



Doddiscombsleigh Parish Council
Minutes of the Ordinary Meeting held on Tuesday 12 July 2022 at 7.30
pm at Woodah Farm

Present: Cllr W Hole (Chair), Cllr M Moorhouse, Cllr E Davis, Cllr R Crocker and 3 members of the public

Clerk: A Miller

1 Welcome and Apologies for Absence

The Chairman welcomed everybody.

Cllr Burdge and Cllr Sawyer sent their apologies.

Cllr Burdge's message regarding her planning application (agenda item 5.2.1.) was handed out to the public prior to the meeting.

The Chairman clarified the Council's position regarding the remarks that the Parish Council received after the previous meeting:

Certain allegations were made prior to our previous meeting that the applicant had some way tried to sneak through this application to prevent any objection to it. The accusations also implied that the council meeting held at Ashton Village Hall was part of a conspiracy to assist the applicant far away from the village.

Just to quash this allegation I can tell you that the venue was forced on the council, due to no proper place in our council area being available to conduct a meeting at a reasonable cost. I can also tell you that the applicant had not been informed of the date the revised plan was being introduced. Neither had we been notified by Teignbridge Planning department. Such difficult planning applications could not be discussed by the council at that meeting because by law we are restricted to discuss anything without proper notice to the public and council. As a newly appointed Chair of the Council, I can tell you that all council members and myself were far from happy with the allegations.

I would remind all doubters that the Parish Council are statutory consultees in the planning process and must be informed of all planning applications. The Parish council can only comment on these planning applications in the same way as any other member of the public, and any comments by the Council would be agreed during a properly called public meeting. Members of the public attending the meeting can comment, speak during the Open Forum segment of the meeting, but NOT during the council's deliberations later. I would ask any speakers to confine themselves to the planning application and desist from irrelevant questions regarding the personalities involved.

2 Declarations of Interest / Requests for Dispensations

None.

Item 4. Ratification of Minutes of Previous Meeting

Resolved The Minutes of the Ordinary Council meeting of 9 June 2022 were unanimously accepted as a true record.

Open Forum

The public made comments regarding agenda item 5.2.1. Nobody Inn planning application. The following points were raised.

- The revised plans still show a significant development in a very quiet rural setting. There are concerns about the noise impact.
- The pub is within the conservation area. Previously the conservation officer raised concerns about the development.
- Increased traffic on Tick Lane.
- The main sewage is already at full capacity and South West Water does not want to improve the system. The extension has more new bathrooms.
- It is understood that local landowners agreed with the applicant to find a solution for the sewage problem.
- The public understands that there is a real need to refurbish and improve the current premises. The right balance needs to be found between extending the pub - and make it profitable - and the nearby residents' concerns.

Item 5.2.1. 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

The Parish Council discussed the revised plans which were submitted in May 2022. The Council considered the concerns raised by the public and the need for a viable pub in the village. If the pub cannot be made a profitable business, the community might lose this important amenity or a big chain might buy it and alter the pub. Neither of these options is better than the current proposal.

Resolved The Parish Council decided to support in principle the extension of the pub in order to preserve this important amenity in the village. Details of the solution offered for the concerns raised should be looked at by the Planning Authority.

Proposed Cllr Hole Seconded Cllr Crocker. One further vote in favour and one objection.

3 County and District Councillors' Report

District Cllr Purser sent his report: "Some 14000 people who do not pay council tax by direct debit have now been written to asking them to apply for the rebate. The payments will be into bank accounts, crediting council tax or via post office payments. Some 33,000 people have already been paid by direct debit.

A discretionary scheme for those in bands E-H will be on the website in the next couple of weeks.

Staff from Teignbridge and the police have teamed up to patrol Dawlish Warren to cut down on antisocial behaviour.

Some 80 electric vehicle charging points in 38 public car parks to be installed in next few months.

The census shows an 8.5% increase in the population of Teignbridge to 134,800 up from 124,200 in 2011.

Plans now in for new four screen cinema for Newton Abbot.

Covid cases again on the increase please be vigilant.

