## 

## **IPPLEPEN PARISH COUNCIL**

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

## **On Tuesday 07th August 2018**

## **In attendance**:

## Coun.Mrs.Northwood (Chairman) Coun.Mrs.Hutchings

## Coun.Carnell (Vice Chairman) Coun.Mrs.Olding

## Coun.Mrs.Calland Coun.Courtier

## 

## eMiss.C.Freston Parish Clerk

Coun.Dewhirst District/County Councillor

## 51) **APOLOGIES** – Coun.Smith, Coun.Farrow, Coun.Rattlidge, Coun.Tomkinson

52) **CO-OPTION OF NEW COUNCILLOR** – There was one applicant that applied who was Mr.N.Courtier. Coun.Carnell proposed and Coun.Mrs.Olding Seconded and the vote was unanimous. Coun.Courtier was welcomed.

53) **DECLARATIONS OF INTEREST** – No declarations of Interest.

54) **MINUTES OF THE LAST MEETING**

Minutes of the meeting held on Tuesday 3rd July, 2018 were approved and signed by the Chairman.

55) **Speaker:** Amy Luxtonthe Housing Enabling Officer at Teignbridge District Council came and gave a talk about Affordable housing. Recent data from the Housing Register (Devon Home Choice) – June 2018 shows that 5 Ipplepen households have registered their housing need in dwellings sizes as follows:

* 1 bed - 3
* 2 bed – 2

Also there are many households (not counted in the data above) with a strong local connection to Ipplepen, who currently live elsewhere, but who want to move back to Ipplepen. Once a housing scheme including affordable housing starts to come forward, we usually find that there is a substantial amount of unrecorded (hidden) affordable housing need which is revealed.

Those in housing need are households who cannot meet their housing needs in private rented housing or through open market purchase (this does not usually include people who already own a home). This need and eligibility for affordable housing is assessed by either Devon Home Choice - mainly for rented accommodation or Help to Buy South West for Shared Ownership (intermediate affordable housing) or self-build accommodation.

Households in housing need should apply to join the Devon Home Choice housing register or register with Help to Buy SW. You can register and find out more about who qualifies by visiting the websites at www.devonhomechoice.com or [www.helptobuysw.org.uk](http://www.helptobuysw.org.uk)

TDC are keen to focus their affordable housing negotiations to make provision for any specific locally identified housing needs, and also to hear about any potential land opportunities in Ipplepen. In addition Teignbridge District Council wants to consult with the community to find out:

a. Whether there is a need for community led affordable housing in Ipplepen.

b. Whether there is support for the development of any of small exception sites for affordable housing, and if so what size of development would be supported by the local community.

c. Whether there would be support for the provision of affordable self or custom build plots

d. Whether you consider that there are people in housing need in Ipplepen who are not on the Housing Register – and if so how best to engage with them.

A shared ownership leaflet was handed out and can be obtained from the Parish Clerk.

## 56)

## **MATTERS ARISING FROM THE LAST MEETING** - information from the Clerk

**Football Club –** This is still ongoing as we are awaiting the new plans from The Football Club.

**Clampitt Road toilets** - Electricity is due for renewal, Coun.Tomkinson is still dealing with this and will update us when he gets the information.

**Ipplepen Cricket Club** **–** The clerk has put a note in the diary for the end of the Cricket Season and will check then to see if the Portacabin is still in situ and will write again if it is.

**Half yearly inspection of Football Club** – The clerk has sent the inspection again to the Football Club and is waiting for a reply.

**Armistice Day** - Sunday 11th November will be the 100th Anniversary, Coun.Mrs.Northwood has spoken with the Church and they will be holding an event that day. Will discuss again at the next Parish Meeting on 3rd September 2018.

**Caunters Close** - The planted area outside of Caunters Close is owned and maintained by Devon County Council. The resident of Caunters Close has been maintaining this area and is happy to continue to do so for the time being. Coun.Dewhirst has said that DCC are trying to encourage Parish Councils to take on the DCC maintenance in their own areas. Coun.Dewhirst will contact DCC to quantify and cost the works and will liaise with Coun.Carnell.

