



**Doddiscombsleigh Parish Council**  
**Minutes of the Ordinary Meeting held on Thursday 8 July 2021 at 7.30**  
**pm at the Sheldon Centre**

**Present:** Cllr L Turney (Chairman), Cllr H Hanson, Cllr E Davis, Cllr M Moorhouse, Cllr J Sawyer, County Cllr J Brook (at agenda item 3), Neighbourhood Highways Officer I Pfister and 4 members of the public  
Clerk: A Miller

The meeting was held outdoors, in an open sided marquee. Members of the public were asked to follow COVID safety rules.

**Open Forum**

The Chairman asked the public to raise their questions at the appropriate agenda items.

**1 Apologies for Absence**

Cllr Burdge and District Cllr Purser

**2 Declarations of Interest / Requests for Dispensations**

Cllr Moorhouse declared an interest in agenda item 6.3 and he asked for a dispensation. The Council unanimously agreed to give him a dispensation, because he had key information regarding the item.

**3 County and District Councillors' Report**

Cllr Purser sent his apologies and a report:

Sunday was "Thank you day" so I would like to add my thanks to everyone who has helped in whatever way throughout the last few terrible months.

The Local Plan is out for consultation with lists of potential housing sites, please review and add any comments you may have via the TDC website.

TDC 5 year tree planting strategy has now been published, again please review and add any comments via website.

The COVID recovery plan is to be published soon and discussed by committee on 26 August. TDC Civic Service will be on 28 November at 3pm at St Luke's Church, Milner, Newton abbot.

County Cllr Brook was not present then, he reported later at the meeting.

**4 Neighbourhood Highways Officer's Report**

The new Neighbourhood Highways Officer came to the meeting and talked about what Highways is responsible for. She can help with safety issues effecting roads and footways. She explained that previously decisions were data driven – but the data did not always reflect the importance of the road for the community. Now there is an opportunity for communities to nominate two roads/footways, which they consider the most important for them, and during a period of time, these roads can be brought up to a good standard.

She also explained that when clearing a road, the biggest expense is to get rid of the mud and debris, which is classified as contaminated waste. If there is a local farmer, who has space on their land where the waste can be stored and is willing to offer this space, then three roads could be swept instead of one. The farmer needs to apply for a U1 licence in order to store the waste.

Answering questions on why there are only small pothole repairs every year when repairing a road well once would be cheaper for the long term, she explained that previously there was a Central Government Pothole Action Fund, which could not be used for anything else. There was separate budget for everything. From next year there will be one pot of money and it will be possible to repair a road well and sort out every issue on that section.

They have a camera to identify broken drains.

She also mentioned that it is important that farmers do not block the drains leading to their lands.

The following issues were looked at in the last two months:

- Ducks Pool: Highways cleared the ditch at the T junction.
- Inefficient drain on B3193 – It is a private drain and Highways does not clear it.
- Broken barrier on Tick Lane. – Devon County Council will repair it.
- Broken road edge at Hereford Cottage. – Highways does not consider it as a safety issue.
- Big potholes between Hereford Cottage and Batts Brook on the left. – The road will be repaired at the end of July.
- Mud and stones on the road at the Triangle. The Highways Officer organised a road sweeper to clear the road and the gully. The debris came from private land and Highways will contact the landlords.
- She will look at the broken kerbstone at the Triangle, to see what can be done.
- At the end of August, the drains at Tick Lane and the blocked drain at the entrance of Woodah Farm will be jetted.
- Safety issue at Christow Railway Bridge (Sheldon Bridge). She will look at the issue. Long term project.

## 5 Ratification of Minutes of Previous Meeting

Extraordinary Council meeting of 17 June 2021

**Resolved** Unanimously accepted as a true record.

## 6 Planning Matters

### 6.1 To Note Planning Decisions

None.

