/planning-application-details/?Type=Application&Refval=20/01588/LBC>

Dartmoor National Park Authority

11.4 Ref: 0438/20

Location: Longlands, Hennock

Proposal: Construction of 30x30m horse menage with post and rail fencing on four sides of the area.

Decision: Grant of conditional planning permission

Web Link: <https://www.dartmoor.gov.uk/living-and-working/planning/search-for-an-application/db-links/detailed-application-result?AppNo=0438%2F20>

All the above decisions were noted by the committee

12. Erection of Building at East Dunley without planning permission (20/00359/ENF)

The Clerk read out the email she received 04/11/20 from Maria Spragg from Teignbridge District Council. "It appears that your complaint may involve a breach of planning control and we will therefore investigate further, taking enforcement action if we consider it to be expedient."

13. TO CONSIDER CORRESPONDENCE, PLANNING APPLICATIONS AND DECISIONS RECEIVED SINCE PREPARING THE AGENDA: None.

14. MATTERS BROUGHT FORWARD BY COUNCILLORS:

It was agreed that as there will be no December Planning Meeting any applications will be dealt with via email.

It was agreed that somebody will need to speak at Teignbridge District Council's planning meeting. The Clerk will let everyone know when this is scheduled for once she has been informed so we can decide who will speak.

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

Tuesday 8th December 2021: Virtual Zoom Parish Council meeting starting at 7.30pm

Tuesday 12th January 2021: Virtual Zoom Parish Council meeting starting at 7.30pm

Tuesday 26th January 2021: Virtual Zoom Planning Committee meeting starting at 7.30pm

As there was no further business the meeting ended at 9.10pm.

.....Chairman

Dated.....