



Doddiscombsleigh Parish Council
Minutes of the Ordinary Meeting held on Tuesday 11 October 2022 at
7.30 pm at Woodah Farm

Present: Cllr W Hole (Chairman), Cllr M Moorhouse, Cllr E Davis, Cllr R Crocker Cllr J Sawyer, Sue Middleton project manager of Haldon Forest Park and 2 members of the public
Clerk: A Miller

1 Welcome and Apologies for Absence

The Chairman welcomed everybody.

Cllr Burdge and District Cllr Purser sent their apologies.

The Chairman asked Sue Middleton from Haldon Forest Park to give her presentation.

Item 4.1. Presentation of the Representative of Haldon Forest Park

Sue Middleton Project Manager gave a presentation about the planned development at Haldon. The main points were:

- There is a need for the development, because visitor numbers increased from 10,000 to 500,000 since 2006 and it is expected to further increase to 600,000 in the coming years.
- There are some old buildings on the site which need replacement. There will be a new Visitor Hub, Hire Building and offices. The new buildings will be carbon neutral.
- The new buildings and carpark are planned on the same footprint as the current ones are. The new development will not affect the forest itself, which is a Site of Special Scientific Interest.
- The project expected to be finished by summer 2024. The Forest Park will operate as usual during the building works.
- Haldon Forest Park is trying to find a company who would provide the bus service, but so far there is no interest from bus companies.

The Chairman thanked Ms Middleton for her presentation and she left the meeting.

The Parish Council agreed to discuss the increased lorry traffic in the village next.

Item 7.2.4. Increased Lorry Traffic on Willhayes Hill

The Parish Council has received some complaints from residents that lorry traffic seems to be increasing in the village, especially on Willhayes Hill. Two members of the public, who were present at the meeting and were connected to the haulage company at Middle Hills, clarified that their operation had not changed and they had not increased the number of vehicles in their fleet. There are other building sites in the village, not connected to their company, which also require deliveries. They do not operate their lorries during the rush hour and school runs.

It was discussed that the road is deteriorating rapidly and Devon County Council need to repair the potholes on Willhayes Hill.

Open Forum

No issues were raised.

2 Declarations of Interest / Requests for Dispensations

None.

3 County and District Councillors' Report

Cllr Purser sent his report which was forwarded to the Parish Council.

4 Haldon Development Plans

4.1 Presentation of the Representative of Haldon Forest Park

It was discussed after item 1.

4.2 To Discuss the 22/01560/MAJ planning application

Proposal: Removal of current industrial mixed-used buildings, cafe and hire building, construction of a new exemplar visitor hub building with visitor information point, cafe/restaurant, multi-purpose space, public toilets, cycle/segway/tramper hire and retail facilities with associated service yard and storage units, relocation of a demolished unit of operational forestry accommodation and works area to a new secure service yard and operational works compound, new buildings to include welfare facilities, office space, a workshop, storage (open, covered, and secure), shelter and a deer larder with associated staff parking and associated works

Resolved The Parish Council in principle supported the proposal, but concerns were raised regarding the increasing traffic on Haldon Ridge. The Parish Council was of the opinion that in order to ensure the safety of the visitors, especially children, a 30mph speed limit should be implemented on Haldon Ridge Road between the A38 Bridge and Haldon Belvedere. Proposed Cllr Crocker Seconded Cllr Hole All agreed

5 Ratification of Minutes of Previous Meeting

Resolved The Minutes of the Ordinary Council meeting of 12 July 2022 were unanimously accepted as a true record.

6 Planning Matters

6.1 To Note Planning Decisions

6.1.1 22/01244/NPA Spanish Lake Farm

Application for a 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

6.1.2 21/01381/FUL Teign Springs Barn

Erection of detached workshop and home office (partly retrospective) – permission granted

6.1.3 21/00803/FUL 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 – permission granted

6.1.4 22/01158/FUL Rose Cottage

Extension of residential curtilage into adjacent orchard (retrospective) – permission granted

6.1.5 21/02172/AMD1 Lower Greystones Cottage

Non material amendment (amend location of solar panels and alterations to dormers) to planning permission 21/02172/HOU for two storey extension with single storey rear section, replace existing thatch roof with slate roof including new dormers, removal of stone buttresses, new window/door openings and installation of solar panels on roof – approved

6.1.6 22/00933/FUL Great Leigh Farm, Teign View Barn

Stables, tack room and feed store – permission granted

6.1.7 22/01443/NPA Eastern Hill House

Application for Prior Approval under Part 3 Class Q (a) & (b) and paragraph W of the GPDO for change of use of an agricultural building from agricultural use to a dwelling – prior approval is given

6.2 To Discuss Planning Applications

22/01343/FUL and 22/01344/LBC Duckspool Cottage

Proposed side extension to provide additional living accommodation, external outbuilding forming carport and office and external outbuilding for storage

The Parish Council discussed the application, but was of the opinion that as the proposal affected a listed building in the conservation area, comments would require specialist knowledge.

