## **IPPLEPEN PARISH COUNCIL**

## **Minutes of Meeting held at Ipplepen Millennium Centre**

## **On Tuesday 05 April, 2016**

## **In attendance**:

## Coun.Mrs.Northwood (In the Chair) Coun.Mrs.Wilson

## Coun.Carnell Coun.Mrs.Hutchings

## Coun.Cleasby

## Coun.Henderson

## Coun.Tompkinse

## 

## Mrs.F.Olding Parish Clerk

Coun.Dewhirst District & County Councillor

## 179) **APOLOGIES** – Coun.Calland, Coun.Farrow and Coun.Smith

## 180) **DECLARATIONS OF INTEREST** – No declarations of Interest

## 181) **MINUTES OF THE LAST MEETING**

Minutes of the meeting held on Tuesday 1st March, 2016 were approved and signed by the Chairman.

## 182)enH

## **MATTERS ARISING** - information from the Clerk

82d) **RegistrationTitle of Land Owned by the Parish Council at the Recreation Ground –** On-going. **Action: Solicitor**

123h) **Community Defibrillator –** Grants have now been received thanks to Coun.Dewhirst’s Elector Funds from both DCC and TDC. The paperwork has now been passed to Coun.Mrs.Hutchings who will look into the various options available. **Action: Coun.Mrs.Hutchings**

12g) **Ipplepen Primary School –** Tenancy Agreement at Ipplepen Millennium Centre – On-going **Action: Solicitor**

58g) **Fire Risk Assessment & Electrical Inspection for Football Pavilion –** On-going ***Action: Amenities***

63a) **Scout Lease/Allotment Water – Lease -** Awaiting the final copy of the Lease from our Solicitor **Allotment Water Meter** David Elsdon from the Scouts is in touch with SWW. ***Action:Solicitor/Scouts***

133a) **New Logo for Parish Council** – The Clerk to speak to Aaron Printers.

183) **DISTRICT & COUNTY COUNCILLOR’S REPORT** – Coun.Dewhirst

**TDC Matters** – A Ten Year Plan or Strategy has been put together which includes:

A roof over our heads – to provide more, better and affordable homes

Clean scene – to keep the District Clean

Going to town – to invest in town centres

Great places to live – to provide well designed quality neighbourhoods

Health at the heart – to improve health and wellbeing

Investing in prosperity – to create jobs and wealth

Moving up a gear – to improve travel options

Out & about & active – to provide opportunities for healthy active lifestyles

Strong communities – to liaise with, help and support our communities

Zero heroes – to reduce waste and carbon emissions.

**County Matters –** A new scheme has been launched offering unlimited day travel on most buses throughout Devon on just one bus ticket. The County Council has teamed up with bus operators to introduce the Devon Day ticket. The ticket entitles the holder to one day’s travel on local bus services of all participating local bus companies. Initially the Devon Day Bus will run for one season from Friday 1 April until the end of September 2016. Tickets are also available beyond the Devon County Boundary on Stagecoach services to Saltash, Bude, Lyme Regis and Taunton. The Devon Day Bus will cost £8.50 for adults, £5.70 for children (age 5-15 inclusive) and £17 for a family (maximum two adults and three children).

The County Council has launched a £28.5 million scheme to widen and realign the road which connects Newton Abbot with the A38 at Drumbridges. If agreed, the project will be delivered in three phases. The first phase includes new roundabouts at Forches Cross and Whitehills Cross, as well as widening of the route in between, the Jetty Marsh stage two link and associated pedestrian and cycle path improvements. Phase two would widen the road from Trago roundabout to Forches Cross with footpath/cyclepath extending to Drumbridges, and a bridge across the A382 at Forches Cross. The final phase would widen the road south of Drumbridges and upgrade the Trago Mills roundabout.

Finally DCC is encouraging parents in receipt of certain benefits, to take up the opportunity of ‘Golden Tickets’ for free childcare for their 2yr. olds. DCC will be writing to eligible parents within the next week or so.

184) **CORRESPONDENCE** – Chairman

## a) **Items from Devon County Council:-** No items this month

## b) **Items from Teignbridge District Council & Teignbridge CVS**

## Six benches were available from TDC due to lack of storage space, unfortunately they were quick to be taken up, and we unfortunately were not one of the lucky parishes.

Confirmation had been received that we had received full rate relief on the Public Conveniences in Clampitt Road for the year 1st April 2016 to 31st March 2017.

Rural Aid – Details had been received. The Clerk has already advertised this funding opportunity and any bids will be discussed at the May meeting. Time for Councillors to consider whether the Parish Council wish to apply for some adult gym equipment.