Anybody looking for a job as senior customer support officer, health and safety officer, housing officer, fitness instructor or LGV driver please see website."

4 Ratification of Minutes of Previous Meeting

The item was discussed after agenda item 2.

5 Planning Matters

5.1 To Note Planning Decisions

5.1.1 22/00513/FUL Hereford Cottage

Rebuilding of recently taken down Linhay with existing consent to be converted into a one bedroomed holiday cottage - permission granted

5.1.2 21/00063/REF Willhayes Equestrian

Appeal against the refusal of 21/01480/VAR: Removal of condition 5 on planning permission 10/01885/OUT (Outline application for a new occupational dwelling with all matters reserved for future consideration) relating to agricultural/equine occupancy - appeal dismissed

5.2 To Discuss Planning Applications

5.2.1 20/02355/FUL The Nobody Inn

This item was discussed after the open forum.

5.2.2 22/00747/CLDE Corn And Cob Cottages Great Leigh Farm

Certificate of Lawfulness for existing residential use of properties

Resolved The Parish Council decided to object to the application, because there is a need for holiday accommodation in the village. As a result of people permanently living in the cottages, the traffic on the nearby small lanes has increased significantly.

Proposed Cllr Crocker Seconded Cllr Hole All agreed

5.2.3 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

Resolved The Parish Council decided to object to the application because the site has not been in agricultural use for a long time and does not meet the class Q criteria. According to the Parish Council's information, the barn was structurally altered prior to application. As a result of previous developments on the same holding, the traffic has already increased significantly on the small lane leading to the property.

Proposed Cllr Davis Seconded Cllr Moorhouse All agreed

5.2.4 22/01158/FUL Rose Cottage

Change of use of orchard to domestic garden

Resolved The Parish Council decided to support the application.

Proposed Cllr Hole Seconded Cllr Moorhouse All agreed

5.2.5 22/00933/FUL Great Leigh Farm Teign View Barn

Stables, tack room and feed store

Resolved The Parish Council decided not to object to the application for the welfare of the animals.

Proposed Cllr Hole Seconded Cllr Crocker All agreed

6 To Receive Reports and Updates

6.1 To Receive an Update about Platinum Jubilee Projects

6.1.1 Tree planting – Queen's Green Canopy

The District Council confirmed that the CIL fund can be used to improve green spaces, including tree planting.

6.1.2 Platinum Jubilee Mugs

The Parish Council reviewed the funding of the project.

Resolved The Council decided to fund the cost of the 60 mugs, which were presented to the children aged 16 and under living in the Parish. The cost of the presented mugs was £226.80. The Parish Council previously received £20 donation for the project. The remaining cost of the mugs is £509.20, which will be paid into the Parish Council's account by the organizers of the Jubilee Celebrations, who took over the project after the Parish Council ordered and paid for the mugs.

Proposed Cllr Hole Seconded Cllr Moorhouse All agreed

6.1.3 Jubilee Stone

The Clerk reported that the Parish Council applied for a grant from the Locality Budget in May to cover part of the cost of engraving the Jubilee Stone. There is still no feedback about the application, in spite of the fact that Devon County Council's deadline for processing the application has already expired. The Clerk has contacted the County Councillor and the Locality Budget Department in Devon County Council regarding the application, but there was still no feedback. Previously the County Council processed the applications more quickly, but it may be possible that this slow process will be the new norm. The invoice for the work has arrived and it is overdue but it has not been paid yet, because one of the conditions of the grant is that payments made before the grant arrives are not funded. The Parish Council can pay the invoice, but the grant may be lost.

The Parish Council agreed to contact County Cllr Brook again and indicate to him that the Parish Council is aware of the delay in processing the grant application and make reference to Cllr Brook's original email when he promised his support.

Clerk to contact the District Council to clarify whether the engraving of the Jubilee Stone can be funded from CIL.

6.1.4 Plaque for Flagpole

The Clerk reported that after contacting some sign makers it became obvious, that the main difficulty is that these companies do not provide curved signs which would fit on the pole. The Chairman volunteered to make a wooden frame for the plaque which fits on the pole and the plaque could be attached to it.

