



## **Doddiscombsleigh Parish Council**

### **Minutes of the Extraordinary Planning Meeting held on Thursday 21 February 2019 at 7.30pm in Woodah Farm**

#### **Present:**

Cllr B Plummer (Chairman), Cllr S Hewitt (Vice Chairman), Cllr L Turney, Cllr Davis, Cllr H Hanson & 24 members of the public

Clerk: A Miller

**Open Forum:** the public expressed their views at the appropriate agenda items.

**1 Apologies for Absence** – Cllr Hornby

**2 Declarations of Interest / Requests for Dispensations** – None

**3 Planning Application: 18/02592/FUL**

Location: The Nobody Inn

Proposal: Extension and internal alterations

The Parish Council discussed the application and the Chair invited the public to express their views. The following points were raised.

- The public supported the village pub and would like to see it as a successful business.
- The applicant, who was present at the meeting, explained that according to her assessment it was necessary to increase the capacity of the dining area, provide more accommodation and more parking space in order to keep the pub as a viable business and employ local people.
- Traffic. The proposed development is expected to increase the traffic in the area significantly. The Transport Assessment analysed the effect of the extra trips between 07:00 and 19:00 but does not cover the busiest period in the pub. The Assessment did not analyse the effect of the increased traffic in Tick Lane, which is a very popular commuter and bus route. The applicant expects more guests to arrive from Belvedere and Haldon direction, who would use this route. The top of Tick Lane, immediately below Belvedere, is already a bottle neck with very few passing places. The Parish Council has already raised the issue with Devon Highways but as Tick Lane is not a primary access road to Doddiscombsleigh, there is no plan to increase its capacity. The increased traffic is also expected to have an effect on road safety in the village, which is a particular concern for parents, whose children are riding, cycling or walking on the roads.
- Noise. The increased noise is a particular concern of the neighbours, especially in the summer (noting the design includes several French windows and additional garden area). The existing garden seating already generates noise that can be heard some distance away and the current proposal will increase the seating capacity.
- Drainage. The proposed development is expected to use the existing foul drainage system. It is understood that the current treatment plant is close to its full capacity and

there are regular blockages already. It was felt that SWW should be consulted in this regard.

- Scale of the development. The pub is situated in a conservation area and the proposed extension would have an adverse effect on the scale and character of the existing building. The applicant previously submitted a plan for an extension in 2016. The previous application attracted negative comments from the conservation officer regarding the effect on local heritage and on the character of the village. The new application is very similar to the previous one and it does not seem to address the issues that were raised by the previous application.

The Parish Council decided that the community wished to support the pub and some level of extension but concerns should be raised about the scale of the current proposal, with particular relevance to impact within conservation area, traffic, noise and effect on foul drainage.

**Proposed** Cllr Davis **Seconded** Cllr Plummer All agreed

#### **4 Planning Application: 19/00194/FUL**

Location: Oake Park Nursery

Proposal: Replacement dwelling

The Parish Council discussed the application and decided to support the proposal. **Proposed** Cllr Hewitt **Seconded** Cllr Hanson All agreed

#### **5 Planning Application: 19/00206/NPA**

Location: Oake Park Barn

Proposal: Application for Prior Approval under Part 3 Class Q (a) and (b)

paragraph W of the GDPO change of use of agricultural building to a dwelling

The Parish Council discussed the application and decided to make no observations.

**Proposed** Cllr Turney **Seconded** Cllr Hewitt All agreed

#### **6 Highways Update**

Cllr Hewitt reported that a letter was sent to the Forestry Commission regarding the parking issues at Haldon and a response had arrived. The Forestry Commission acknowledged the difficulties that the local communities experience due to the number of cars parking on the road. They are hoping to get the clearway implemented as soon as possible and deter drivers parking on the road.

Cllr Turney reported that Devon Highways took into consideration the tree specialist's report, that the Parish Council sent as a consultation response regarding the future of the trees at the Triangle. Following further consultations, it was agreed, that the cedar tree could stay in place but the deadwood was removed and the condition of the tree will be monitored in a year's time. The beech tree has been removed.

#### **7 Approval of Expenditure**

- Planning application and Planning Portal fee – Sign project £86.00
- Site location maps x 4 – Sign project £50.40
- Tree Inspection Report £160.00
- Room hire for planning meeting £10.00

**Proposed** Cllr Plummer **Seconded** Cllr Hewitt All agreed

#### **8 Clerk's Correspondence**

A new Nobody Inn planning application for building five houses on the field next to the pub has been validated and it will be on the agenda at the next meeting, on 14 March. The Parish Council's planning application for installing four Slow Down signs in the village was submitted, reference number 19/00128/ADV.

**9 Chairman's Remarks** – The Chairman thanked everyone for their participation.

**10 Date of Next Meeting** – Thursday 14 March 2019

The Chairman closed the meeting at 9.05 pm.

Signed.....  
Chairman