## **Self-build housing for Ipplepen** - Coun.Reg.Winsor will be attending the full Parish Meeting on Tuesday 2nd October 2018 at the Millennium Centre at 7.15pm to discuss this. – **Action –** Clerk to advertise throughout the Village to welcome as many parishioners as possible who are interested in Self-Build or to land owners to attend the meeting.

**Dawlish Carnival Opening Ceremony -** Coun.Mrs.Northwood will be attending this on Sunday 12th August 2018.

57) **CORRESPONDENCE** – Chairman, Coun.Mrs.Northwood

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

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

TDC will be holding a Public Consultation on the draft NA3 Wolborough Development Framework, which will be from Friday 3rd August until 4pm on Friday 28th September 2018 where they will consult on a draft NA3 Wolborough Development Framework. You can see the draft Wolborough Development Framework and its supporting documents online at [www.teignbridge.gov.uk/wolborough](http://www.teignbridge.gov.uk/wolborough)

TDC have written to the Parish Clerk regarding the Gambling Act 2005. A copy of their draft statement of principles and a consultation response form can now be viewed at <https://www.teignbridge.gov.uk/reviewgamblingpolicy>

c) **Items from DALC/DCT/SLCC:-** DALC’s July Newsletter

The Clerk will be attending the Summer Social on Tuesday 14th August 2018 to meet other Clerks from across Devon

On Wednesday 3rd October 2018, DALC are holding their Annual General Meeting, Conference and Exhibition, which is an essential event for Councillors and Clerks to go together to hear and discuss key issues of the moment of their Sector. Coun.Mrs.Olding will be attending with the Clerk to this event – **Action** Clerk to book two places.

d) **Items from the Police:**

The monthly newsletter from The Commissioner has been received. Devon and Cornwall Police and Dorset Police are looking at merging to become one police force by 2020. Work to deliver an Exeter police station fit or 21st Century crime-fighting has begun after a ground-breaking ceremony at Devon and Cornwall’s police headquarters in June. The start of the work on a 29m project, to provide a county operational headquarters for Devon, which will be the base for up to 450 officers.

Scam Alert – Watch out for fake British Gas refund emails – Please be aware that there are fake British Gas emails claiming to offer refunds. The links provided in the emails lead to genuine-looking British Gas phishing websites that are designed to steal the username and passwords for British Gas accounts. Never automatically click on a link in an unexpected email or text.

A raise in fake Amazon emails – An increased number of reports about fake emails purporting to be from Amazon. The subject line and content of the emails vary, but they all contain links leading to phishing websites designed to steal you Amazon login details.

Fake LinkedIn emails – They claim your LinkedIn profile has appeared in multiple searches and provide links you can click on to get more details. These links lead to malicious websites designed to steal your personal and financial details.

## **Other items received:**

e) TDC have emailed inviting Councillors to attend the Raising of the Ensign Flag at 10am on Monday 3rd September – **Action –** Clerk to ask Coun.Farrow and Coun.Rattlidge if they wish to attend

f) Devon Communities Together have emailed asking if Councillors would like to attend a Neighbourhood Plan workshop that they are running on Thursday 20th September 2018. Coun.Rattlidge would like to attend – **Action** Clerk to let DCT know that Coun.Rattlidge will be attending.

## g) The clerk received a phone call from a Parishioner regarding concerns over the fireworks due at the end of Carnival week. Coun.Mrs.Northwood has spoken to the company that will be doing the fireworks and they have confirmed that they never use rockets, they only use Mortar fireworks which leave a circular base and not rocket sticks. He does usually do the display on his own, however, this year he will have additional helpers with more fire extinguishers and beaters too. **Action –** Clerk to write to Carnival Club to advise them of the concerns and if they can provide additional water for the event due to the recent dry weather.

h) An email was received concerning the rope climbing frame in the Play Park at the Recreation Ground. The rope had become frayed, leaving the wire exposed which had caused a cut to their child’s leg. **Action –** Clerk to contact the company who replaced the rope frame and see if it has any warranty and report back to Coun.Carnel. This will be discussed at the Amenities Meeting on Tuesday 14th August 2018.

