



MINUTES OF DODDISCOMBSLEIGH'S PARISH COUNCIL MEETING

Thursday 4th December 2014 at 7.30pm in Doddyscombsleigh Primary School

Present: Cllrs N Cupper (Chairman), V Brook, E Brook, J Le Marchant, M Porter (from 8.13pm), B Prest and S Stanley

In attendance: District Cllr S Purser & 10 members of the public

Locum Clerk: Suzanna Hughes

Open Forum

Christine Moorhouse asked if the granite slabs being stored at her property could now be removed. She also commented that there were some ruts in the grass on the Triangle and asked whether there are any plans to install low railings. The Chairman explained that the Parish Council had decided not to install the railings. Tony Porter, however, suggested that if the absence of the railings was causing damage to the grass, the parish should be reconsulted on whether it wants to see the railings replaced. It was agreed that this matter should be reviewed and therefore it would be itemised on the agenda for further discussion at the next meeting.

The meeting was opened by the Chairman at 7.39pm.

12/2014.01 APOLOGIES FOR ABSENCE

The Chairman advised that Cllr M Porter was running late.

12/2014.02 DECLARATIONS OF INTEREST

All members present declared a disclosable pecuniary interest in item 9.2 as council tax payers resident in the parish to which the setting of the precept relates.

12/2014.03 REQUESTS FOR DISPENSATIONS

Cllrs Le Marchant and Stanley requested a dispensation to discuss and vote on, at this meeting and future meetings of Doddyscombsleigh Parish Council, the budget and setting of the precept as council tax payers in this parish. It was resolved unanimously by those members present and voting that dispensations, as requested, should be granted to Cllrs Le Marchant and Stanley as council tax payers in the parish of Doddyscombsleigh, in order to consider and set the precept, until the day after the next ordinary elections (8th May 2015). *[Cllrs E Brook, V Brook, Cupper, Porter and Prest had already been granted a dispensation in December 2013].*

12/2014.04 RATIFICATION OF MINUTES

The minutes of the Parish Council meeting held on 13 November 2014 were approved by those present and signed by the Chairman as a true and accurate record.

12/2014.05 DISTRICT COUNCILLOR'S REPORT

Cllr Purser reported that after 17 December the B3193 would be fully open allowing two way traffic all the way. He advised that Parish Councils would not be subject to the capping rules relating to their precept demands. He also advised that TDC has signed a Memorandum of Understanding with East Devon and Exeter about working together. Finally, the new Haldon

Travellers site, Middle Tree Park, will be finished on 4th December and tenants will move across from the old site over the weekend. From the 8th December anyone left on the old site will be there illegally and will be served notice to leave. 10 out of the 15 plots have been allocated so far.

12/2014.06 COUNTY COUNCILLOR'S REPORT

Cllr Jerry Brook was not present at the meeting.

12/2014.07 DELEGATE REPORTS

Cllr Le Marchant advised that a TALC forum for asking questions and obtaining shared responses for topics and problems of mutual interest has been set up at <http://www.devonalc.org.uk> . A TALC meeting was held on 27 November (draft minutes to be circulated).

Cllr Prest commented on the amount of flytipping on the road from Willhayes Cross to Penhill Cross and asked whether a 'No Flytipping' sign could be obtained.

12/2014.08 PLANNING

8.1 New planning applications/appeals:

8.1.1 14/03278/FUL – Half Acre, Doddiscombsleigh

Demolition of bungalow and replace with 2 detached dwellings

The Chairman invited comments from members of the public.

Kevin Bridgeman expressed his concern that the proposed development would have a detrimental effect on this part of the village due the proposed size and design of the dwellings and the removal of the wall and trees. They would be very visible and would change the character of the lane and approach into the village.

Cllr Le Marchant informed members that the original planning application at Half Acre was for two dwellings.

