



Doddiscombsleigh Parish Council

Minutes of the Extraordinary Meeting held on Tuesday 21 April 2020 at 6pm online

Zoom Meeting ID: 898 6740 0505

Password: 957268

Present:

Cllr S Burdge (Chairman), Cllr M Moorhouse, Cllr H Hanson, TDC Cllr Purser and 3 members of the public

Clerk: A Miller

The councillors, who were present at the meeting, elected Cllr Burdge to chair the meeting.

Proposed Cllr Hanson **Seconded** Cllr Moorhouse All agreed

The Parish Council decided to start the meeting with agenda item 8.

Item 8. Planning Application: 20/00575/AGR

Location: Coombe Park Farm

Proposal: Agricultural storage building

The applicant, who was present at the meeting, explained that there is not a suitable building on the property to store hay and equipment. He invested a substantial amount into equipment and he would like to store it safely in the proposed building. There was a question about the visual impact of the proposal, but the opinion was that the building would make the least visual effect at the proposed location. It is difficult to find suitable level ground at other parts of the property.

The Parish Council decided to support the application.

Proposed Cllr Burdge **Seconded** Cllr Hanson, one abstained

1 Apologies for Absence

Cllr Turney and Cllr Davis

2 Declarations of Interest / Requests for Dispensations

Cllr Burdge declared a pecuniary interest in item 7 and requested a dispensation. The Council decided to give the dispensation on the basis that without the dispensation the number of persons unable to participate in the transaction of business would be so great as to impede the transaction of the business.

Proposed Cllr Hanson **Seconded** Cllr Moorhouse All agreed

3 Ratification of Minutes of Previous Meeting

Ordinary Council meeting of 12 March 2020 – Accepted as a true record.

Proposed Cllr Hanson **Seconded** Cllr Moorhouse All agreed

4 Review of the Internet Banking Arrangements

The Parish Council has been made payments by cheques so far, but during the coronavirus pandemic it is not possible. The Council has got access to the HSBC bank account online,

but only to review the bank balance and the statements. In order to make online payments, it is necessary to increase the payment limit which is currently zero, and allow signatories to authorize the payments online. According to HSBC Customer Service, the online payment option is free and their system is able to handle two signatories.

The Parish Council decided to introduce online bank payments and to increase the daily online payment limit to £3000, to increase the online payment limit for individual bill payments to £1500 and not to apply for BACS, international or CHAPS payments.

All the current cheque signatories can authorize online payments and two councillors are needed to approve a payment online.

Proposed Cllr Burdge **Seconded** Cllr Hanson All agreed

5 Standing Orders Review

The law allows for parish councils to hold remote meetings until May 2021. The Parish Council decided to approve the proposed alterations for the Standing Orders, which appear at Appendix A to these Minutes.

Proposed Cllr Hanson **Seconded** Cllr Burdge All agreed

6 Finance

6.1 Report and Bank Reconciliation

The bank balance at 31 March 2020 was £4,248.19. After deducting the amount of unpresented cheques, the net bank balance was £4,084.59. Earmarked funds: CIL £1,402.84, Parish Path Partnership Grant £141.44, Community Plan £1,000 and Climate Emergency support £200. Cllr Hanson reported that she checked the bank reconciliation for 31 March 2020 and it was in order. The Council resolved to accept the accounts.

Proposed Cllr Hanson **Seconded** Cllr Burdge All agreed

6.2 Approval of Expenditure

- Payroll annual fee £75.60
- DALC membership fee £70.10
- Clerk's salary and expenses £807.18

Proposed Cllr Burdge **Seconded** Cllr Moorhouse All agreed

7 Planning Application: 20/00544/NPA

Location: Little Park Farm

Proposal: Application for Prior Approval under Part 3 Class R and paragraph W of the GPDO change of use of agricultural building to a hotel (Use Class C1)

The Parish Council discussed the application and invited members of the public to express their opinion. The following points were raised.

- History of the site. Little Park Farm supposed to be an agricultural holding. Based on the thriving agricultural business a temporary dwelling, then later a permanent dwelling for an agricultural worker were approved. A hotel business is not in line with the reason behind the previous planning permissions.
- The property is situated in a quiet rural landscape. It is important for the community to ensure that the character and appearance of the locality are protected and to avoid overdevelopment. The community is concerned that a hotel business would change the character of the place significantly.
- Noise. A hotel business and the converted building would emit more noise than the current barn. Due to its elevated position it will cause noise pollution in the locality.
- Light. The light installed at the barn is already a concern and visible from other parts of the valley. An occupied building would emit even more light.

