



HENNOCK PARISH COUNCIL
www.hennockpc.org.uk

**MINUTES OF THE PLANNING COMMITTEE MEETING
HELD ON TUESDAY 28th MAY STARTING AT 7.30PM
AT CHUDLEIGH KNIGHTON VILLAGE HALL**

PRESENT: Cllrs Chris Applewood, Phil Baker, Janette Parker (Chairman for this meeting) and Graham Tully Elly Maynard, Clerk to Hennock Parish Council

PART I (Open to the Public)

Due to absence of the current Chairman of the Planning Committee, The Vice Chairman Cllr Janette Parker welcomed everyone to the May Planning meeting, there was no planning committee meeting in April as there were no planning applications to consider.

1. ELECTION OF CHAIRMAN OF THE PLANNING COMMITTEE.

Cllr Janette Parker asked for nominations for Planning Committee Chairman for 2024/25. Cllr Kate Willett was nominated and seconded and it was unanimously resolved that Cllr Willett be Chairman for 2024/25. As the newly elected Chairman was unable to attend the meeting Cllr Janette Parker continued to chair the meeting.

2. ELECTION OF VICE CHAIRMAN OF THE PLANNING COMMITTEE.

Cllr Janette Parker asked for nominations for Planning Committee Vice Chairman for 2024/25. Cllr Janette Parker was nominated and seconded and it was unanimously resolved that Cllr Parker be Vice Chairman for 2024/25.

3. A REMINDER TO ALL IN ATTENDANCE AT THE MEETING THAT THEY MAY BE RECORDED OR OTHERWISE REPORTED ABOUT.

4. CO-OPTION / RESIGNATION OF MEMBERS TO / FROM THE PLANNING COMMITTEE. None

5. TO ACCEPT APOLOGIES FOR ABSENCE AND TO APPROVE THE REASONS FOR ABSENCE. Apologies were received from Councillor Kate Willett and the reasons for their apologies were accepted.

6. DECLARATION OF ANY PERSONAL OR PREJUDICIAL INTERESTS FOR ITEMS INCLUDED ON THE AGENDA AND THEIR NATURE AND A REMINDER TO COUNCILLORS TO UPDATE THEIR REGISTER OF INTERESTS WHERE APPROPRIATE. None

7. REQUESTS FOR DISPENSATIONS. None

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

9. APPROVAL AND SIGNING OF THE MINUTES: The minutes of the Planning Committee meeting held on 26th March 2024 were unanimously approved and duly signed by Cllr Janette Parker Vice Chairman of the Planning Committee.

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

10.1. CLERK'S ACTIONS FROM PLANNING COMMITTEE MEETING HELD TUESDAY 26TH MARCH 2024. The Clerk informed the meeting that actions A – F had been completed [See Appendix A]

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



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12. PLANNING APPLICATIONS

Teignbridge District Council None

Dartmoor National Park Authority

12.1 0159/24

Location Netton Farm, Bovey Tracey, Newton Abbot, Devon, TQ13 9PB

Proposal Replacement side & end extension to main farm house

<https://dartmoor-online.tascomi.com/planning/index.html?fa=getApplication&id=162166&language=en>

Please note Hennock Parish Council have been granted an Extension of Time to respond by 29/05/2024

ACTION A - The Clerk was instructed to respond to Dartmoor National Park with the following:

Hennock Parish Council considered proposal 0159/24 Netton Farm at their Planning Committee Meeting on 28th May 2024 at Chudleigh Knighton Village Hall, agenda item 12.1.

Hennock Parish Council supports the proposal, however we are concerned about the overspill of light from the new large glazed windows.

Devon County Council

12.2 DCC/4396/2024

Location Valencia Waste Limited, Clay Pits Way, Kingsteignton, Devon, TQ12 3GP

Proposal Extension of existing building and operation as Material Recycling Facility and associated works

<https://planning.devon.gov.uk/PlanDisp.aspx?AppNo=DCC/4396/2024>

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

Hennock Parish Council considered proposal DCC/4396/2024 Valencia Waste Limited at their Planning Committee Meeting on 28th May 2024 at Chudleigh Knighton Village Hall, agenda item 12.2.

Hennock Parish Council would like to make the following comments. Although Hennock Parish Council does encourage and support recycling, we do have some concerns on the issues that the environmental risk assessment has highlighted namely emissions of dust, odour, litter and noise, plus the potential increase of lorries on neighbouring roads. All of these are issues that historically Hennock Parish Council has received complaints about. We would like to see air quality monitored and further receptors installed including in Chudleigh Knighton.