The Police appealed to identify the “Snow Heroes” of 2018. Coun.Carnell nominated the Parish Clerk, who has received a letter of thanks from the Chief Constable for being identified as a “Snow Hero” of 2018, which resulted in over 400 nominations from across Devon and Cornwall.

## 58) **REPORTS FROM OUTSIDE BODIES**

**Millennium Centre** – Nothing to report

**TALC** – Next meeting due to be held on Thursday 27th September, 2018

**Village Hall Committee** – The Village Hall Committee have asked if the Parish Council would like to pre book the Village Hall for next year. The Parish Council will not need to pre book any event, and will contact Keith Bennett direct, should the Parish Council need to make a booking.

**Ipplepen Community Fund** – The next meeting is due to be held on Thursday 13th September, 2018.

**Emergency Team** – Nothing to report.

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

**County Matters**

Devon County, West and Teignbridge District Councils, Exeter City Council and the Police, are all working with Crowdfunder, to build opportunities for community groups to bid for finance to help local projects get off the ground. The partnership will be called Crowdfund Devon.

Crowdfunding is a way of raising money from people who are happy to donate it to good causes, or it’s given in return for some sort of reward later on. It’s an idea that has grown in popularity, along with other alternative ways of raising cash.

Collectively, Devon’s councils already give thousands of pounds each year to support community groups and to help kick-start local projects that make a positive difference for residents. The Crowdfund Devon pilot partnership will enable the County Council, West Devon, Teignbridge and Exeter City Councils and the Police, to explore crowdfunding as an alternative way to support communities and to see if bringing together their funds with those of the public and other funders will make a greater impact; making the things that matter locally a reality for more communities.

Crowdfund Devon launched this month with an event at County Hall to which community groups and interested members of the public were invited to find out more about how the crowdfunding scheme will work.

Devon residents who want to improve their lives and career prospects are encouraged to return to the classroom this autumn. Learn Devon, the Adult Education Service, is once again inviting prospective learners to sign onto one of their English or maths courses, many of which are free.

The courses are available at Newton Abbot and Totnes, and can help those who want to improve their literacy and numeracy skills but may have previously not had the chance. Learners who sign up will also have the chance to earn a GCSE. Between 2015 and 2018 over 600 adults have enrolled onto English or maths GCSE courses provided by Learn Devon.

Learners join these courses for a variety of reasons; for some it’s a means to help them better support their child’s education. For others it brings them a step closer to employment, a promotion, retraining or further education.

**District Matters**

On Tuesday 31 July, Teignbridge Planning Committee approved a public consultation on the Development Framework Plan (DFP) and supporting documents for Wolborough (NA3). The document proposes a masterplan that would lead to more jobs (??), at least 1,500 new market and affordable homes, new education facilities, community spaces and essential transport links for land at Wolborough. The consultation will run for 8 weeks from Friday 3 August until 4pm on Friday 28 September 2018.

People will be able to read the document online at www.teignbridge.gov.uk/wolborough from

later on Friday 3 August. They can also talk to Teignbridge officers at a public drop-in session

on Thursday 6 September 2018 at Buckland Athletic Football Club.

