



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

PRESENT: Cllrs Chris Applewood, Phil Baker, Graham Tully and Kate Willett (Chairman)
Elly Maynard, Clerk to Hennock Parish Council

PART I (Open to the Public)

The Chairman of Hennock Parish Council's Planning Committee Cllr Kate Willett welcomed everyone to the February Planning meeting.

1. RECORDING OF MEETINGS: The Chairman of the meeting 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 RECEIVE APOLOGIES FOR ABSENCE AND TO APPROVE THE REASONS FOR ABSENCE: Apologies were received from Councillor Janette Parker and the reasons for their apologies were accepted. Apologies were also received from District Councillor Suzanne Sanders.

4. DECLARATION OF INTEREST FOR ITEMS INCLUDED ON THE AGENDA AND 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: None

7. APPROVAL AND SIGNING OF THE MINUTES: The minutes of the Planning Committee meeting held on 27th February 2024 were unanimously approved and duly signed by Cllr Kate Willett Chairman of the Planning Committee.

8. PROGRESS REPORTS FROM THE CLERK FOR INFORMATION AND CONSIDERATION:

8.1. CLERK'S ACTIONS FROM PLANNING COMMITTEE MEETING HELD TUESDAY 27TH FEBRUARY 2024. The Clerk informed the meeting that actions A – C had been completed [See Appendix A]

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

10. PLANNING APPLICATIONS

Teignbridge District Council

10.1. 24/00371/TPO

Location Pitt House, Lantern Hall, Road to Pitt House

Proposal Oak (T478) - Reduce two hyperextended lateral branches in the south eastern crown aspect by 3m with a maximum cut diameter of 60mm.

Turkey Oak (T479) - Reduce the height and the spread of the crown by 2m with a maximum cut diameter of 75mm.

Oak (T480) - Reduce the sides of the east and west aspects of the crown by 2m by selective branch reduction with a maximum cut diameter of 75mm.



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<https://publicaccess.teignbridge.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=S9UCTOPZHAO00>

Please note Hennock Parish Council have been granted an Extension of Time to respond by 27/03/2024

ACTION A - The Clerk was instructed to respond to Teignbridge with the following:

Hennock Parish Council considered proposal 24/00371/TPO Lantern Hall, Pitt House at their Planning Committee Meeting on 26th March 2024 at Chudleigh Knighton Village Hall, agenda item 10.1. We are grateful that an extension of time was granted for us to respond.

Hennock Parish Council supports the proposal.

Dartmoor National Park Authority None

Devon County Council

10.2 DBX/DCC/4392/2024

Location Trusham Quarry, Crockham Bridge, Chudleigh, TQ13 0NX

Proposal The Temporary Use For A Period Of Five Years Of Part Of The Existing Hardstanding Area At Trusham Quarry For The Parking Of Finished Disability Vehicle And Minibus Conversions

<https://planning.devon.gov.uk/PlanDisp.aspx?AppNo=DCC/4392/2024>

ACTION B - The Clerk was instructed to respond to Devon County Council with the following:

Hennock Parish Council considered proposal DBX/DCC/4392/2024 at their Planning Committee Meeting on 26th March 2024 at Chudleigh Knighton Village Hall, agenda item 10.2.

Hennock Parish Council supports the proposal.

11. PLANNING DECISIONS

Teignbridge District Council

11.1. 23/00829/FUL

Location Knighton Stores and Post Office, Chudleigh Knighton

Proposal Change of use of former Knighton Stores to two ground floor flats

Decision Refusal of Planning Permission

<https://publicaccess.teignbridge.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RUHT5OPZGAQ00>

Our Response: Hennock Parish Council considered proposal 23/00829/FUL at their Planning Committee Meeting on 28th June at Chudleigh Knighton Village Hall, agenda item 10.1. Hennock Parish Council would like to make the following comments: Hennock Parish Council feels the applicant hasn't made significant material changes to meet the responses Teignbridge District Council gave when their previous application 23/00279/FUL was refused.

Dartmoor National Park Authority

11.2. 0501/23

Location Soda Ash Building, TQ13 9PA

Proposal Use of the building as a single dwelling house (use class 3)

Decision Certificate should not be issued

<https://dartmoor-online.tascomi.com/planning/index.html?fa=getApplication&id=161868>



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Our Responses: Hennoek Parish Council considered proposal 0501/23 Soda Ash Building at their Planning Committee Meeting on 23rd January 2024 at Chudleigh Knighton Village Hall, agenda item 10.2. Hennoek Parish Council objects to the proposal. Hennoek Parish Council have now had the opportunity to view all the evidence. It doesn't seem to be a dwelling to us, for example we couldn't see any evidence of windows, no running water or sewerage and no means of waste collection. Again, we note the representation uploaded on 27th November which suggests that the building has been concealed. We feel it is an inappropriate development within Dartmoor National Park.

Hennoek Parish Council considered proposal 0501/23 at their Full Parish Council Meeting on 12th December 2023 at Chudleigh Knighton Village Hall, agenda items 16.1. Hennoek Parish Council object to the proposal. In the Planning Statement that was uploaded onto the portal on 11th December it refers to lots of evidence, however this evidence isn't available on the portal. We noted the representation uploaded on 27th November which suggests the building has been concealed. This area is not an identified area for development in Dartmoor National Park.

