



**MINUTES OF DODDISCOMBSLEIGH'S extraordinary PARISH COUNCIL**  
**MEETING (planning)**  
**Thursday 15 December 2016 at 7.30pm in Doddyscombsleigh School**

**Present:** Cllrs B Plummer (Chairman), S Stanley, M Porter, B Prest., L Turney, & 12 members of the public

**Clerk:** Sarah Sharpe

1. **Apologies for Absence** - Cllr Parrett
2. **Declarations of Interest / Requests for Dispensations** – None

**3. Planning Application**

16/03066/FUL

**Location:** The Nobody Inn

**Proposal:** Two storey rear extension and single storey side extensions to facilitate 9 additional letting rooms and associated extension to car park.

**Applicant:** The Real Inn Company The Nobody Inn

The Applicant was invited to explain the application and future plans for the Nobody Inn. It was purchased in 2008 by 6 partners including the applicant who has since bought out the other shareholders. A struggling industry was described with a large number of public houses closing on a weekly basis. The turnover at the Nobody Inn is decreasing and not in profit, therefore there is a need to take action in order to preserve the village pub.

Letting rooms provide a good return with clients also availing themselves of food and drink. In order to secure a sustainable future, the applicant felt that the best option was to increase the number of letting rooms. The proposal includes an increase from 22 to 60 restaurant covers which will allow catering for functions, particularly weddings held at the Haldon Belvedere Tower. In the absence of a village hall it is also hoped that the Inn could offer a venue for community gatherings. 20 additional car parking spaces were planned and it was confirmed that outside opening hours the community were welcome to park in the carpark. The Nobody Inn employs 20 people. It is estimated a further 6 jobs would be created. The plans would be funded by building on the adjacent field with a development of 5 houses (subject to a separate planning application).

The Vice Chairman stated that the application subject of this discussion was for the planning application for the Inn only and not the development of the field but it was acknowledged that it was difficult to talk about one without the other as they were intrinsically linked.

An open forum discussion took place with members of the public being able to ask questions of the applicant. There was a general agreement that there was a desire to see the pub to thrive and be a financial success. Concern was expressed regarding the development of the field and reference was made to the Teignbridge District Conservation Character Appraisal document originally published in consultation with the parish council. (<https://www.teignbridge.gov.uk/CHttpHandler.ashx?id=23105&p=0>). The field subject of the development proposal is within a dedicated 'village envelope' for conservation

identified in this document. It was felt by some that this document had been imposed on the village and shouldn't restrict doing what was best for the community. It was queried whether a compromise could be found where the development proposals retain the conservation aspects but allow the development of the pub. Could the development to generate the income for this application be done on another site in the parish? It was felt that consent on this application for the Nobody Inn sets a direction of travel for the forthcoming application for the building of the 5 houses on the field. However, concern was expressed that If the Inn were to go out of business the whole area could be treated as prime development land and a less acceptable proposal could be inevitable.

It was agreed that the pub and the school were the only employers in the parish and the pub had acquired a character and a reputation that the community had been proud of. It was a commodity too precious for the community not to support to prosper. However, concern was expressed that the future business as it is proposed by this application is very far removed from the village pub which has earned affection over the years. The extension was felt by some to be completely out of scale and will double the size of the building.

Aspects of increased noise and traffic in the village were a concern. The applicant stated that they operated a strict regime to reduce disruption to the community and residents. Some design ideas were exchanged but there was an overwhelming view that any permitted development of the Nobody Inn should be in keeping with a 200 year old building, built of a similar design and should not be a modern add on.

Having considered the discussions, the Parish Council agreed to support the application on the proviso that the design fits with the age and keeping of the property.

**Proposed** Cllr Prest. **Seconded** Cllr Turney. **All Agreed**

**4. Planning Application**

16/02753/FUL

**Location:** Willhayes Farm

**Proposal:** Extension to form an entrance hall

**Applicant:** Mr R Palmer

This application was withdrawn by TDC

**5. Clerks Correspondence – None**

**6. . Chairman's Remarks -** Cllr Plummer thanked the public and the councilors for their participation

**7. Date of Next Meeting – Thursday 5th January 2017 at 7.30pm**

The Chairman closed the meeting at 8.10pm.

Signed.....

Chairman