The final version of the National Planning Policy Framework (NPPF) was published on 24 July 2018 following a consultation on the draft earlier in the year. This document now forms the upper tier of planning policy in which plan-making and decision making must have regard. The changes proposed in the draft NPPF were presented for discussion through the Local Plan Review: Issues paper and have largely been included within the final version. Some significant changes to national policy are listed below:

* expanded definition of affordable housing
* clearer guidance on the viability assessment process
* introduction of a standard methodology for calculating housing need
* a Housing Delivery Test requirement
* introduction of a new type of exception site for ‘entry level homes’
* a requirement for 10% of housing requirements to be accommodated on sites of 1ha or
* less
* a requirement for 10% of homes on major sites to be for affordable homeownership

Police have launched a campaign to raise awareness of County Lines and how the public can help spot the signs of such criminal activity ongoing in their community. County Lines is a term used for urban gangs supplying drugs to suburban areas and coastal towns using mobile phone lines, also known as ‘deal lines’.

This is a national trend and a method of drug dealing involving dangerous drug networks operating from the cities of London, Manchester, Liverpool and Birmingham suppling the smaller towns and cities across the UK.

County lines gangs will often target children and young people aged between 15 and 16 and vulnerable adults to deliver drugs and money between locations.

An operating base is also an essential feature of county lines gangs who regularly exploit vulnerable people, by building up a debt or using threats of violence in order to take over a person’s home, a practice is known as ‘cuckooing’.

Signs to look out for

A young person’s involvement in county lines often leaves signs, such as:

• Has a child or young person gone missing from home or school?

• Have they acquired money, clothes or mobile phones they can’t account for?

• Are they meeting unfamiliar adults?

• Are they in excessive receipt of texts or phone calls?

• Are they in relationships with controlling, older individuals or gang association?

• Do you have suspicion of self-harm, physical assault or unexplained injuries?

• Has there been a significant decline in school performance and significant changes in emotional well-being?

Vulnerable adults who are in financial difficulties or have mental health problems are usually the most likely victim of cuckooing.

If you have concerns surrounding children, follow safeguarding procedures and share your concerns with local authority social care services. If you are being effected by any of the above or know someone who is then contact police via 101@dc.police.uk or by calling 101.

60) **PLANNING** – Coun.Mrs Calland on behalf of Coun.Farrow

The Minutes of the Plans site meeting held on Friday 7th July 2018 were approved and taken as read

b) **Grants & Refusals** of Planning permission received:

**Decisions Received: Councillor’s Comments if necessary**

**Granted: Application 18/01079/FUL** – Proposed single storey extension, Greenacres, Moor Road

**Granted: Application 18/00997/TPO** – Crown reduce one walnut (T19) by 2m and re-pollard one ash (T23) to 3m at 2 Thorn Orchard

**Granted: Application 18/00961/FUL** – Storage and packing building at Lillisford Stud, Littlehempston

c) **Applications discussed**:

**18/00924/FUL –** 3, Barn Park Cottages, East Street – Revised plans for Single storey rear extension and extension to front of garage including porch extension,

Coun.Mrs.Calland proposed no objection, Coun.Mrs.Olding seconded (Unanimous decision)

**18/01078/FUL –** Ware Orchard, Park Hill – Two storey side extension, single storey front extension and alter two dormers to form one larger dormer

Coun.Ms.Calland proposed no objection, Coun.Mrs.Olding seconded (Unanimous decision)

**18/01603/FUL –** Hettor Barn, Ipplepen – Siting of mobile home for three years to support an existing rural enterprise

Coun.Mrs Calland proposed that Ipplepen Parish Council object to this application again and endorse the findings of Teignbridge District Council Planning Committee “the proposal constitutes residential development outside any settlement limit, and hence within a countryside location, where it has not been adequately justified that there is an essential functional need arising from the equine business for a worker to be housed on the site. The proposal is therefore contrary to Policies WE9 (Rural Workers’ Dwellings) and S22 (Countryside) of the Teignbridge Local Plan 2013-2033 and the National Planning Policy Framework and the National Practice Guidance. Coun.Mrs.Olding seconded (Unanimous decision).

d) **Other items discussed:** No further items discussed

61) **AMENITIES** - Coun.Carnell

The Minutes from the meeting held on 14th July 2018, were approved and taken as read. Matters arising from the Minutes as follows:

1. Teignbridge District Council have stopped all the rubbish from the public toilets from being disposed of at their depot. **Action –** Clerk to speak to Doctor’s surgery and Primary School to see where they dispose of their sanitary waste.
2. Clinical waste dressing have been found in the Millennium Centre bins, this will need to be monitored.
3. The Candlelit Procession will be on Saturday 24th November 2018, Coun.Mrs.Northwood will need three Chapter 8 trained to help.
4. Allotment Inspections will take place on Tuesday 14th August 2018 after the Amenities Meeting.
5. The Rope repair for the Climbing frame needs urgent attention **Action –** Clerk to contact contractor to see if any warranty/guarantee was given when the net was replaced last time and will liaise with Coun.Carnell who will decide at Amenities Meeting on Tuesday 14th August 2018 what to do.
6. Coun.Carnell has obtained 3 quotes for the External redecoration and Maintenance Works at The Millennium Centre. Tenders A and B were unable to carry out the works due to being fully booked. Tender C is able to carry out the works during the Summer Holidays and will be carrying out the redecoration with new PVC Fascia’s. Coun.Courtier Proposed to go with Tender C, who is George Tribble at £ 2,080, Coun.Mrs.Calland seconded, (all unanimous) **Action** – Clerk to write and confirm Tender C was successful.

62) **FINANCE & PERSONNEL** – Coun.Mrs.Olding on behalf of Coun.Smith

**Balance No. £ 36,301.28**

**Received:**

ICC Rent £ 106.25

Mill.Centre Rent for July £ 50.00

Grant from Ipplepen Community for DAA £ 2,000.00

Allotment Tenant – New tenant 6mnth Fee £ 15.00

Transfer from reserve account for Drainage works at £ 1,080.00

P/Loo’s at Rec Ground

**Balance: £ 39,552.53**

**Invoices Received and Approved: £ 4,332.78**

**Balance £ 35,219.75**

**Reserve Account**

**Balance £ 32,495.75**

**Overall Total £ 67,715.50**

**Items discussed:** No items this month

63) **HIGHWAYS & RIGHTS OF WAY** – Coun.Mrs.Olding on behalf of Coun.Smith

1. DCC Road Closure for resurfacing works at Clampitt Road will now be on Thursday 23rd August and Friday 24th August 2018.
2. The next Highways meeting is on Thursday 20th September 2018.

64) **NEIGHBOURHOOD PLAN**

Big Lottery Awards for All declined any funding for the Housing Needs Survey. The Neighbourhood Plans will be meeting on Thursday 23rd August 2018.

65) **APPROVAL OF SUMMER NEWSLETTER**

The Summer Newsletter was approved.

https://btmail.bt.com/cp/ext/resources/images/default/s.gifhttps://btmail.bt.com/cp/ext/resources/images/default/s.gif

66) **ITEMS LEFT ON THE TABLE** – Items available from the Clerk.

67) **OPEN FORUM** – A member of the public had read in the Mid Devon Advertiser last week about Teignbridge Council no longer wanting Parish Councils present at any site meeting, and she asked how the Parish Council felt about it. Coun.Dewhirst said it was totally unacceptable and would be up for scrutiny in September.

A member of the public also asked where the self-build houses were likely to be going, Coun.Dewhirst advised that a consultation would have to take place in the Village and a public referendum. Teignbridge Council are asking land owners and developers to come forward.

68) **DATES OF NEXT MEETINGS:**

Amenities Meeting 14th Aug 7pm at Mill.Centre

Plans Meeting 22nd Aug. 7pm at Mill.Centre

Highways 20th Sept 6.30pm at Mill.Centre

MCMC 18th Sept. 6.15pm at Mill.Centre

Community Fund 13th Sept. 7.30pm at Mill Centre

Full Parish Council 4th Sept. 7.15pm at Mill.Centre -

Neighbourhood Plan23rd Aug 7.45pm at The Welly

Meeting Closed at 10.00pm