### 6.2 To Discuss Planning Applications

#### 6.2.1 21/01073/FUL Little Park Farm

Retention of mobile home for use as tourist accommodation

The mobile home was a temporary accommodation for agricultural workers. According to condition 4 of the of the planning permission for permanent accommodation (16/02462/FUL), within two months of first occupation of the permanent dwelling it should have been removed. That did not happen and the owner would like to use it now as a holiday let.

**Resolved** The Parish Council agreed that Condition 4 of the planning permission for permanent accommodation (16/02462/FUL) was imposed for a valid reason and the temporary building should be removed in line with the original condition.

Proposed Cllr Moorhouse Seconded Cllr Sawyer All agreed

**Item 3 continued**

County Cllr Brook arrived during the previous item.

He reported about the online training for new county councillors. There is grant available for street furniture cleaning - projects are match funded by Devon County Council.

He has the same responsibilities than before: Local Enterprise Partnership, Scrutiny for Corporate Services, Farms and Public Rights of Way. He also has a Locality Budget of £10,000.

## 6.2.2 21/01480/VAR Willhayes Equestrian

Removal of condition 5 on planning permission 10/01885/OUT (Outline application for a new occupational dwelling with all matters reserved for future consideration) relating to agricultural/equine occupancy

**Resolved** The Council decided to raise no observations.

Proposed Cllr Turney Seconded Cllr Hanson All agreed

## 6.2.3 21/01274/LBC Duckspool Cottage

Replacement windows

**Resolved** The Council decided to raise no observations.

Proposed Cllr Turney Seconded Cllr Hanson All agreed

## 6.2.4 21/01381/FUL Teign Springs Barn

Detached Workshop and Home Office

The item was not discussed, because the planning application had not been validated before the meeting.

## 6.3 To Discuss Consultation Response for the Teignbridge Local Plan Review Part 2 – Site Options

The Local Plan Review consultation document allocated 5-10 houses to be built in Doddiscombsleigh in the next 20 years. The proposed site was Springfield. Cllr Moorhouse explained that the previous owner of Springfield applied for planning permission to develop the area but the permission was refused. Then Cllr Moorhouse bought the land and he uses it as an arable field. He has no intentions to build houses on it and he was not asked before the District Council published the consultation document. The field is quite steep and Batts Brook regularly causes flooding in the area.

Regarding the general principle of a development in the Parish, the following points were raised.

- In the last three years one new dwelling, three barn conversions and one certificate of lawfulness for residential use was approved by the Planning Authority – which were not in the plans. This ‘natural rate’ of home building seems to be high enough to provide the necessary 10 new homes in the village in the next 20 years. There is no sign that this type of home creation would be stopped.
- The plan assumes that additional homes can be built without any further investment into the local infrastructure. This is too optimistic. The existing infrastructure cannot cope with more homes and people.
- The sewage overflows frequently at Rectory Lane, close to the treatment plant, because the network has reached its maximum capacity.
- Electricity cuts off regularly.
- The broadband coverage is limited, and even at areas with good broadband connection, it cuts off occasionally. For new homes with working age population and children – to support the local school – good broadband is essential.
- The sustainable travel in the Plan is based on the bus service, which is run by a private company. If there will be government cuts, the bus service will be in danger.

- The road network is a serious limitation for any development. Tick Lane needs more passing places to allow commute to Exeter. The Railway Bridge towards Christow needs to be safer.

**Resolved** The Parish Council agreed that a small increase in the number of homes is acceptable in principle, but it is necessary to improve the infrastructure in the village. The existing infrastructure is not adequate for any development. The proposed site, Springfield is not acceptable. It is very likely that the allocated number of homes can be achieved via individual applications.

Proposed Cllr Davis Seconded Cllr Turney All agreed

## 7 To Receive Reports

### 7.1 Parish Path Partnership and Footpath Update

The steps at the start of Footpath 5 (Batts Brook) are in a bad condition and they need to be replaced. Clerk to ask an estimate from the lengthsmen and contact the landowner and Devon County Council.

### 7.2 Highways Update

Part of the item was discussed at agenda item 4.