## c) **Items from DALC/DCT:**

**DALC Newsletter** – April 2016

## **Other items received:**

## d) **Campaign to Protect Rural Devon** – Details of replacement competition for Devon Best Kept Village called ‘Our Outdoors’ 2016 has been launched.

## e) Solicitor – An email received from Richard Hutchings advising that he will now be retiring and all Parish outstanding matters have been passed to Natalie Carey. Action: The Clerk to send a list of our outstanding files.

f) **Tremlett Grove Play Area –** A complaint had been received concerning dog/cat faeces. The Handyman will monitor this problem.

g) **New Backboards for the Basket Ball Nets** – The Chairman has contacted TDC for possible funding for these and waiting to hear back.

h) **Allotments** – An email had been received asking whether the Parish Council would be prepared to purchase a ride on mower for use at the Allotments. The Parish Council felt that this would not be an option for several reasons including the funding, insurance etc. However, it was agreed that the larger areas of grass now created by the tenants would be added to our grass cutting contract, which would assist them in keeping the area tidy.

i) **Scouts** – A request for permission had been received from Ipplepen Scouts to plant an Oak tree as part of the Cub Scouts Centenary Year and if so, where would be a suitable place. There were no objections to this request and it was suggested that the bottom left hand corner of the new strip of field would be the most suitable and when the tree had grown it would be in sight of the Scout Hut. It was also mentioned that Chris Popham still has the sapling to be planted in memory of Coun.Victor Elliott which possibly could be planted at the same time, the Clerk will contact Mr.Popham.

## 185) **REPORTS FROM OUTSIDE BODIES**

## **Millennium Centre** – Next meeting due to be held on Tuesday 12th April, 6.15pm at Mill.Centre.

**TALC** – Coun.Carnell attended the TALC meeting held on 31st March, and duly read out his report. Speakers included Sue Goodfellow from Natural Devon, which protects and improves the Natural Assets of Devon’s countryside for the benefit of everyone. This was followed by a lengthy talk from Devon Highways.

**Village Hall Committee** – Nothing to report

**Ipplepen Community Fund** – A meeting was held on 3rd March, 2016. An application was discussed from the Allotments requesting funding for a Ride-on-Mower. This application was refused mainly on the grounds of insurance.

186) **QUEEN’S 90TH BIRTHDAY** – **Approval of Poster**

The Poster was duly approved with a few minor alterations. The next meeting of the steering group is due to be held on 17th May at 7pm.

187) **APPROVAL OF SPRING NEWSLETTER** – Duly approved.

188) **APPROVAL OF AGENDA FOR PARISH ASSEMBLY** **21ST APRIL** – Duly approved

189) **PLANNING** – Coun.Tompkins

a) The Plans meeting held on the 16th March,2016 were approved and taken as read.

b) Grants of Planning permission etc.were read out.

c) **Appplications discussed** **as follows:**

**16/00755/VAR** – Removal of condition 8 of approval 14/03018/COU to allow permanent use of Unit 3 under classes B1, B2 and B8 at Bulleigh Barton Farm.

**Comment:** IPC felt that this would be unacceptable development in the countryside and feel this should not be allowed and has and will have an adverse impact on neighbouring properties and therefore we strongly object. We also feel it would set a precedent for other developers in this area. (Unanimous decision)

**16/00767/FUL** – Single storey extension at Windthorne, Ipplepen Road.

**Comment:**  No objection (Unanimous decision)

**16/00756/FUL** – Conservatory and decking to side of existing garage at 22 Ledsgrove.

**Comment:** No objection (Unanimous decision)

**16/00778/FUL** – Single storey side and rear extensions and raised patio area at 9 Grange Close

**Comment:** IPC objected to a previous planning application at 9 Grange Close (Ref: 15/00626/FUL) siting that the proposed development was “over dominant in terms of its size and mass.” The proposal was also considered as having “a demonstrable effect on the amenity and privacy of the neighbouring property known as “Highfield”. The application was subsequently refused by TDC’s Development Management Committee on 3rd July 2015 for the following reason: The proposed side and rear extension, veranda, decking, raising of the roof and associated dormer windows and roof lights, by reason of their location, scale and bulk in relation to neighbouring properties, would result in an unacceptable level of overlooking and dominance resulting in a detrimental impact upon the residential amenities of the occupiers of the surrounding properties. As such the proposal is found to be contrary to Policies S1A (Presumption in favour of Sustainable Development), S1 (Sustainable Development) and WE8 (Domestic Extensions, Ancillary Domestic Curtilage Buildings and Boundary Treatments) of the Teignbridge Local Plan 2013-2033 and to the National Planning Policy Framework.