13. PLANNING DECISIONS

Teignbridge District Council

13.1 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.

Decision Grant of consent



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

Our Response: 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.

13.2 23/00189/COND1

Location Dartmoor Reach Alpacas, Dunley Lane

Proposal Discharge of condition 6 on planning permission 23/00189/FUL for permanent rural workers dwelling to replace temporary dwelling permitted by 20/00105/FUL

Decision Condition 6 - the submitted details listed have been refused

<https://publicaccess.teignbridge.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=S5K69UPZ01U00>

Please note Hennock Parish Council weren't consulted about the discharge of condition 6.

Dartmoor National Park Authority None

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

13.1. 24/00371/TPO Pitt House, Grant of consent

13.2. 23/00189/COND1 Dartmoor Reach Alpacas, condition 6 the submitted details listed have been refused

14. PLANNING WITHDRAWN

14.1. 18/02270/FUL

Location Finlake Holiday Park, Road from Chudleigh Bridge, Chudleigh

Proposal Two proposed 'Treehouse' style lodges with timber decking and timber walkway

<https://publicaccess.teignbridge.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=PHRHKJPZMGW00>

Our Response: Hennock Parish Council considered proposal 18/02070/FUL on 27th November 2018.

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 into 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 in this part of the site.

ACTION D – No further action required the planning withdrawn was noted.

14.1. 18/02270/FUL Finlake Holiday Park

15. PLANNING APPEALS None

16. TO CONSIDER ANY UPDATES OR ISSUES ARISING REGARDING TOLLGATE FARM / TURNPIKE FIELDS CHUDLEIGH KNIGHTON 22/02205/MAJ

Cllr Janette Parker said she has received lots of complaints from residents regarding the lorries that have been arriving in the village at 7.45am / 7.50am and parking up as they are not allowed on site until 9am. She has spoken to the Site Manager about this and he promised to speak to their contractors, but the situation hasn't changed. In addition, lorries are going through the western side of the village which is very narrow. Cllr Chris Applewood said he has written twice to Tom Biddle of Baker Estates regarding the Biodiversity Policy that he discussed with him at the Annual Parish Meeting of the and he has yet to have a response.



The Clerk informed the meeting that on 17th May she had met with National Grid, the Chairman of CKA and the plot holder at Chudleigh Knighton Allotments for a site visit to discuss the erection of a temporary pole on the western edge of the top allotment, this will enable power to be maintained for much longer. Some residents may have a short power cut and National Grid will send letters to those affected.

The road closure scheduled for 12th August – 6th September was noted to divert the water mains.

ACTION E - The Clerk was instructed to write to Baker Estates with the concerns regarding lorries parking up before 8am, lorries going through the village and requesting a response to Cllr Applewood's emails regarding biodiversity.

17. TO CONSIDER CORRESPONDENCE RECEIVED REGARDING ENFORCEMENT None

18. TO CONSIDER HENNOCK PARISH COUNCIL'S CONSULTEE RESPONSE TO TEIGNBRIDGE'S CONSULTATION ON PLANNING APPLICATION VALIDATION GUIDES.

<https://www.teignbridge.gov.uk/planning/planning-applications-and-appeals/consultation-on-planning-application-validation-guides/>

ACTION F – No action required; the parish council decided not to comment on Teignbridge's consultation on planning application validation guides.

19. TO NOTE CORRESPONDENCE, PLANNING APPLICATIONS AND DECISIONS RECEIVED SINCE PREPARING THE AGENDA. The Clerk informed the meeting that she had received a planning application on 23rd May from Teignbridge and had requested an Extension of Time as the agenda for this planning committee meeting had already been issued, she awaits their response.

Location: 9 Underhayes , Chudleigh Knighton

Proposal: Replacement of rear, single storey extension with a two storey extension

<https://publicaccess.teignbridge.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SDME0EPZLHF00>

ACTION G - The Clerk was instructed to let councillors know if the extension of time has been granted, if so to include the proposal in June Planning Committee Meeting Agenda, if not to include in June Full Parish Council meeting agenda.

20. Matters brought forward by Parish Councillors: Cllr Janette Parker and the Clerk are attending Teignbridge's Planning Parish Council forums in June.

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

Tues 11th June 2024: Full Parish Council Meeting starting at 7.30pm, *Hennock Village Hall*

Tues 25th June 2024: Planning Committee Meeting, 7.30pm, *Chudleigh Knighton Village Hall*

PART II (Private) No Part II

As there was no further business the meeting ended at 8.25pm

.....Chairman

Dated.....