

HENNOCK PARISH COUNCIL

MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON TUESDAY 26TH JUNE 2018 IN THE OLD LIBRARY ROOM IN CHUDLEIGH KNIGHTON VILLAGE HALL STARTING AT 7.30PM.

PRESENT: Cllrs P Baker [Chairman], R Dixon, B Kelly, J Parker & C Webb.
H Reynolds, Clerk to the Parish Council

PART I (Open to the Public)

1. FILMING AND RECORDING OF MEETINGS: The Chairman reminded all in attendance at the meeting that they may be filmed, recorded, photographed or otherwise reported about. Hennock Parish Council's protocol on the filming and recording of meetings was on display and those undertaking these activities were deemed to have accepted them whether they had read them or not.

2. TO ACCEPT APOLOGIES FOR ABSENCE: Apologies were received from Cllr P McCullar and the reasons for his absence were accepted.

3. DECLARATION OF INTEREST FOR ITEMS INCLUDED ON THE AGENDA & A REMINDER TO COUNCILLORS TO UPDATE THEIR REGISTER OF INTERESTS WHERE APPROPRIATE: None.

4. REQUESTS FOR DISPENSATIONS: None.

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

6. APPROVAL AND SIGNING OF THE MINUTES: The minutes of the Planning Committee meeting held on 22nd May 2018 were approved and duly signed.

7. MATTERS ARISING FROM THE MINUTES:

7.1. Oak trees overhanging property in Meadowbank, Chudleigh Knighton: In response to a complaint from a member of the public about branches dropping from two oak trees overhanging her property, Dr Peter Beale, Tree Warden, and the Clerk inspected the trees. Dr Beale has recommended a certain amount of judicious crown lifting of the canopy on both sides of the two trees. The Clerk has written to Taylor Wimpey who own the trees and asked them if they would arrange for this to be undertaken subject to TPO {Tree Preservation Order} consent. There has been no response from Taylor Wimpey and so the Clerk was instructed to follow up on this.

7.2. Settlement boundary review for Chudleigh Knighton: TDC [Teignbridge District Council] has clarified the position regarding amendment reference CK5-3a – the boundary contraction to remove a narrow area of grass running between properties 1 Harveys Close and 1 River View Close - a strip of land which leads to a recreational field which was part of a Section 106 agreement when Harvey's Close was built: keeping the access strip and the field outside of the settlement boundary will be beneficial as if they are inside they become "developable" – there is no benefit in having the access to the field in the settlement boundary and therefore the proposals as they are in relation to this strip of land satisfy the Parish Council's requirements/wishes.

7.3. Drainage upgrade at Finlake Holiday Park: Lambe Planning & Design Ltd has responded to the Parish Council's request for further information regarding the drainage upgrade at Finlake: The Operations Manager at Finlake has confirmed in an e-mail to the Environment Agency and to TDC on 27th May, that the number of checks on the pumping

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stations has been increased from daily checks in the morning to checks twice a day. The checks and any findings/action taken are recorded in the Water Treatment Diaries. There are also several systems linked to telemetry across the Park, the telemetry system is tested on a weekly basis, these checks are also logged in the Water Diary. These further checks will help to ensure that there are no further instances such as the one that occurred previously.

The issue that occurred was related to the pumping station, which pumps the effluent, it was not to do with the treatment plant itself. The pumping stations are being upgraded yet further, as these stations pump the effluent from the Park to the treatment plant located at the bottom of the driveway at Finlake. A specialist drainage engineering company has been commissioned by Haulfryn to prepare a plan of action for the further on-going upgrading of these pumping stations, to further minimise any potential risk of the issue occurring again.

The resident who reported the raw sewage leak has been advised of the above and has agreed to report any issues in the future and advise the Parish Council, accordingly.

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

9. PLANNING APPLICATIONS:

Teignbridge District Council

9.1. Ref: 18/01090/MAJ

Location: Haulfryn Group Ltd, Finlake Holiday Park

Proposal: Variation to conditions 2, 5 & 6 to planning permission 15/02122/MAJ (Change of use of existing 9-hole pitch and putt golf course for stationing 83 holiday lodges and associated infrastructure) to amend layout and orientation of lodges

Parish Council's observations: The Parish Council objects to this application. It is concerned and disappointed at the behaviour of Haulfryn Group Ltd; the Company has not complied with the original planning conditions and, in not doing so, has affected a neighbouring landowner and his ability to enjoy his property. The Parish Council is in agreement with the issues raised by the objector, Bob Moxon Browne.

