



Doddiscombsleigh Parish Council

Minutes of the Extraordinary Meeting held on Thursday 17 June 2021 at 7.30 pm at the Sheldon Centre

Present: Cllr L Turney (Chairman), Cllr H Hanson, Cllr E Davis, Cllr S Burdge (until agenda item 4.3.1), District Cllr S Purser and 7 members of the public

The Clerk, A Miller, was self-isolating at home and joined the meeting via Zoom. The Minutes were taken by the Clerk and Cllr Hanson.

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 Moorhouse and Cllr Sawyer

2 Declarations of Interest / Requests for Dispensations

Cllr Hanson declared an interest in agenda item 4.2.1.

3 Ratification of Minutes of Previous Meeting

Annual Council meeting of 6 May 2021

Resolved Accepted as a true record. Proposed Cllr Turney Seconded Cllr Hanson All agreed

4 Planning Matters

4.1 To Note Planning Decisions

4.1.1 21/00262/NPA Little Leigh Farm

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 - prior approval is given

4.1.2 21/00501/HOU 2 Littlewell Park

Convert Car Port To Garage And Utility With Accommodation Above With Dormer And First Floor Extension To Main Dwelling – planning permission granted

4.2 To Discuss Planning Applications

4.2.1 21/00803/FUL and 21/00804/LBC Sheldon Centre

Conversion of barn into two single units of residential accommodation, for occupation in connection with Sheldon including communal room, with ancillary office and guest facilities
Cllr Hanson left the Parish Council seats while the Council discussed the application.

Resolved The Council decided to raise no observations.

Proposed Cllr Turney Seconded Cllr Burdge All agreed

Cllr Hanson returned to the Parish Council seats.

4.2.2 21/01338/FUL Coombe Park

Change of use to enable cabin to be used as holiday let / use for family and Physiotherapy / TMS treatment

The Chairman invited members of the public to express their opinions. After listening to the numbers of the residents' concerns, the Parish Council discussed the application and made the following decision.

Resolved The Council decided to object the proposal based on the concerns raised by the public.

- The Parish Council understands that the change of use – which is subject to this application – is already in progress, and the public has already had experience what it would mean if the application were approved.
- **Siting of the cabin.** The siting of the cabin was determined for quiet treatments very close to the neighbours and it is not suitable for holiday let or residential use.
- **Noise.** A number of residents raised the issue of noise based on their experience. The cabin is situated in a quiet countryside and the noise mitigation of the proposal does not appear effective.
- **Loss of privacy.** It is connected to the noise issue. Conversations at the cabin can be heard in the neighbourhood.
- **Impact on biodiversity.** The Biodiversity Report submitted with the application assessed the impact of the inside light spilling out from the cabin. But the installed outside light is responsible for most of the light pollution. The impact of the outside light on biodiversity needs to be assessed before any decision is made.
- **Light.** The outside light has an impact on the neighbours as well and with residential use or holiday let these lights can be on at night. This is a significant change from using the cabin during office hours.
- **Residential use on agricultural land.** The current application seeks permission for residential use as well. Granting a permission would create a very dangerous precedent and the protection of the still existing open spaces would be even more difficult.

Proposed Cllr Davis Seconded Cllr Hanson All agreed

4.3 To Discuss Planning Enforcement/Potential Planning Enforcement Issues

4.3.1 Straithead Barn

During the discussion Cllr Burdge had to leave the meeting due to her work commitments.

At the last meeting concerns were raised regarding the development and the Parish Council referred the case to the Planning Enforcement for clarification. From the answer it seems that no official measurements were taken and the Planning Enforcement do not want to take any further steps in the case.

The Chairman invited members of the public to express their opinions. After listening to the numbers of the residents' concerns, the Parish Council discussed the situation.

Resolved The Parish Council unanimously agreed that the situation needs more thorough investigation and a Statement needs to be sent to the Planning Authority asking the case to be discussed by the Planning Committee.

The Parish Council asks the Planning Committee to consider the case and

- formally measure every dimension of the extension and the link building, as was recommended by Building Control in April
- if the formal measurements show that there is a difference between the approved plans and the development, ensure that the development takes place in accordance with the approved planning permission
- ensure that the development does not cause harm to the Conservation Area.

4.3.2 Other issues

Following the Parish Council's decision at the last meeting, an email was sent to the Planning Committee asking about the progress of the four issues that the Parish Council referred to the Planning Enforcement last year. The Parish Council received a response regarding Straithead Barn, which was discussed at the previous agenda item, and about Little Park Farm. Little Park Farm submitted a planning application which will be discussed at the next Parish Council meeting.

5 Footpath Update

The grass was cut on the raised footpath between the church and the pub by the lengthsman.

6 To Consider the Scheme of Delegation to the Clerk

Currently in order to make any decision or order any small jobs that need to be done urgently, the Parish Council needs to hold a public meeting which is not always possible or not so quickly as would be necessary. The Council can delegate powers to a committee, which needs to hold a public meeting as well - or to the Clerk. The Council cannot delegate decision making powers to individual councillors.

Resolved The Parish Council unanimously agreed to delegate power to the Clerk and allow the Clerk to order services in agreement with the Chairman and two other councillors up to the value of £200, if the case is urgent. Every delegated decision needs to be approved at the next Council meeting.

7 Approval of Expenditure

Room hire £10.00

Antivirus program for office computer £24.99

Stamps £7.92

Grass cutting £50.00

Resolved The Parish Council approved the expenditures.

Proposed Cllr Turney Seconded Cllr Hanson All agreed

8 Clerk's Correspondence

None.

9 Date of Next Meeting

8 July 2021

10 Chairman's Remarks

The Chairman thanked everyone for their participation.

The Chairman closed the meeting at 8.53 pm.

Signed.....

Chairman

Date