After some further discussion, members agreed to support the demolition of the existing bungalow and its replacement with one or two properties but wished to express the following concerns:

- The Parish Council is aware that there is a drainage and foul water issue and it endorses the view of the District Surveyor. However, there could be an easy solution to this if the owner of the field behind Half Acre is approached to come to an arrangement to allow for the installation of a new system.
- The proposed development is too large for the site. The dwellings, as proposed, would be too close together. The Parish Council has no objections to two properties being built but they should be on a smaller scale.

- The proposed design and materials are inappropriate given the proximity to the Conservation Area and surrounding properties. TDC's Conservation Appraisal of Doddiscombsleigh states that 'the use of modern materials or finishes will strike a discordant note and must be avoided'.

8.1.2 14/03566/FUL - Perry Bungalow, Doddiscombsleigh

Single storey conservatory to front

Members agreed to support this application.

8.2 Decisions:

There were no decisions to report.

- 8.3 Members received and noted correspondence from TDC's Business Manager (Planning), Nick Davies, in response to the Parish Council's concerns about some recent planning decisions refusing permission for the conversion of agricultural buildings to residential dwellings despite the government's legislation relating to permitted development rights:

'As you are aware, the legislation was recently amended to allow agricultural buildings to be converted to up to 3 dwellings as permitted development. However these rights can only be exercised subject to a prior notification arrangement whereby the Local Planning Authority can assess the proposed development solely on the basis of its impact in terms of

- *transport and highways*
- *noise*
- *contamination*
- *flooding, and*
- *whether the location or siting of the building make it otherwise impractical or undesirable for the change of use*

The LPA is also required to have regard to the National Planning Policy Framework as if the application were a planning application.

Since the new legislation came into force this Authority has received 35 applications, of which 8 have been approved and 10 refused. The balance have either been withdrawn or remain undetermined.

This Authority's view is that the final criterion (regarding the siting and location of building) relates to, amongst other things, whether it is in a sustainable location for residential use. This would accord with the advice in the National Planning Policy Framework. The Inspector's decision on the Little Leigh appeal would seem to indicate that the approach we are taking is the right one'.

12/2014.09 FINANCE

- 9.1 Members approved the following cheques for payments:

- Cheque no 167 - S Hughes (Clerk's services | July – December) - £611.08
- Cheque no 168 - Parish Websites Ltd - £200.

[Phil Russon advised members that he was not happy with the service being provided by Parish Websites and recommended that the payment is held back until a response to a number of questions raised by him had been received].

- 9.2 Members considered budget proposals and precept request for 2015/16. The Locum Clerk advised members that because there has been an increase in the tax base number (136.3 to 138.1), if no increase in the budget is proposed by the Parish Council it would effectively receive £62 more in 2015/16 for the same council tax. This would be made up of £3,203 precept and £100 council tax support grant (total £3,303). After discussion, it was agreed by those members present and voting that the sum demanded from TDC should be £3,303 (£3,203 and £100 council tax support grant).

12/2104.10 AFFORDABLE HOUSING

The Chairman reported the Steering Group is progressing well. He informed members that four residents have now registered with Devon Home Choice. He further reported that the Steering Group has agreed to survey the parish again to find out whether there is still support for housing. The website will be going live soon and will contain some more information to keep the parish informed of progress etc.

12/2014.11 'SMARTEN UP DODDI SCHEME' (SUDS)

The Chairman reported that there was nothing further to report at this stage.

12/2014.11 HIGHWAYS & FOOTPATHS

No issues were reported.

12/2104.12 CORRESPONDENCE

There were no items of correspondence.

12/2014.13 ITEMS REQUIRING URGENT ATTENTION

[Members were reminded that they have not received the statutory notice of this business to be transacted and should therefore recognise that any decision made may be taken to be unlawful if challenged in the future]

There were no items requiring urgent attention.

12/2014.14 DATE OF NEXT MEETING

It was confirmed that the date of the next meeting will be Thursday 15 January 2015 at 7.30pm in Doddiscombsleigh Primary School.

The Chairman closed the meeting at 8.52pm.

Signed.....