

**MINUTES OF THE PLANNING COMMITTEE MEETING  
HELD ON TUESDAY 25<sup>th</sup> MAY 2021 STARTING AT 7.30PM  
AT CHUDLEIGH KNIGHTON VILLAGE HALL**

**PRESENT:** Cllrs Sylvia Edwards, Peter McCullar, Janette Parker, Emma Sueref, Graham Tully and Kate Willett.

Elly Maynard, Clerk to the Parish Council

4 Members of the public

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

The Chairperson of Hennock Parish Council Cllr Janette Parker welcomed councillors and members of the public to the first Face-to-Face meeting of the parish council since March 2020. She told the meeting that the current Chairman Cllr Phil Baker was unable to attend tonight's meeting as he was away on holiday.

**1. ELECTION OF CHAIRMAN OF THE PLANNING COMMITTEE**

Cllr Phil Baker was nominated and seconded and it was unanimously resolved that Cllr Baker be Chairman for 2021/22. Cllr Janette Parker offered and it was approved for her to chair the rest of the meeting in his absence.

**2. RECORDING OF MEETINGS:** Cllr Janette Parker reminded all in attendance at the meeting that they may be recorded or otherwise reported about.

**3. CO-OPTION/RESIGNATION OF MEMBERS TO/FROM THE PLANNING COMMITTEE:**  
None

**4. TO ACCEPT APOLOGIES FOR ABSENCE:** Cllr Phil Baker, away on holiday.

**5. DECLARATION OF INTEREST FOR ITEMS INCLUDED ON THE AGENDA & A REMINDER TO COUNCILLORS TO UPDATE THEIR REGISTER OF INTERESTS WHERE APPROPRIATE:**

Cllr Kate Willett expressed an interest in agenda item 10.1, as it is her neighbour.

Cllr Sylvia Edwards expressed an interest in agenda item 10.3, as she knows the applicant.

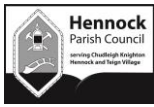
**6. REQUESTS FOR DISPENSATIONS:** None.

**7. PUBLIC PARTICIPATION: AN OPPORTUNITY FOR MEMBERS OF THE PUBLIC TO SPEAK TO THE COUNCIL ABOUT MATTERS WHICH CONCERN THEM:**

**Ref: Agenda Item 10.2** Two directors of Stokelake Management Company spoke to the council about the proposed extension. Their salient points were that none of the neighbouring properties had been informed about the planning application by letter and there were no signs put up in the vicinity. They also expressed concerns that the extension was going to cover existing man hole covers. Drainage solutions haven't been included in the application. They also answered questions that Councillors asked.

**Ref: Agenda Item 10.3** The agent and applicant for agenda item 10.3 spoke to the meeting about their proposal and the reasonings behind it. Councillors asked questions regarding heating, escaping of light and location.

**8. APPROVAL AND SIGNING OF THE MINUTES:** The minutes of the Planning Committee meeting held on 27<sup>th</sup> April 2021 were approved.



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

**10. PLANNING APPLICATIONS**

**Teignbridge District Council**

**10.1 21/00969/LBC**

Address: Pitt Cottage , Lane Past Pitt Farm, Chudleigh, Devon, TQ13 0EL

Proposal: Remove existing render to front, rear and north west elevations. Re-render in lime using traditional material and methods with finish to match existing

Type: Listed Building Consent

Applicant name: Mr A Bray

<https://www.teignbridge.gov.uk/planning/forms/planning-application-details/?Type=Application&Refval=21/00969/LBC>

**ACTION – The Clerk to submit the following response:**

Hennock Parish Council **supports the proposal.**

Hennock Parish Council considered this application at its planning committee meeting held last night, Tuesday 25th May at Chudleigh Knighton Village Hall.

**10.2 21/00976/HOU**

Address: 1 Stokelake, Chudleigh, Devon, TQ13 0EF

Proposal: Single storey rear extension to provide link to ancillary annex building

Type: Householder applications

Applicant name: Mr Ian Longbottom

<https://www.teignbridge.gov.uk/planning/forms/planning-application-details/?Type=Application&Refval=21/00976/HOU>

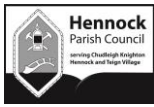
**ACTION – The Clerk to submit the following response:**

***Make a Comment***

*During Public Participation, agenda item 7, two directors of Stokelake Management Company spoke to the council about the proposed extension. Their salient points were that none of the neighbouring properties had been informed about the planning application by letter and there were no signs put up in the vicinity. They also expressed concerns that the extension was going to cover existing man hole covers.*

*Under agenda item 10.2 Hennock Parish Council considered the application and felt it has no grounds for objection. However, we are concerned about the drainage issue highlighted, this may have been addressed but the information isn't included in the documents available to us via Teignbridge's portal.*

*We understand that Stokelake has private drainage but do South West Water need to be*



consulted? As the community of Stokelake has raised concerns regarding drainage, we would want these issues to be addressed.

