



Doddiscombsleigh Parish Council

Draft Minutes of the Ordinary Meeting held on Thursday 10 September 2020 at 6 pm online

Zoom Meeting ID: 867 2779 4944

Password: 958944

Present: Cllr Turney (Chairman), Cllr E Davis, Cllr S Burdge, Devon County Council (DCC) Cllr J Brook and Mr E Fairs (Climate Emergency Working Group, from item 5.2)
Clerk: A Miller

PART B

The Council discussed the bus shelter repair quotes and decided to follow the recommendation of Mike Wye and paint the shelter with highly breathable silicate paint, which has a similar appearance as limewash but is more uniform and it is better suited to the wet environment where the bus shelter is. This paint is more expensive than limewash but it will work better in the long term. The Council thanked a local volunteer who offered to apply the paint next year when the weather conditions will be suitable. A minor repair can be done at the front left corner before winter.

Proposed Cllr Turney Seconded Cllr Burdge All agreed

Open Forum

No comments were raised.

1 Apologies for Absence

Cllr Moorhouse, Cllr Sawyer and Cllr Hanson

2 Declarations of Interest / Requests for Dispensations

None.

3 County and District Councillors' Report

- DCC Cllr Brook offered £500 from his Locality Budget towards the repair of the bus shelter.
- Regarding the email that the Parish Council sent to Devon County Council in July about the parking situation on Haldon, he said that he looked at the new proposal and had carried out a site visit. He found the new plans for the clearway acceptable. Those parishes who previously objected the proposal now agree with the new version.
- DCC's operation is almost back to normal with virtual meetings and site visits.
- DCC will receive government funding to reimburse the County Council for the losses due to the coronavirus pandemic.
- There are plans to create a unitary council in Devon instead of the separate county and district councils in order to save money.

Teignbridge District Council (TDC) Cllr Purser sent his apologies and his report.

- Alan Connell has been made Leader of the Council with Gordon Hook having stood down.
- Coronavirus cases are on the increase in Devon over last few days so still need to be vigilant.
- The income compensation scheme is being finalised by the Government which will help TDC losses in respect of sales, fees and charges.
- There is a proposed solar panel buying scheme. Anyone interested should go on TDC website and register.
- Lot of planning changes coming through and from 1st September offices, cafes, clinics and shops can change to a wider range of uses without planning permission but no doubt variations if in Dartmoor NP.

4 Ratification of Minutes of Previous Meeting

Ordinary Council meeting of 9 July 2020 – accepted as a true record.

Proposed Cllr Turney Seconded Cllr Burdge All agreed

5 Planning Matters

5.1 To Note or Discuss Planning Decisions

5.1.1 To discuss the 20/001157/PN Prior Notification, Little Park Farm

Little Park Farm sent a prior notification to TDC stating that they will convert part of their barn to a hotel accommodation. There was a confusion amongst the residents as to how this is possible when a very similar planning application was refused in May following very vocal objection from the community (20/00544/NPA).

The difference is that in the planning application the applicant wanted to convert the whole barn, while the prior notification says that only part of the barn – the original part before extension – is to be converted. The effected floor area is under 150 m², which is a permitted development under Class R. The Planning Authority does not need to approve the development, they only need to be notified before the work starts.

A condition of the permitted development is that the subject building needs to have been *solely* in agricultural use on the 3rd July 2012. Questions were raised as to whether this point is met, because the applicants sold part of their holding after lifting the agricultural tie in June 2012 and in the Agricultural Need Appraisal for Temporary Accommodation - dated 26 October 2012 - the applicant stated that the barn in question was a general purpose building. The Council's opinion was that there is not enough evidence to question the *solely* agricultural use of the original part of the barn. But during the history of the site the applicants have made several, not illegal, but cynical steps and flawed the spirit of the system. As a result, they achieved buildings which are clearly contrary to the planning policy. The Council agreed to raise the issue of abusing the system with the Planning Authority.

Proposed Cllr Turney Seconded Cllr Burdge All agreed

5.1.2 The 20/00575/AGR Coombe Park Farm planning application for agricultural storage was withdrawn.

5.1.3 The 19/02347/FUL Brookfield planning application for new dwelling including conversion of existing dwelling to garage/stores and associated works was approved.

5.2 To Discuss Planning Enforcement / Potential Planning Enforcement Issues

5.2.1 Building works at Apridge Farm

There are two huge gaps bulldozed into the hedge on the land opposite Apridge Farm. The field has been cleared out and a caravan is on the site now. The Council decided to

refer the issue to the planning department to clarify the position relating to planning requirements.

