

**MINUTES OF THE PLANNING COMMITTEE MEETING
HELD ON TUESDAY 27th JULY 2021 STARTING AT 7.30PM
AT CHUDLEIGH KNIGHTON VILLAGE HALL**

PRESENT: Cllrs Phil Baker (Chairman), Peter McCullar, Janette Parker, Emma Sueref and Kate Willett.
2 Members of the public

PART I (Open to the Public)

Cllr Janette Parker Chairperson of Hennock Parish Council noted in the presence of everyone in the meeting that the Clerk Elly Maynard is on annual leave and Councillor Emma Sueref will be taking notes on her behalf. Cllr Sueref can still actively participate in the meeting as a councillor, this was acknowledged by all.

1. RECORDING OF MEETINGS: Cllr Phil Baker welcomed everyone to the meeting and 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 Graham Tully, personal reasons.

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:

Ref: Agenda Item 9.2

The applicants spoke to the Council about this application. In 2011 they put in a first application. 12x10x2.5m size barn same requirement for hay, tractors etc as in the present application. It was granted under a permitted development and had to be completed within 5 years. They didn't complete within 5 years due to medical reasons. Last year DNP contacted them and advised them to apply for full planning permission.

Cllr Willett asked about battery lightening – he answered yes this is correct, LED light, no mains. No electricity and no plans to use so. Even if he did it would be a generator not mains.

The applicant added there is to be a screening hedge using saplings Cllr Parker asked what saplings is he proposing to use, he answered hazel, ash and hawthorn - all quite mature and ready to go when he has permission.

7. APPROVAL AND SIGNING OF THE MINUTES: The minutes of the Planning Committee meeting held on 22nd June 2021 were approved and signed.

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



9. PLANNING APPLICATIONS

Teignbridge District Council

9.1 21/01446/MAJ
Address: Former BCT Factory, Old Newton Road, Bovey Tracey
Proposal: Change of use from B2 to create A B8 Use Unit
Type: Major Application
Applicant: Oxw Catalina (Logistics Xvii) Ltd

<https://www.teignbridge.gov.uk/planning/forms/planning-application-details/?Type=Application&Refval=21/01446/MAJ>

Please note we have requested an extension to respond and it has been accepted to have an extension to 28/07/2021

ACTION – Cllr Sueref on behalf of the Clerk to submit the following response:
*Hennock Parish Council **support this proposal** but would request consideration be given to the operating times, ensuring safe access and carbon offsetting.*

Dartmoor National Park Authority

9.2 0324/21
Address: Barn east of Church Road, Hennock
Proposal: Agricultural barn for storage of machinery 12m x 10m (partially completed as planning ref 0095/11)
Applicant: Mr A Nowak

Please note we have requested an extension to respond and it has been accepted to have an extension to 28/07/2021

<https://www.dartmoor.gov.uk/living-and-working/planning/db-links/application-details?AppNo=0324%2F21>

Please note this was discussed prior to 9.1 whilst the applicants were still in attendance.

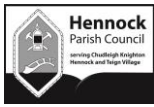
ACTION – Cllr Sueref on behalf of the Clerk to submit the following response:
*Hennock Parish Council **support this application** and would like to see it come forward.*

9.3. Canonteign Forest Plan

Invitation to comment on the draft proposals

<https://consult.forestryengland.uk/forest-districts/canonteign-forest-plan/>

ACTION – Cllr Sueref to submit the online form that was completed during the meeting:
1 Please score the following interests, in terms of their importance to you or your organisation.
Biodiversity & Woodland Ecology (e.g. habitats, flora & fauna): Very Important
Communities & People (e.g. landscape, heritage & culture): Very Important
Climate Change (e.g. carbon capture & flood alleviation): Very Important
Forest Products & Services (e.g. timber, woodfuel & non -timber products): Important
Forest Protection (e.g. woodland structure, plant health & soil stability) : Very Important
Income & Employment (e.g. game management, timber processing, tourism): Important
Recreation & Access (e.g. leases/permissions, trails, facilities): Important
2 How well does the Plan address your needs and interests or those of your organisation? Well
3 Do you agree that the Plan achieves an appropriate balance of social, economic and environmental objectives for the woodland? Yes
4 Please feel free to add any further comments or feedback. Free text: Maintaining access is important but don't particularly want the area to turn into a typical forestry commission recreation site (i.e. Haldon Forest). We still would like to see traditional forestry activities i.e. charcoal making



10. PLANNING DECISIONS

Teignbridge District Council

10.1. 21/00901/HOU
Address: Pitt Lodge, Chudleigh
Proposal: Conversion of two storey garage to a residential ancillary
Applicant: Mr H Tarling
Decision: Refusal of Planning Permission