The Parish Council discussed to apply for a grant from the Highways Maintenance Community Enhancement Fund to cover half of the cost of drain clearing. The Parish need to pay for the other 50% of the cost.

**Resolved** The Council unanimously agreed to apply for a grant of £250.

## 8 To Discuss Items Related to Environment

### 8.1 Queen's Green Canopy Project

The Queen's Green Canopy Project was established to commemorate the Platinum Jubilee of the reign of the Queen. Any trees planted from October 2021 to the end of the jubilee year in 2022 can be part of the project. Free trees are available for community groups and parish councils. The free trees need to be planted on areas which are accessible for the public.

The Council unanimously agreed that it is a great opportunity to commemorate the Jubilee and also to support the environment. The Council is happy to support and organize free trees for landowners who would like to plant them at publicly available places, e.g., along public footpaths. Information about the initiative to be placed in the Magazine.

### 8.2 Devon Parish & Town Council Wildlife Network

The Parish Council received an invitation to join the Devon Parish & Town Council Wildlife Network, which would allow the Parish to connect to other parishes who care about wildlife and get up-to-date information about the topic.

**Resolved** The Parish Council agreed to join the Devon Parish & Town Council Wildlife Network. Proposed Cllr Turney Seconded Cllr Hanson All agreed

## 9 To Discuss the Future Role of the Teignbridge Association of Local Councils (TALC)

The Parish Council received an email regarding the possible future of TALC.

The Council agreed that they would support in principle a body to better represent the parishes and towns of Teignbridge. If parish councils come together, they create a stronger voice and there is a higher possibility that the District Council will listen to them.

## 10 Finance

### 10.1 Report and Bank Reconciliation

The Clerk reported that the bank balance at 30 June 2021 was £4,735.33. Earmarked funds: Community Plan £511, Climate Emergency support £200, Defibrillator £0, Website £200, Office Equipment £200, Maintenance £100 and Election £40. Grants: CIL £1,402.84, Parish Path Partnership £541.44.

Since the annual meeting the parish received a grant of £250 in the Parish Path Partnership Scheme and £200 compensation from HSBC because of their handling of the Council's debit card application. The debit card eventually arrived after a 9-month long application process.

Cllr Hanson reported that she checked the bank reconciliation and found it in order.

**Resolved** The Parish Council accepted the bank reconciliation.

Proposed Cllr Hanson Seconded Cllr Turney All agreed

### 10.2 Approval of Expenditure

Venue hire £10.00

Clerk's Salary and Expenses £1124.20

**Resolved** The Council approved the expenditures.

Proposed Cllr Turney Seconded Cllr Sawyer All agreed

## 11 Clerk's Correspondence

- From September the School will be part of the United Schools Federation. This means that from the 5th September Doddiscombsleigh Governing Board will no longer exist and all governance will be undertaken by the USF governing body. Chairman to clarify whether it will affect the Memorandum of Understanding regarding the public use of the playground.
- The owner of Straithead Barn expressed his concerns that he got to know about the meeting in June too late and he could not send a representative to explain his position. The Notice of Meeting was published in line with legal requirements. Clerk to email him and explain that the Parish Council had a duty to ask clarification from the Planning Authority regarding the development in the Conservation Area. Unfortunately, the received answer was very vague and made the impression that the Planning Authority had not taken formal measurements on the site. The Parish Council asked for formal measurements to be taken which would clarify the situation.

## 12 Date of Next Meeting

The next ordinary meeting will be on 9 September 2021. It is possible that there will be an extraordinary planning meeting before. The date of this meeting will be decided later.

## Open Forum

A member of the public asked about another issue that was referred to the Planning Enforcement for clarification – the development at Mistleigh Copse. A chalet and a storage building were being built and a footing of a third large building is on site as well. Nobody is aware of any planning application or permission. The Planning Enforcement is under the impression that only a track was built there. Clerk to send further information regarding the issue to the Planning Department.

## 13 Chairman's Remarks

The Chairman thanked everyone for their participation.

The Chairman closed the meeting at 9.26 pm.

Signed.....  
Chairman

Date