Resolved The Parish Council unanimously agreed to make no observations.

6.3 To Discuss Other Planning Related Concerns

6.3.1 Parish Council Comments

Councillors expressed their frustration with the effect that Parish Council comments or residents' comments seem to have on the decisions of the Planning Authority. The Parish Council intended to ask for help from District Cllr Purser at the meeting in order to increase the effect that their comments have, but unfortunately, Cllr Purser could not attend this meeting. He was invited to the November meeting, or if he cannot attend it, a representative of the Planning Authority needs to be invited.

6.3.2 Mobile Home

Following questions from residents, it was discussed whether mobile homes can be sited without planning permission.

Resolved The Parish Council agreed to ask for clarification from the Planning Authority whether mobile homes can be sited without planning permission.

7 To Receive Reports and Updates

7.1 To Receive an Update about Platinum Jubilee Projects

7.1.1 Plaque for Flagpole

The Chairman reported that the plaque, commemorating that the flagpole was erected for the Platinum Jubilee, had been concreted at the base of the pole.

It was also mentioned that while councillors were working at the Triangle, some damage was noticed at the base of the fir tree. The Parish Council bought some tree fertilizer to revive the tree and part of the fertilizer had been applied by the Chairman and Cllr Sawyer. But the condition of the tree is a concern, especially because of the tree's close proximity to the War Memorial, the new flagpole and buildings.

The Council unanimously agreed to ask the opinion of Green Trees and Haldon Forest Park regarding the condition of the tree.

7.1.2 Queen's Green Canopy

Resolved The Parish Council unanimously agreed to ask the lengthsman to buy three trees and plant them on the land offered for this purpose. The project will be paid for from the CIL fund.

7.1.3 Jubilee Stone

Devon County Council approved a grant of £400 from the Locality Budget for engraving the Jubilee Stone. The remaining amount can be funded from CIL money.

7.2 To Receive a Highways Update

7.2.1 Highways Maintenance Community Enhancement Fund Grant Application

The Parish Council received a grant of £250 from the Highways Maintenance Community Enhancement Fund for drain clearing from Devon County Council. The Parish Council originally applied for £500 and planned to use up £500 from its CIL Fund to pay for the annual maintenance plan for drain clearing.

Resolved The Parish Council unanimously agreed to use up an additional £250 from the CIL Fund to pay for the agreed annual drain clearing program.

7.2.2 20 mph Speed Limit Application

The Parish Council was not successful in its 20mph speed limit application. Only Tiverton, Winkleigh, Ashburton and Atherington got permission for the reduced speed limit.

7.2.3 Proposed Parking Restrictions at the School

Devon County Council informed the Parish Council that parking restrictions had been proposed at the School and the proposal went through. The double yellow lines were proposed by the Police, because emergency vehicles could not get through because of parked cars. The Parish Council agreed that the parking situation caused a lot of problems at the School, but was of the opinion that the problem will not be solved with the restriction, only moved to another location.

7.2.4 Increased Lorry Traffic on Willhayes Hill

The topic was discussed after item 4.1.

7.3 To Receive a Telephone Box Project Update

The Chairman reported that the telephone box repair project is under way – the necessary parts had been ordered and delivered and repairs had been started. The door needs to be painted and glazed and afterwards the inside of the box can be set up.

7.4 To Receive a Parish Path Partnership and Footpath Update

The Clerk reported that a general maintenance grant of £150 arrived to the bank account for footpath repairs.

Cllr Crocker reported that that on bridleway 3 a new post is necessary at the Windy Cross end of the path. On footpath 6 towards Ashton a sign has fallen off and needs to be re-installed.

Cllr Sawyer added that footpath 5 is in order. On footpath 1 from Spynishlake to the School the gate needs to be adjusted on its hinges. Overgrown entry to the field towards the Church.

7.5 To Receive a Report about the Teign Valley Community Hall

The Parish Council unanimously agreed that Tony Porter would carry on as the Parish Council's representative on the Teign Valley Community Hall Committee.