**Dartmoor National Park Authority**

**10.3**

**0199/21**

**Address:**

Land adjacent to Barley Park & Lower Town Farm, Hennock

**Proposal:**

Extension and conversion of an existing building to form a one-bedroom independent dwelling with associated work space incidental to the proposed dwelling

**Applicant Name:**

Mr Jamie Trant

*Extension of time to respond agreed by David Green, Case Officer*

<https://www.dartmoor.gov.uk/living-and-working/planning/test-search/db-links/detailed-application-result?AppNo=0199%2F21>

**ACTION – The Clerk to submit the following response:**

*Hennock Parish Council considered this application at its planning committee meeting held last night, Tuesday 25th May at Chudleigh Knighton Village Hall. The agent and the applicant both attended the meeting and spoke about the application under agenda item 7 Public Participation, they also answered Councillors' questions. Hennock Parish Council considered the application under agenda item 10.3 and **supports the proposal.***

**10.4**

**0201/21**

**Address:**

Old Chapel, Church Road, Hennock

**Proposal:**

Create first floor extension with two dormers over existing garage to form assisted living

**Applicant Name:**

Mr and Mrs O Furze

*Extension of time to respond agreed by Nicola Hand, Case Officer*

<https://www.dartmoor.gov.uk/living-and-working/planning/test-search/db-links/detailed-application-result?AppNo=0201%2F21>

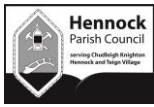
**ACTION – The Clerk to submit the following response:**

**Object to the proposal**

*Hennock Parish Council considered this application at its Planning Committee Meeting held last night at Chudleigh Knighton Village Hall (25/05/21). The Parish Council felt that although the concept was good, the design is not in keeping with this part of the village, this site is surrounded by listed buildings including Longlands. This site will be visible from a great distance and more so by now being on 2 floors with an external staircase that will need to be lit up for health and safety reasons. The large windows will also produce light down the valley. Hennock Parish Council objects to the proposal submitted.*

**11. PLANNING DECISIONS**

**Dartmoor National Park Authority**



None received

**Teignbridge District Council**

**11.1 21/00103/FUL**

Address: Warwick Barns, Chudleigh Knighton, Devon, TQ13 0HS, ,

Proposal: Retention of change of use from agricultural building to the storage of private vehicle collection and personal effects (Sui Generis)

Type: Full Planning Application

Decision: Permission Granted

*Please note we considered this at our February and then again at our March planning committee meeting as the wording of the proposal had changed. We supported the proposal both times.*

**11.2 21/00558/HOU**

Address: 37 River Valley Road, Chudleigh Knighton, Devon

Proposal: Ground Floor Side Extension

Decision: Permission Granted

*Please note we considered this at our March Planning Meeting and supported the application with no objections.*

**ACTION:** No further action required, the above 2 planning decisions were noted.

**12. Progress reports from the Clerk for information and consideration:**

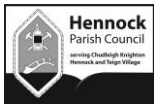
**12.1. Lower Teign Barn, Teign Village**

The Clerk informed the meeting that as instructed at the previous meeting the Clerk had contacted the owner of Lower Teign Barn, who confirmed that there is no livery business or paid riding lessons taking place at the site, but they do have a friend's horse in the field on a temporary basis, but this isn't for payment. No further action required.

**13. To consider correspondence, planning applications and decisions received since preparing the agenda.**

The Clerk informed the meeting that 21/00901/HOU planning application had been submitted after our agenda had been published, she had requested an extension but has been told they can't provide an official extension but any comments still submitted will be uploaded onto their website and in most cases considered by the planning officer.

**ACTION:** Clerk to reply saying we will send in our comments the day after our June Planning Meeting which is scheduled for Tuesday 22<sup>nd</sup> June.



**14. Matters brought forward by Parish Councillors** Each Councillor is requested to use this opportunity to report minor matters of information not included elsewhere on the agenda and to raise items for future agendas. Councillors are respectfully reminded that this is not an opportunity for debate or decision making.

Cllr McCullar spoke about the former Anchor Inn site in Chudleigh Knighton as no promised improvements have been made.

*ACTION: Clerk to photograph the site and chase.*

Cllr Tully said more residents had spoken to him about East Dunley.

*ACTION: Cllr Tully to ask residents to log these complaints directly with Teignbridge, Hennock Parish Council has already "called in" 2 applications at this site.*

**15. Dates, venues and times of next Parish Council meetings:**

*Tuesday 8<sup>th</sup> June 2021: Full Parish Council meeting, Chudleigh Knighton Village Hall, starting at 7.30pm*

*Tuesday 22<sup>nd</sup> June 2021: Planning Committee meeting, Chudleigh Knighton Village Hall starting at 7.30pm*

As there was no further business the meeting ended at 8.40pm

.....**Chairman**

**Dated**.....