Proposed Cllr Davis Seconded Cllr Burdge All agreed

5.2.2 Building Work on the Lane from the Nobody Inn to Ashton

The case was previously referred to the planning department. The officer answered that he understood that there was a track built on the site, but he had not carried out a site visit. It is not sure that the planning officer looked at the same case. The officer was made aware that the Parish Council heard about a building have been built there and not a track. It was agreed to inform the planning department that there was a kitchen equipment delivered to the site, so it is unlikely that there is only a track there. The planning department has already made a site visit regarding another case in the Parish since the easing of the lockdown and it would clarify the situation if a site visit were carried out in this case as well.

5.2.3 Little Park Farm

The Council has made an enquiry in July as to when condition 4 of the planning permission for a permanent agricultural dwelling in Little Park Farm (16/02462/FUL) will be met. The Council have not received an answer yet.

6 To Discuss Website Ownership

The webmaster asked whether the Council would like the ownership of the domain, which is due for renewal. He would carry on being the webmaster and helping with the website. The change would mean that the Council would be charged directly for the renewal of the domain name (every 3 years) and maintenance plan (every second year). Currently the webmaster pays for it and sends the invoice to the Council.

This question came up last year as well, but the ownership requires giving new card details to WIX instead of the webmaster's. Members of the Council were anxious to provide their private card details. At agenda item 8.2 the Council can discuss whether they would like to have a debit card, which can be used for paying services like this directly.

The Council agreed that if the change is not impractical for the webmaster, then the ownership should be transferred.

Proposed Cllr Turney Seconded Cllr Burdge All agreed

7 To Receive Reports

7.1 Parish Path Partnership and Footpath Update

Mr Fairs has made an urgent repair on a footpath, which was checked by Cllr Burdge and Cllr Hanson. This work improved the worst and most dangerous sections on the path, but further repairs would be good as well. The Council asked Mr Fairs to investigate what other works need to be done and to give an estimate for the cost.

7.2 Highways Update – Cllr Burdge

The parking on Haldon was discussed at item 3 with DCC Cllr Book.

Cllr Burdge reported that lately dog walkers pick up the mess after their dogs and she did not find any problem.

7.3 Coronavirus Update

The councillors asked the clerk to investigate the possibility of hybrid meetings, when the public can join on Zoom and the Council would meet personally.

8 Finance

8.1 Report – Clerk

The Clerk reported that the bank balance on 4 September 2020 was £4,135.79. There were no unpresented cheques. Earmarked funds: CIL £1,402.84, Parish Path Partnership Grant £291.44, Community Plan £1,000 and Climate Emergency support £200. The general reserve was £1,241.51. The bank statements were sent to the councillors, in line with the updated Financial Regulations.

8.2 To Discuss the Introduction of Card Payments and Ordering a Debit Card

The clerk reported that according to HSBC it is possible to have a debit card with the Council's existing account and it would be free. It could work as the bank transfers work now: after the Council agrees to pay for an expenditure, the clerk pays the invoice or pays online with the card and send the bank statement to the councillors. Five councillors have access to the bank account to view the account at any time.

There are services that need to be paid online and it is compulsory to give card details and the company stores it – it is not possible to opt out. Apart from WIX (website), Zoom (virtual meeting platform) stores card details as well, and probably McAfee too (antivirus program). The Council agreed to apply for a debit card.

Proposed Cllr Turney Seconded Cllr Davis All agreed

8.3 Approval of Expenditure

- Zoom Pro monthly fee: £14.39
- Church footpath repair: £110.00
- Website Update to comply with Accessibility Regulations: £150.00

Proposed Cllr Burdge Seconded Cllr Turney All agreed

9 To Discuss Consultation Responses

9.1 To Discuss the Consultation Response to the Government's Proposal: Planning for the Future

The Council made no comment.

9.2 Draft Review of Statement of Licensing Policy

The Council made no comment.

9.3 Devon's Updated Local Flood Risk Management Strategy

Mr Fairs from the Climate Emergency Working Group looked at the consultation document and sent his report to the Council, which appears at the Appendix to these Minutes.

The condition of the drains in the Parish was discussed. It was agreed that routine maintenance is not enough, there are places where new or replacement drains are needed. Mr Fairs emphasized the importance of reporting all incidents of flooding to properties and infrastructure on the Devon County Council's website. This will help raise the awareness of issues on the database created by DCC which in turn will be used to prioritise funding spend. The clerk to write about it in the Magazine article.