A considerable amount of the previous planning proposal has now been carried out under permitted development. The subject planning proposal now under construction if permitted would essentially replicate the original scheme.

Although not obvious from the submitted plans, the proposed development by virtue of the existing topography of having an elevated position would result in an unacceptable level of overlooking and loss of privacy of “Highfield’s” property. The proposal would also mirror the unacceptable scale and bulk of the previously refused application.

In consideration therefore of the above the Parish Council Objects to the proposed development.

(Unanimous decision).

**16/00103/FUL** – 9 holiday cottages at Camping & Caravan Site, Dornafield Farm.

**Comment:** No objection, providing that the properties remain as holiday cottages in perpetuity. (Unanimous decision).

190) **NEIGHBOURHOOD PLAN** – The Clerk

Following our plea for more volunteers from the Community in the March edition of the Parish Magazine only two people have come forward. It was felt that we can no longer wait for further volunteers and we will therefore proceed with those who have been kind enough to put themselves forward. A meeting will therefore be arranged for the end of May/early June.

191) **AMENITIES** - Coun.Carnell

a) The Minutes from the meeting held on 7th March 2016, were approved and taken as read. Matters Arising from the Minutes as follows:

**Hedge Cutting of Scout Corridor** – Three Tenders had been received as follows:

Tender ‘A’ - £335.00

Tender ‘B’ - £580.00

Tender ‘C’ - £600.00

**RESOLUTION:** It was proposed, seconded and agreed (4 for ‘B’ 2 for ‘C’, 1 abstention) to accept Tender ‘B’. The Contractor will be Nick Courtier.

Coun.Carnell will be speaking to Mr.Waddams of TDC, concerning the end of the hedge cutting season and commencement of the bird nesting season before the work is started. However, as there are Health & Safety reasons it is hoped that the job can be done imminently.

b) **Toilet Block** – Coun.Carnell and Coun.Farrow will be meeting with John Hooper, to discuss the way forward at the next Amenities Meeting.

c) **Football Club –** Coun.Carnell attended the last meeting of the Football Club Committee and reported that they seem to be running the club more smoothly than of late. The next meeting is due to be held on 2nd May, 7pm.

192) **FINANCE & PERSONNEL** – Financial Officer in the absence of Finance Chairman

**Balance No.1 Account £ 20,598.04**

**Received: Prior to 31.03.16**

Millennium Centre – Rent for March £ 50.00

Elector Fund from DCC for Defibrillator £ 723.00

Elector Fund from TDC for Defibrillator £ 380.00

**Balance £ 21,751.04**

**Invoices Received and Approved**  £ 2,831.50

**Balance for Year End 31.3.16 £ 18,919.54**

**Reserve Account**

**Balance £ 80,121.01**

**Total Overall Balance for Year End 31.3.16 £ 99,040.55**

**Items discussed:**

The various transfers from the Year End to the Reserve Account to be approved at the next meeting when the Finance Chairman will be attending.

193) **HIGHWAYS & RIGHTS OF WAY** – Coun.Mrs.Wilson in the absence of Coun.Smith

a) The Minutes from the Highways Meeting held on the 17th March were approved and taken as read with the following comments:

b) **Bus Shelter** –The Clerk and Coun.Smith had attempted to apply for planning permission through the planning portal, but had difficulties. Coun.Smith therefore to obtain the standard form if still available from TDC which will duly be filled in as soon as possible.

c) **A381/Clampitt Road Footpath –** The investigation works have now been carried out and we await their report.

d) **Two Mile Oak Footpath** – Still awaiting revised quotation from CP Trees.

194) **ITEMS LEFT ON THE TABLE** – No items

195) **OPEN FORUM** – Rob Vallance requested clarification on the new specification for the Toilet Block. Unfortunately due to the absence of Coun.Farrow, his question could not be answered on this occasion.

196) **DATES OF NEXT MEETINGS;**

Amenities Meeting 11th April 7pmat Mill.Centre

MCMC Meeting 12th April 6.15pm at Mill.Centre

Plans Meeting 20th April 7pm at Mill.Centre

**PARISH ASSEMBLY 21st April 7.30pm at Mill.Centre**

**Annual** Parish Council Meeting 03rd May 7.15pm at Mill.Centre

Highways 19th May 7pm at Mill.Centre

Meeting Closed at 9.36pm