8 To Discuss Possible Options to Improve Website Accessibility

The Parish Council reviewed the compliance with Website Accessibility Regulations 2018. The current website is only partially compliant with the regulations and WIX, the platform on which the website was built, does not support the required standards (WIX supports WCAG 2.0 standards instead of WCAG 2.1 AA, which is a requirement for public sector bodies in the UK). The Parish Council is committed to find a solution and comply with the regulations and has already earmarked funds for a new, fully compliant website. Currently there is £400 for this purpose. Both the maintenance plan and the domain name are due for renewal next October, so if the Council would like a new website, this is the right time to start the project and finish it before the renewal.

There was no public present at this point at the meeting and the Council discussed the three quotes that were received for a new website. The following points were raised.

- The price of a new compliant website increased significantly (50-100%) in the last 2-3 years.
- The Parish Council does not have enough earmarked reserves for the project. Funding the whole project from own resources would wipe out the general reserves and would leave the Parish Council without any funds for emergencies. Raising the council tax in order to obtain a new website would mean a significant burden for the community.
- A new website would be more expensive to run. The council tax would need to be increased by about £1.80-£2.00 per household to cover the increasing hosting and domain name costs.
- There are about 70-80 visitors per month to the website, both returning and new visitors. More new visitors in the summer.
- The Parish Council agreed that outside funding is necessary for the project.

Resolved The Parish Council unanimously agreed to ask for a grant from County Cllr Brook's Locality Budget for a new compliant website.

9 Finance

9.1 To Receive a Finance Report and to Approve the Bank Reconciliation

The total bank balance (HSBC and Unity Bank together) at 30 September 2022 was £14,062.57. After deducting the amount of earmarked funds and grants, the general reserve was £3,828.54.

Since the July meeting the following amounts were credited to the bank accounts: £509.20 for 140 jubilee mugs from the organizers; Parish Path Partnership grant of £150; Highways Maintenance Community Enhancement Fund grant of £250 and second part of the precept £3,110. In October a further Locality Budget grant of £400 for engraving the Jubilee Stone was credited to the accounts.

The Chairman reported that he checked the bank reconciliation for 30 September 2022 and it was in order.

Resolved The Council unanimously accepted the bank reconciliation.

9.2 To Receive an Update about the Registration with Unity Trust Bank

The Chairman and Cllr Sawyer had registered with Unity Trust Bank, but more councillors need to register in order to ensure that there will be enough persons to authorize payments. The first payment has been set up in the system ready for authorization. Other councillors to register with Unity Trust Bank.

9.3 To Discuss How to Use Up the CIL Fund

Resolved The Parish Council unanimously agreed to the following expenditures from the CIL Fund: to increase the amount for annual drain clearing to £750 from £500; for engraving the Jubilee Stone £218; fir tree fertilizer £114.98.

9.4 To Discuss Possible Projects and Ideas for Next Year’s Budget

The following points were raised.

- Coronation – Clerk to ask about possible grants.
- Elections – next May there will be local council elections. If there are more than seven candidates for the council, there will be a contested election, which four years ago cost about £1,000. If there are at least three candidates but no more than seven, there will be uncontested elections, which last time cost £160. If there are less than three candidates, the District Council either appoint some members to the Parish Council, who can try to co-opt residents, or the District Council can call a by-election, which costs at least £1,500. Nomination papers – both for new candidates and existing councillors – need to be hand delivered by the candidates to Old Ford House, Newton Abbot at the end of March, beginning of April. Further details and the exact timeframe will be published later.

9.5 Approval of Expenditure

Venue hire 11 October 2022 £10.00

Engraving the Jubilee Stone £741.60

Parts for telephone box repair £1007.42+£144.48+£58.08= £1,209.98

Plaque for flagpole £61.01

HSBC fee for 3 months 3X£8.00

Unity Trust Bank fee June-August £16.83

Clerk’s salary July – September £777.32

Resolved The Council unanimously approved the expenditures.

10 Councillor Vacancy and Co-option

There was no applicant.

11 Clerk’s Correspondence

The current volunteer, who has been doing the regular checks on the defibrillator and held several training sessions for residents is busier than usual and it would be useful to find either a temporary or a permanent helper for the defibrillator checks. Regular and occasional extra checks are necessary in order to show the equipment as available on the ambulance service’s system. Cllr Crocker agreed to post a request for help on the Doddiscombsleigh Facebook page.

12 Date of Next Meeting

8 November 2022

13 Chairman’s Remarks

The Chairman closed the meeting at 10.29 pm.

Signed.....
Chair

Date