The Council agreed to send Mr Fairs's recommendations as a consultation response:

"Consider whether all new developments should be required to show a net benefit to flood alleviation rather than an increase to flood risk. This could follow a similar approach to the net benefit developments are required to give for biodiversity and could be used to calculate precipitation capture and storage versus run off."

When considering the design Natural Flood Management schemes these should be focused on tying in with any Natural Biodiversity Networks that occur in the area. This would ensure that there is not only a benefit to flood alleviation but also to biodiversity gain."

Proposed Cllr Turney Seconded Cllr Burdge All agreed

10 Clerk's Correspondence

The clerk advised that there will be some training with SLCC in October, several webinars during a week. The whole event costs £25+VAT. The Council agreed to pay for it and the clerk to attend the training.

11 Date of Next Meeting

The Council decided to hold the next ordinary meeting on 8 January 2021. If and when it is necessary, the Council will hold extraordinary meetings until that date.

Proposed Cllr Turney Seconded Cllr Burdge All agreed

12 Chairman's Remarks

The Chairman thanked everyone for their participation.

The Chairman closed the meeting at 7.50 pm.

Signed.....

Chairman

Date

APPENDIX

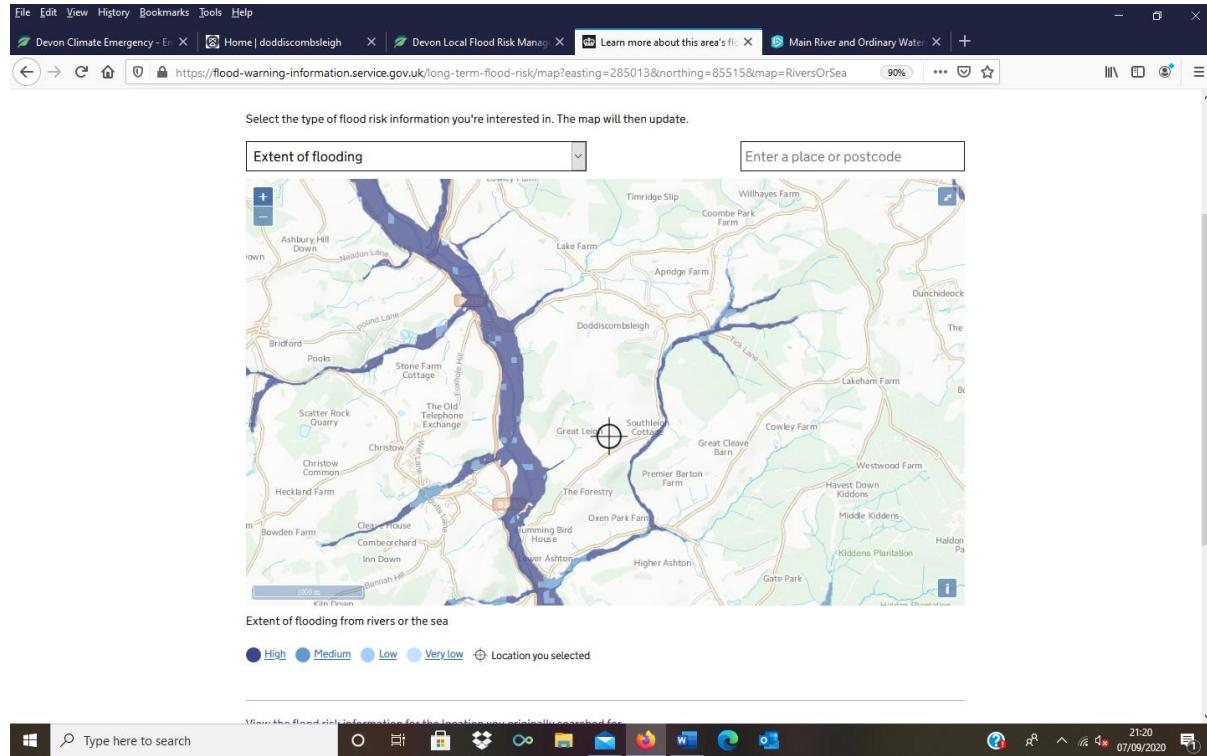
Report about Devon's Updated Local Flood Risk Management Strategy

Below is some background on the current flooding situation and Doddi Parish, followed by my thoughts on the draft report and what it suggests will impact on DPC. It ends with what I feel DPC should comment.

