



DODDISCOMBSLEIGH PARISH COUNCIL

Minutes of the Extraordinary Meeting held on Friday 22nd November 2019 at 7.30pm in Doddyscombsleigh School

Present: Cllr L Turney (Chairman), Cllr M Moorhouse, Cllr H Hanson, Cllr E Davis and 4 members of the public

Clerk: A Miller

1. **Apologies for Absence** – Cllr Burdge
2. **Declarations of Interest / Requests for Dispensations** – None
3. **Ratification of Minutes of Previous Meeting** – Ordinary Council meeting of 14 November 2019 – Signed and accepted as a true record.
Proposed Cllr Hanson **Seconded** Cllr Moorhouse All agreed
4. **Planning Application:** 19/01410/FUL
Location: Coombe Park
Proposal: Replace shed with a treatment room/cabin to support physiotherapy/TMS therapy
The applicant, who was present at the meeting, gave the following information to the Council and answered the arising questions.
 - He has got pre-application advice from the Planning Department, which was generally positive, but suggested that a different location for the proposed cabin would be more acceptable. He submitted the plans proposing to install a cabin close to the current location of a dilapidated shed, which would be demolished. About a month ago, the case officer carried out a site visit and suggested a new location for the cabin at the north part of the paddock, closer to the house. It is more acceptable to have cluster of buildings than several buildings spreading over green fields. The applicant submitted the revised plans.
 - On the new plans he also addressed concerns, that arose during the consultation process, and put the customer parking on the existing driveway close to his house. The cabin would be facing down the valley and not towards the neighbours. It would be tucked behind bushes.
 - There is an existing path on his land, leading to the proposed location of the cabin.
 - The proposed opening hours will ensure that the effect on wildlife would not be significant and there would be limited need for lighting. The treatments would take mostly during daylight.
 - He intends to treat only one client at a time to keep the environment quiet for the clients and for the neighbours.
 - He intends to provide physio therapy for the local community.
 - His annex cannot be used for this business.
 - The cabin cannot be sold separately just together with the main house.
 The applicant's neighbours, who were present at the meeting, expressed their views.
 - They have even more concerns about the revised plan that they had about the original one. The new location is even closer to their buildings. The cabin would be 11 m from the corner of their workshop.
 - The new building is a business, and the use of the paddock would change.
 - The planned cabin is situated on a slope and there is no information on the application about the levels.
 - They are concerned about how busy the business will be and how much disturbance it will cause. There will be more than one car per day there because the employee will have a car as well.
 - It is a business building on a green field site. It is not a right setting for a business.

The Parish Council discussed the application and decided to raise the following issues with the Planning Department.

- Height. The proposed location of the cabin is on a slope, but there is no information on the plans about the levels. It is important to fully assess what will be the height of the cabin from the ground and the visual impact from next door, which is difficult to ascertain from the application.
- Decking. Timber decking instead of the proposed glass barrier would reduce the impact on the neighbours and on wildlife. The shape of the decking can be altered in order to avoid being overlooked or to overlook the neighbours.
- Opening hours. As the proposed business building is in the quiet countryside, the number of clients and the opening hours may have a significant effect on traffic, on the neighbours (disturbance) and on wildlife (light pollution). Efficient restrictions are necessary to ensure that neither the current nor a possible new owner of the business in the future could use the building outside of the proposed hours.

Proposed Cllr Turney **Seconded** Cllr Hanson All agreed

5. **Devon & Somerset Fire and Rescue Service** – The Parish Council discussed the request from Lynton Town Council to support the Judicial Review of the proposed changes in the Devon & Somerset Fire and Rescue Service. The Council came to the conclusion that, although the effect of the fire station closures will be felt in every part of the County, the Parish Council does not have enough information to support a Judicial review and to spend its limited resources on this legal case.

Proposed Cllr Turney **Seconded** Cllr Hanson All agreed

6. Approval of Expenditure

Refreshments for Village Walk	£37.34
Stationery	£1.25
Gift cards	£100.00

There are two gift cards, each worth £50, for two volunteers – Steve LeMarchant and Elliott Fairs – for the maintenance of the green areas in the village.

Proposed Cllr Hanson **Seconded** Cllr Turney All agreed

Open Forum: no questions were raised.

7. **Clerk's Correspondence** – The clerk reported that an email was sent to the Neighbourhood Highways Officer regarding the two blocked drains at Woodah farm asking them to check the cause of the problem. The Officer has ordered the work, but there is a long waiting list. It was mentioned that there are several other areas in the village where the drainage is not in a good condition. A long term solution is necessary, because the occasional repairs do not help to keep the roads in a good condition. Without proper drainage the road repairs do not last. New, environmentally friendly solutions could be considered. The overview of the drainage system will be on the agenda at the next meeting.

8. **Chairman's Remarks** – The Chairman thanked everyone for their participation.

9. **Date of Next Meeting** – Thursday 9 January 2020

The Chairman closed the meeting at 8.43 pm.

Signed.....
Chairman

Date