- Hotel business. There are rules about how a commercial accommodation should look like (e.g. fire safety, provision for staff) It is not clear from the plans whether the converted building would meet the requirements and would be allowed to open as a hotel business. A detailed planning application would be necessary to obtain more information. There is no business plan amongst the submitted documents to ascertain whether it would be a viable business and how it would be managed. Considering that the applicant's business ideas changed with the previous consecutive planning applications, there is a concern in the community what would happen with this building if the hotel business did not prove to be viable.
- Previous conditions were not met. A concern was raised how the applicant can apply for a new planning permission when some conditions of the previous planning permissions were not met yet and the applicant has not shown compliance with the rules. The landscaping and the removal of the temporary dwelling have not happened yet, although the permanent dwelling is occupied for more than two months. (Conditions of the planning permission for the 16/02462/FUL planning application.)
- Lack of notice. Until the 20th April 2020 there was not a notice of the planning application displayed at the property.

Considering the above points, the Parish Council decided to object to the proposal.

Proposed Cllr Moorhouse **Seconded** Cllr Hanson All agreed

8 Planning Application: 20/00575/AGR

Discussed at the beginning of the meeting.

9 Coronavirus Update

Mr Fairs, one of the organizers of the Community Help Group, sent an email informing the Council that the prescription and food delivery service is all set up and going well. Prescriptions are delivered on Tuesdays and Fridays to avoid people visiting the surgery. People wishing to have theirs delivered should call Cheriton Bishop surgery and ask to be added to the home delivery service.

With supermarkets struggling to offer delivery windows or running out of fresh fruit and veg it is worth noting that Whippletree Farm will be starting to offer locally grown veg boxes. Further details can be found on their website. There are other local food supplies available as well, although the Nobody Inn had to stop the take away service.

The activity of the Teign Climate Hub was put on hold because of the pandemic.

10 Councillor Vacancy and co-option

No applications were received.

11 Clerk's Correspondence

A member of the public drew the attention of the Parish Council to a development which is taking place in the fields and woods on the lane from the Nobody Inn towards Great Leigh. No planning permission seems to be obtained for these works. Cllr Burdge offered to look into the case.

12 Chairman's Remarks

The Chairman thanked everyone for their participation and their help with the first remote meeting of the Parish Council.

13 Date of Next Meeting

Due to the coronavirus pandemic, there were changes in the legislation. There is no legal requirement to hold an Annual Council Meeting until May 2021. Usually the Council decides about the dates of the ordinary meetings at the annual meeting, but due to the approved changes of the Standing Order at item 5, now the Council can determine the date of the

ordinary meetings at any of their meetings. The Council decided not to hold an Annual Council Meeting on 14 May 2020. The date of the next ordinary meeting is Thursday, 9 July 2020.

Proposed Cllr Hanson **Seconded** Cllr Moorhouse All agreed

Open Forum: no questions were raised.

The Chairman closed the meeting at 7.35 pm.

Signed.....
Chairman

Date

APPENDIX A

Modifications to the Standing Orders
(additions are in quotation marks)

3.i
A person shall raise his hand when requesting to speak and stand when speaking (except when a Remote meetings person has a disability or is likely to suffer discomfort). The chairman of the meeting may at any time permit a person to be seated when speaking.
“See standing orders 27 for the different rules that apply at remote meetings.”

3. s
Unless standing orders provide otherwise, voting on a question shall be by a show of hands. At the request of a councillor, the voting on any question shall be recorded so as to show whether each councillor present and voting gave his vote for or against that question. Such a request shall be made before moving on to the next item of business on the agenda.
“See standing orders 27 for the different rules that apply at remote meetings.”

5.j.xxi
Determining the time and place of ordinary meetings of the Council up to and including the next annual meeting of the Council.
“See standing orders 27 for the different rules that apply at remote meetings.”

The following point was added to the Standing Orders:

- “27. Remote meetings
- a. A person shall raise his hand or state their intention aloud when requesting to speak.
 - b. Voting on a question shall be by a show of hands or stating the vote aloud. At the request of a councillor, the voting on any question shall be recorded so as to show whether each councillor present and voting gave his vote for or against that question.**
 - c. During the time when there is not a legal requirement to hold an annual Council meeting, the Council can determine the time and place of ordinary meetings at an ordinary or at an extraordinary meeting.”