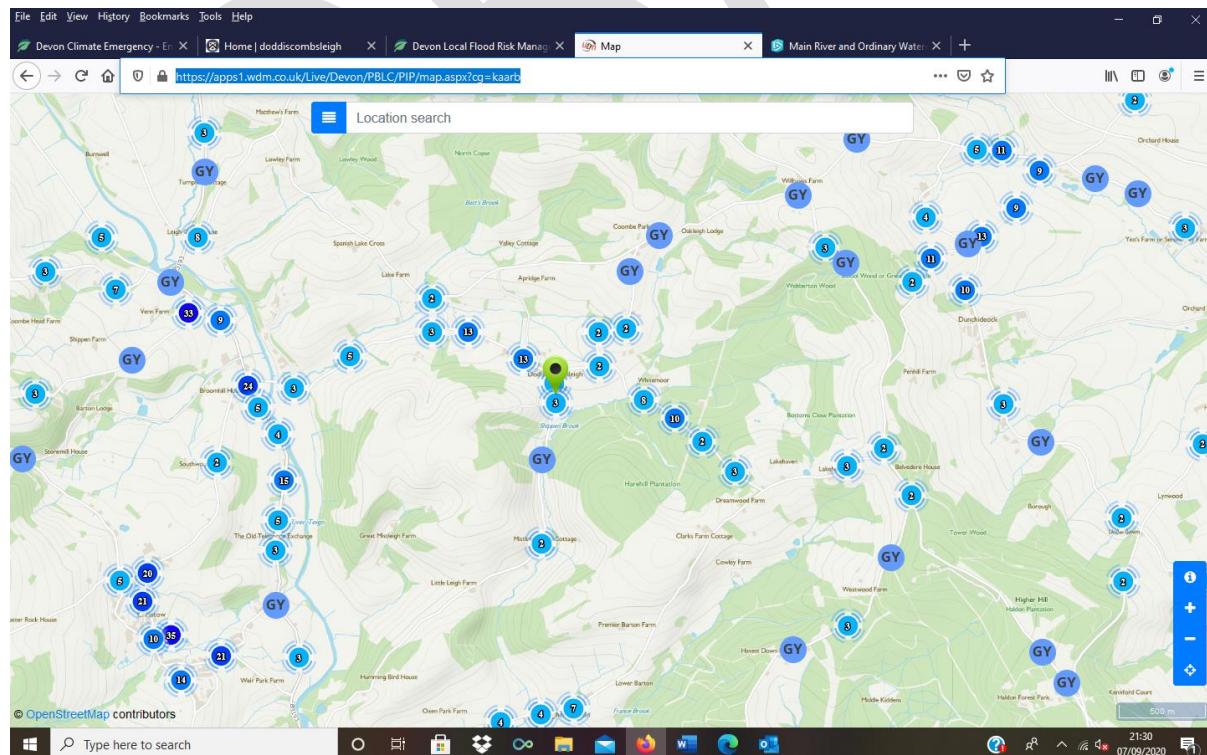
Background

Doddiscombsleigh Parish has three minor waterways, the Shippen Brook, Batt's Brook and an unnamed brook risen in Eastern Hill woods and flowing down through Lowley Wood to the north of Sheldon Copse. All three are categorised as 'ordinary watercourses' by the Environment Agency which means they take on the responsibility of them alongside the relevant land owner. Between the two parties it is their responsibility to prevent any flooding.

Below is a screen shot from the EA website which shows these three water courses and their flood risks. The purple areas have a 3% chance of flooding each year. Those in blue have a 1-3% chance of flooding each year.



Spread along Doddiscombsleigh's country land network are a series of manholes and drainage channels all of which fall under the responsibility of Devon County Council. It is DCC's responsibility to ensure these drainage features are working properly and so preventing localised flooding on roads. They do this by having a work programme of checks based on a regular interval of between 1-3 years. The main routes into Doddiscombsleigh are Tick Lane, the road to Ashton, the road to eth Teign Hut and the road to Willhayes Cross. All of these have numerous drainage features and can be seen on the following map. For more detail visit <https://apps1.wdm.co.uk/Live/Devon/PBLC/PIP/map.aspx?cg=kaarb>



It is extremely refreshing and relieving to see such a document mention the Climate and Ecological Emergency within the first page. It is a huge relief to see that such a thing is finally being taken seriously and focusing the minds of decision makers when it comes to reports such as this. Despite the Met Office confirming that our summers likely to get drier in terms of precipitation, they confirm that we are likely to see more frequent heavy downpours occurring more frequently and with more falling in shorter spaces of time. When one considers these downpours are likely to fall on dry ground and cracked ground it is clear to see that the heavier downpours will not flow into the ground, but instead flow over the ground and exacerbate the sudden and localised flooding that places are experiencing across the country year after year. Whilst Doddiscombsleigh, due to its topography and natural stream network is unlikely to see properties directly affected by flooding, it is clear that the transport network will be affected negatively for short periods of time and private land and crops will likely be affected for longer periods of time.

