



Minutes of the Extraordinary Meeting held on Thursday 28 January 2021 at 7.30 pm online

Zoom Meeting ID: 857 4642 1056
Password: 103556

Present: Cllr Turney (Chairman), Cllr H Hanson, Cllr S Burdge, Cllr M Moorhouse, Cllr J Sawyer, Cllr E Davis, District Cllr S Purser and 12 members of the public
Clerk: A Miller

Open Forum

Cllr Burdge declared a financial interest in agenda item 5.2 and asked for a dispensation in order to answer questions regarding her planning application.

Resolved The Council agreed that it was in the interest of the public to receive answers for their questions and decided to give Cllr Burdge dispensation to answer questions relating to her planning application specifically during the open forum. The dispensation was not valid during the discussion of the agenda item. Proposed Cllr Turney Seconded Cllr Moorhouse All agreed Cllr Burdge willingly answered the numerous and wide ranging questions from the public and from the Parish Council.

1 Apologies for Absence

None.

2 Declarations of Interest / Requests for Dispensations

Cllr Burdge declared financial interest in agenda item 5.2 during the Open Forum.

3 County and District Councillors' Report

District Cllr Purser reported that a new vaccination centre opened in Newton Abbot. Details of COVID related grants are available on the District Council's website. The District Council's budget will be agreed at the end of February.

4 Ratification of Minutes of Previous Meeting

Ordinary Council meeting of 7 January 2021. **Resolved** Accepted as a true record. Proposed Cllr Moorhouse Seconded Cllr Burdge All agreed

5 Planning Matters

5.1 To Note Planning Decisions

None.

5.2 To Discuss Planning Applications

20/02355/FUL The Nobody Inn

Two storey extension to Inn and part demolition, demolition of dwelling (with occupation restriction) with two dwellings (with occupation restrictions), repositioned and extended car park, and associated landscaping.

Cllr Burdge left the meeting and was in the Zoom Waiting Room during this agenda item. The Parish Council discussed the planning application and invited members of the public to express their views about the proposal.

Resolved The Parish Council agreed that there is general support in the community and within the Parish Council to support the success and growth of the local pub but there are concerns regarding the current proposal and decided to raise the following points.

Traffic. Doddiscombsleigh is accessed by small country lanes and the pub expects to host events, e.g., wedding parties. Large numbers arriving for a specific timed event in the village have caused problems before, so there is a concern that the proposal would increase traffic on Tick Lane, which is also a bus route.

Pressure on local water and sewage infrastructure. The Parish Council was made aware that there is a problem with water pressure and supply in neighbouring properties as the system is already oversubscribed. Similarly, there is already a problem with the capacity of the current sewage system. There is a concern that the proposed additional accommodation would deepen the problem.

Noise. There are concerns that the proposed enlarged garden area and increased number of guests dining outside would increase noise in the neighbourhood. The pub is in the middle of the village on an elevated position and noise travels easily towards residential properties. It is important to find a sufficient solution and mitigate the noise effect of the enlarged garden area.

Visual impact. The extension needs to be visually subservient to the original building. The scale and the design of the extension should not be overpowering, because the pub is in the centre of the conservation area and in close proximity to Grade II listed buildings. The extended building needs to retain the feel of a local pub which is a great local asset to the community.

Future of the field. The proposal would reduce the size of the open field next to the pub by repositioning and extending the car park. The field is an important part of the conservation area and preserving an open space in the centre of the village contributes to its historic value. Earlier applications included a housing development on the field. A commitment to preserve the remaining part of the field after extending the car park would increase support for a proposal which addresses the concerns mentioned above.

Proposed Cllr Turney Seconded Cllr Hanson All agreed
Cllr Burdge returned to the meeting.

5.3 To Discuss Planning Enforcement/Potential Planning Enforcement Issues

Building Works on the Lane from the Nobody Inn to Ashton

The Parish Council was made aware that on the plot where building works were noted some months ago in the woods just after Shute Cottage (near the gate that says "Mistleigh Keep Out") a second building is being built. Also, a multitude of what looked like empty oil containers were seen in the woods close to some shelters. As a stream runs close to the site, the Parish Council was concerned that the local watercourse and eventually the Teign might be polluted by an oil spillage.

Resolved The Council agreed that the Environment Agency and Teignbridge District Council need to be notified about the empty containers and about the shelters and buildings in the woods. Proposed Cllr Burdge Seconded Cllr Davis All agreed

6 To Receive Reports

6.1 Parish Path Partnership and Footpath Update

Cllr Hanson reported that the annual survey form will be sent to Devon County Council the following week.

6.2 Highways Update

Cllr Burdge reported that some potholes at Ducks Pool, which had been reported earlier, were repaired but several new ones turned up. The clerk reported that an email was sent to the Neighbourhood Highways Officer and to the County Councillor about a possible new drain at Ducks Pool, but no answer has arrived yet. Potholes, a flood and an oil spill on the road were reported to Devon Highways since the last meeting.

6.3 Bus Shelter Project Update

The clerk reported that a Locality Budget grant of £500 from Devon County Council has arrived to the bank account.

7 Finance

7.1 Report

The Clerk reported that the bank balance at 22 January 2021 was £4,678.80. Earmarked funds: Community Plan £511, Climate Emergency support £200, Defibrillator £17, Website £200, Office Equipment £200, Maintenance £100 and Election £40. Grants: CIL £1,402.84, Parish Path Partnership £291.44 Locality Budget £500.

7.2 To Appoint an Internal Auditor

Resolved The Council appointed Kate Berry, who did the audit in the previous years, to do the internal audit for the 2020/2021 financial year. Proposed Cllr Turney Seconded Cllr Hanson All agreed

7.3 To Discuss How To Spend the CIL Fund

The CIL money needs to be spent within 5 years and the first part of the CIL amount, £701 arrived in 2017 to the bank account. The Parish Council intended to reinstate the school playground, which is open to the public, after a new pre-school building has been built. It might be difficult to spend the CIL for this purpose within the allotted time. Cllr Hanson asked for an update about the project from the school but has not received a reply yet.

8 To Discuss Consultation Response for the Interim Devon Carbon Plan

The item was postponed from the last meeting. Cllr Turney sent a draft response to the members of the Council and to the Climate Emergency Working Group. Some amendments were recommended and the Council agreed to send the amended response for the consultation.

9 Clerk's Correspondence

Facebook. The Parish Council was recommended to post the Notice of its meetings on Facebook. Currently the Notice and the Agenda are published on the notice board and on the website in line with the regulations. Everybody who would like to hear about Parish Council meetings can subscribe to receive an email notification when news is put on the website. The Council agreed to discuss the issue at the next meeting.

Cranbrook. Doddiscombsleigh's representative to the Cranbrook charity had to resign from his position due to health reasons. The role involves meeting a few times a year and deciding how to distribute monies to those in need in Doddiscombsleigh and Dunsford. The Council

agreed to obtain more information about the charity and return to the question at the next meeting.

10 Date of Next Meeting

11 March 2021

11 Chairman's Remarks

The Chairman thanked everyone for their participation.

The public left the meeting. Cllr Davis left the meeting.

PART B

The Parish Council decided that Mr Elliott Fairs will carry out lengthsman services for the Council in 2021. Proposed Cllr Turney Seconded Cllr Burdge All agreed

The Chairman closed the meeting at 9.54 pm.

Signed.....

Chairman

Date