The Parish Council discussed a possible plaque made by The Sign Maker company and the use of their jubilee tree planting sign (after altering the text on it) with the jubilee logo as a starting point. The estimated cost is about £60.

Resolved The Parish Council agreed to order the commemorative plaque (150x100mm) for the flagpole from The Sign Maker with the jubilee logo.

Proposed Cllr Hole Seconded Cllr Crocker All agreed

6.2 To Receive a Highways Update

The Clerk reported that the application for a grant of £500 from the Highways Maintenance Community Enhancement Fund for drain clearing had been submitted. There is no feedback yet.

On the previous day to this meeting there was a large diesel spill on the main Teign Valley Road between Lower Ashton and Bridford when a school bus broke down. The road was closed for a while. Later it opened, but there will be a further road closure in about two weeks time, when the weather is not so hot, for resurfacing works. As soon as the Parish Council receives information about the exact date of the road closure, it will be published on the website.

6.3 To Receive a Telephone Box Project Update

The Chairman reported that after his recovery from Covid, the work is ready to start. The door will be taken away and repaired by volunteers. The Chairman made a list of parts that

need to be purchased and paid soon. The estimated cost will be about £1,000. Public donations for the project can cover the cost of the parts.

6.4 To Receive a Parish Path Partnership and Footpath Update

Following its bid in February 2022, the Parish Council will receive £150 for general maintenance and celebratory events from the Parish Path Partnership Fund of Devon County Council. The money has not arrived yet, which is an unusual delay.

7 Finance

7.1 To Receive a Finance Report and Approve the Bank Reconciliation

The Clerk reported that a new Unity Trust Bank account has been opened and an initial deposit of £500 has been transferred to the new account. Unfortunately, the new online banking is not operational yet, because payments from the new account require the approval of two councillors. So far none of the five signatories are registered for online banking, because some of the councillors have not yet received their registration letters from Unity Bank.

At the same time, there were problems with HSBC online banking. There was a system error when the Clerk tried to set up a new payee (Ashton Village Hall). The error has been reported, but HSBC could not promise any timeframe for the repair. It is possible that payments to existing payees may be made from this account and only new payees are affected by the fault. The Parish Council can make payments by cheque from both the HSBC and the Unity accounts. The Clerk urged the councillors to call Unity Trust Bank and register for online banking. Details for the registration were sent previously to the Councillors by email. Until these registrations are complete the Council cannot make payments from the new account and the HSBC account cannot be closed.

The total bank balance (HSBC and Unity Bank together) at 30 June 2022 was £13,196.67. After deducting the amount of earmarked funds and grants, the general reserve was £2,084.32.

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

Resolved The Council unanimously accepted the bank reconciliation.

7.2 Approval of Expenditure

Venue hire 12 July 2022 £10.00

Bank account fee HSBC June 2022 £8.00

Stationery for office – ink cartridges, folders £41.60

Clerk's salary and expenses £1,038.88

DALC course fee – Chairmanship course £36.00

Resolved The Council unanimously approved the expenditures.

8 Councillor Vacancy and Co-option

The Clerk reported that following Cllr Turney's resignation, the notice of casual vacancy was published. There was no request for elections, so now the Parish Council can co-opt a new councillor.

It was agreed to put the news of the councillor vacancy into the next article of the Teign Unity Magazine.

9 Clerk's Correspondence

- The Parish Council received an answer from the Office of the Prince of Wales. Concerns regarding individual planning applications can be referred to the Prince's Foundation.

- Mel Stride sent further information regarding mobile signal in the village. Vodafone may improve the 4G coverage by updating their existing site near the services on the A38 within the next 18 months.
- The Parish Council was informed that dog fouling increased from Hereford Cottage towards Valley Cottage. Warning to include in the next Magazine Newsletter.

10 Date of Next Meeting

13 September 2022 at Woodah Farm.

11 Chairman's Remarks

The Chairman thanked everybody for their participation.

The Chairman closed the meeting at 9.46 pm.

Signed.....

Chair

Date