As part of the wider Teign River Catchment, all parishes have a responsibility to consider other parishes within their rivers catchment area. For Doddiscombsleigh, this includes Newton Abbot, Kingsteignton and Chudleigh Knighton, all of which suffer from flooding from the River Teign. It is widely accepted that one of the easiest and most cost effective ways to prevent flooding in urban areas such as those mentioned above, is to slow water down and ideally capture it in the rivers higher headwaters, such as the Shippen Brook and Batts Brook. It is for this reason that Doddiscombsleigh Parish Council should consider all aspects of flooding and water run off as being important to buildings and properties, even if they are not within their parish.

Comments on Report:

Due to the small size of the Parish, the limited watercourses and properties which suffer from flooding and development pressures which are being exerted on the Parish, the majority of the report does not directly affect Doddi Parish Council. I say directly as that is the responsibility of the parish but it should also be noted that everything that happens within Doddi Parish affects every single parish downstream so should always be considered as if it affected Doddi residents themselves.

The Plan is very thorough and consistently refers to the anticipated rise in severity and frequency of floods associated with forecast climate change which is a good thing. It is better to over prepare than under prepare.

In terms of the report's impact on Doddi Parish Council I can see the following affects occurring:

- Need to report all incidents of flooding to properties and infrastructure. This will help raise the awareness of issues on the database created by DCC which in turn will be used to prioritize funding spend.
- Pressure will be put onto the Parish Council by residents to get drains cleared. This is in fact DCC responsibility and is currently funded through Council tax payments. In an effort to reduce costs DCC have reverted to a reactive approach to dealing with issues that arise outside of their 1-3 yearly monitoring program for roadside drains and manholes etc. Accompanying this is a grant scheme for Parish Councils to seek funding for up to 50% of costs to have drains cleared by their own Lengthsman. Neighbouring parishes have carried this out having successfully applied for the grant and more details can be sought from Christow Parish Council Clerk.
- There is an increase in importance for the Parish Council to consider the impacts of all developments on what are known to be local flooding issues. This can include suggestions such as water storage on site, landscaping gardens to hold water or take

water from roads to commenting on the design of development to reduce surface run off and aid precipitation soaking directly into the ground rather than running on yet another tarmacked driveway.

- Doddi PC should support land management initiatives within its Parish which seek to either store rain water, or temporarily slow down surface water flow. Such initiatives include pond or water feature creations, tree planting, an increase in grass height in meadows and the leaving of woody debris within watercourses. All of these features capture and slow down water from reaching the main water courses than they may normally do, which in turn helps alleviate flooding downstream.
 - Doddi PC will be asked, and probably expected, to support and encourage raising community awareness in all sorts of measures to reduce the risk of flooding, such as those already mentioned as well as educating water usage etc.
 - Supplying sandbags to help protect properties from flooding does not officially fall within any authorities remit. It is for this reason that all authorities should seek to look after their residents and ensure that anyone who does require such a thing is able to get them. With storms likely to become more frequent and more fierce it is likely that the demand for sandbags is to increase so a secure location and system should be set up to ensure such a thing is available for the residents of Doddi.
 - DPC should consider supporting projects outside of its parish boundary which it considers to be one which helps its river catchment as a whole protect properties from being flooded. Such support from all parishes can be a very strong message for catchment wide benefits when seeking permission to install flood alleviation schemes.
 - DPC should consider offering formal support to Devon CC funding bids when it seeks funding from national government for flood alleviation schemes.
- <file:///C:/Users/fairs/AppData/Local/Temp/Managing%20Land%20to%20Reduce%20Flood%20Risk.pdf>

Suggested comments to DCC on draft.

The draft is a very forward thinking document which is reassuring to see has climate change considered throughout it.

Other than a couple of suggestions outlined below Doddii Parish Council fully supports what is outlined in this draft document and looks forward to playing its part in reducing the flood risk to its own parishioners as well as all of those within the River Teign catchment.

- 1) Consider whether all new developments should be required to show a net benefit to flood alleviation rather than an increase to flood risk. This could follow a similar approach to the net benefit developments are required to give to biodiversity and could be used to calculate precipitation capture and storage versus run off.
- 2) When considering Natural Flood Management schemes these should all be designed and focused on tying in with any Natural Biodiversity Networks that occur in the area. This would ensure that there is not only a benefit to flood alleviation but also to biodiversity gain.