The removal of hedgerows and trees has meant the lighting has adversely impacted on the residents of Hennock. The Parish Council also has continued concerns about the foul water management and drainage and it hopes the alleged recent breaches are being vigorously investigated by Teignbridge District Council's Enforcement Officer.

9.2. Ref: 18/01092/FUL

Location: Hennock – Pitt Gardens, Chudleigh

Proposal: Replace agricultural building

Parish Council's observations: The Parish Council has no objections to this application.

10. PLANNING DECISIONS:

Dartmoor National Park Authority

10.1. Ref: 0191/18

Location: Higher Beadon Farm, Bovey Tracey

Proposal: On-farm composting of garden waste, with the finished compost used on the farm holding as a soil fertiliser and general improver

Decision: Grant of conditional planning permission

10.2. Ref: 0166/18

Location: Hennock – land south of Teign Village

Proposal: Erection of barn and creation of new access

Decision: Refusal of planning permission

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Teignbridge District Council

10.3. Ref: E2/21/04

Location: Land at NGR 285134 79240 Hennock Bridleway 20

Title: The District of Teignbridge (Land adjacent to Finlake) Tree Preservation Order 2018

Decision: Tree Preservation Order confirmed without modifications

11. PLANNING APPLICATION WITHDRAWN

11.1. Ref: 18/00693/LBC

Location: Hennock – Pitt House, The Great Hall

Proposal: Internal reordering on the first floor, with the removal of a steel spiral staircase and the addition of two roof lights, and the removal of the lower truss chords to be replaced with steel purlins

12. TO CONSIDER CORRESPONDENCE, PLANNING APPLICATIONS AND DECISIONS RECEIVED SINCE PREPARING THE AGENDA:

PLANNING APPLICATIONS:

Teignbridge District Council

12.1. Ref: 18/00748/FUL

Location: Hennock – 1 Twinyeo Cottage, Chudleigh Knighton

Proposal: Two storey extension

Parish Council's observations: The Parish Council supports this application.

12.2. Ref: 18/01224/NPA

Location: Hennock – Hele Farm, Hennock

Proposal: Application for Prior Approval under Part 3 Class Q (a) and (b) and paragraph W of the GDPO change of use of agricultural building to a dwelling

Parish Council's observations: The Parish Council would like to make the following observations:

It does not look as though the patio is included within the existing curtilage and there is no provision for parking.

PLANNING DECISIONS:

Teignbridge District Council

12.3. Ref: 18/00996/LBC

Location: Hennock – West Wing, Pitt House

Proposal: Opening a newly discovered blocked window opening as part of a existing work

Decision: Grant of conditional consent

12.4. Exemption works to trees covered by a Tree Preservation Order

Tree Preservation Order: Land adjacent to Finlake E2/21/04

Location: Hennock – Land at NGR 285134 79240 Hennock Bridleway 20

Proposal: Works detailed in woodland management plan

13. LOCAL PLAN REVIEW CONSULTATION: This public consultation will run between 21st May 2018 to 16th July 2018 with representations encouraged for any or all of the listed documents. TDC is also undertaking a call for sites which is an invitation for landowners and land promoters to submit sites to be considered for development. Any comments received through the consultation must be in writing which can be done through the completion of TDC's online questionnaire at www.teignbridge.gov.uk/localplanreview

14. MATTERS BROUGHT FORWARD BY COUNCILLORS: None.

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

Tuesday 10th July 2018: Parish Council meeting in Hennock Village Hall starting at 7.30pm

Tuesday 24th July 2018: Planning Committee meeting in The Old Library Room in Chudleigh Knighton Village Hall at 7.30pm

PART II (Private) Items which may be taken in the absence of the Public and Press on grounds that confidential information may be disclosed: None.

As there was no further business the meeting ended at 9pm.

Signed Dated.....