ACTION C – No further action required the decisions were noted:

- 11.1. 23/00829/FUL Knighton Stores and Post Office, Chudleigh Knighton, refusal of planning permission
- 11.2. 0501/23 Soda Ash Building, TQ13 9PA Certificate should not be issued

12. PLANNING WITHDRAWN None

13. PLANNING APPEALS None

14. TO CONSIDER ANY UPDATES OR ISSUES ARISING REGARDING TOLLGATE FARM / TURNPIKE FIELDS CHUDLEIGH KNIGHTON 22/02205/MAJ The parish council has received complaints regarding the following issues:

- Complaint about flailing of hedge on Plymouth Road on Friday 8th March
- Large amounts of water flowing down the eastern allotment track with oily residue.
- Loss of mains water in Teign View and surrounding areas on 13th March
- Construction Traffic with engines running parked in Plymouth Road very early in the morning

The Clerk was thanked for her comprehensive report SEE APPENDIX B which was noted and it was agreed that the parish council would continue to monitor the situation and report back to Baker Estates any issues arising.

15. To consider correspondence received regarding enforcement None

16. To consider the correspondence received from Above and Beyond Care Devon following a complaint from a concerned resident about Teign Lawn, Chudleigh Knighton.

The correspondence had been circulated to councillors prior to the meeting and the Clerk explained that she had sent the resident the relevant planning documents and passed on the complaints to Above and Beyond Care Devon, who responded and the Clerk sent their response to the resident.

"In response to the concerns about Teign Lawn's home for children with disabilities and autism. I want to explain that the home has had a lot of activity in the last few weeks due to the full team attending induction and training to fulfil their roles as support workers. The home has and does accommodate all vehicles, using our drive and our parking spots at the back of the house. For your information, the young people will never be on their own; they are always supported at least with 1-1 staffing. The team will always be with the young person and support them appropriately. The home has a very large garden that the children and young people can access, so they will not need to play outside of the footprint of the property. Teign Lawn is a



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home-from-home for children, so we will not be installing CCTV. Children and Young people have the right to privacy under The Human Rights Act 1989. If we need to install additional fencing for extra security for the children, then this will be completed without delay. I hope this alleviates the resident's concerns."

ACTION D – *No further action required the response from Above and Beyond Care Devon was noted.*

17. RURAL AFFORDABLE HOMES IN TEIGNBRIDGE 2023 SURVEY To note the results of the survey and the invitation to "Delivering Rural Affordable Homes" on Thursday 28th March at 4pm in the Council Chamber.

The Clerk informed the meeting that in response to the feedback the Teignbridge Housing Enabling Team will be holding this event online during May on 2 separate dates. The event will be repeated with one event in the morning and one in the early evening.

Wednesday 1st May 2024 – Starting at 10:30am and finishing at 11:30am

Wednesday 8th May 2024 – Starting at 6pm and finishing at 7pm

ACTION E – *"Delivering Rural Affordable Homes" The Clerk to book Cllr Kate Willett into 10.30am session on 1st May and Cllr Phil Baker into 6pm session on 8th May.*

18. Teignbridge Local Plan To note the email from Teignbridge to say that the Council has submitted the Teignbridge Local Plan to the Planning Inspectorate for examination. The Council submitted the Local Plan, along with an extensive library of evidence and other documents. The Planning Inspectorate will appoint an independent Inspector in due course to carry out the examination of the Plan.

<https://www.teignbridge.gov.uk/planning/local-plan-examination/local-plan-examination-introduction/>

Noted

19. HEATHFIELD LANDFILL SITE

19.1. To note the email received from Valencia on 4th March *"Valencia has temporarily closed the site to waste deliveries. A common practice with landfill sites, this will enable the team will undertake a number of landscaping and engineering work packages. These engineering works should mitigate any odour that residents may have detected. The team will communicate again once the site has re-opened. During this time, the team will continue to manage the site in accordance with its environmental permit to ensure no harm to human health or the environment."*

19.2. To note the email received on 13th March from District Councillor Suzanne Sanders

The next online community liaison group meeting for the site is Monday 8th April.

19.3. To note the email received on 15th March from Andrew Turner of Camarco

"Commencing next week Valencia will undertake a planned engineering programme to install four landfill gas collection wells and associated infrastructure. This is industry best practice to enhance the long-term performance of the gas capture infrastructure, therefore increasing gas collection rates on the landfill before transferring the gas to the on-site engines for green energy generation. There may be drilling machinery visible during this time from high points surrounding the site. The Valencia team are committed to investing in the site to support its long-term management in accordance with the environmental permit. During this period Valencia does not anticipate increased odour levels."

ACTION F – *No further action required at this stage the correspondence regarding Heathfield landfill was noted and we await further consultation.*



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20. TO NOTE CORRESPONDENCE, PLANNING APPLICATIONS AND DECISIONS RECEIVED SINCE PREPARING THE AGENDA None

21. MATTERS BROUGHT FORWARD BY PARISH COUNCILLORS: None

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

Tues 9th April 2024: Full Parish Council Meeting starting at 7.30pm, Hennock Village Hall

Tues 23rd April 2024: Planning Committee Meeting, 7.30pm, Chudleigh Knighton Village Hall

PART II (Private) None

As there was no further business the meeting ended at 8pm

.....**Chairman**

Dated.....