<https://www.teignbridge.gov.uk/planning/forms/planning-application-details/?Type=Application&Refval=21/00901/HOU>

*Please note we considered this at our June Planning Meeting and supported the proposal.
"Hennock Parish Council want to support the proposal and recommend that sufficient sound proofing is installed."*

10.2 20/02373/FUL
Address: Little Greenhill, Five Lanes, Hennock
Proposal: Erection of single holiday unit and associated works
Applicant: Mr and Mrs D & J Curtis
Decision: Grant of Conditional Planning Permission

<https://www.teignbridge.gov.uk/planning/forms/planning-application-details/?Type=Application&Refval=20/02373/FUL>

*Please note we considered this at our January Planning meeting and objected.
"Hennock Parish Council objects to the proposal as it feels it is an erosion of green space and isn't a necessary development. Its location is remote from the village and any area of development, therefore isn't appropriate. The design is not in-keeping with the countryside."*

Dartmoor National Park Authority

10.3 0008/21
Address: Franklands Farm, Lower Ashton
Proposal: Conversion of barn to holiday accommodation, improved parking and reception office at Franklands Farm, Lower Ashton
Applicant: Mr and Mrs S Brook
Decision: Refusal of Planning Permission

<https://www.dartmoor.gov.uk/living-and-working/planning/db-links/application-details?AppNo=0008%2F21>

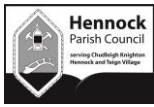
*Please note we considered this at our January Planning Meeting and supported the proposal.
"Hennock Parish Council don't object to the conversion of the barn to a holiday let. We are pleased to see the mitigations put in place for birds and bats. We do have concerns as for the need for a reception and information office if it's only one holiday let."*

<i>ACTION: No further action required, the above 3 decisions were noted.</i>
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11. Progress reports from the Clerk for information and consideration:

11.1. Motorhomes at the Claycutter Arms, Chudleigh Knighton

The Clerk was asked to investigate at the last planning committee meeting whether regulations were being adhered to regarding motorhomes and the disposal of their waste. Cllr Sueref read out the email from the Clerk that had been circulated to all councillors 06/07/21.
"I spoke to the Landlord yesterday on the phone and he said they do allow and welcome Motorhomes but don't provide any additional facilities i.e. toilets, showers, washing up space"



etc. I specifically asked him if they allow the emptying of chemical toilets and he said "No". If anyone asked for this facility he would recommend Oakmoor, Dunley who charge £5 for this facility."

11.2. The County of Devon (Footpath no.8 (Hennock) public path diversion order.

We considered the informal consultation at our January planning meeting and supported the proposal.

To note the Clerk has received correspondence from the Open Spaces Society with the following comments *"Having considered the matter further and inspected the site of the proposed diversion, I have told the Parks Authority that the Opens Spaces Society neither opposes nor supports the making of the Diversion Order. In other words we are taking a neutral stance. It does not seem to me that any users of the right of way will be inconvenienced by the slight change of route."* This was noted.

11.3. Drainage Issues regarding 1 Stokelake, Chudleigh 21/00976/HOU

See email sent 19/07/21 by the Clerk that includes the Officer Report which addresses drainage issues. This was noted.

12. To consider Draft Teignbridge Local Plan (Part 2) 2020 – 2040

There was a long discussion regarding the leaflet drop and drop in event. The residents comments written on post it notes at the Drop In sessions had been distributed to councillors prior to the meeting and had been categorised along with a draft report.

These are the salient points from the discussions during the meeting:

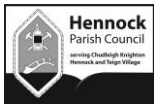
- A couple of supporting comments from the consultation for the housing sites but mainly negative. However, for the employment use site it was pretty much all negative.
- Main concern is for all the land to stay as exception sites. And can therefore legitimately fight for social housing.
- For all three sites, we wish to say that a junction going to Exeter from the other side of the village which would alleviate the pressure of traffic coming through the village and this should be explored.
- As a village the number of homes we think the village can support is a maximum of 45 homes.

It was agreed that all comments and discussion to be written up in a separate response to the local plan and signed off by the clerk, chairman of the planning committee and chairperson of the parish council for submission before 9th August. [SEE APPENDIX A]

13. To consider correspondence, planning applications and decisions received since preparing the agenda. None

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.

None



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

Tuesday 14th September 2021: Full Parish Council meeting, Chudleigh Knighton Village Hall, starting at 7.30pm

Tuesday 28th September 2021: Planning Committee meeting, Chudleigh Knighton Village Hall starting at 7.30pm

As there was no further business the meeting ended at 9.20pm.

.....**Chairman**

Dated.....