## IPPLEPEN PARISH COUNCIL

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

## **On Tuesday 02 February, 2016**

## **In attendance**:

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

## Coun.Carnell Coun.Farrow

## Coun.Mrs.Calland Coun.Mrs.Wilson

## Coun.Tompkinse Coun.Mrs.Hutchings

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## Mrs.F.Olding Parish Clerk

Coun.Dewhirst District & County Councillor

## 146) **APOLOGIES** – Coun. Mrs Cleasby and Coun.Henderson

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

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

Minutes of the meeting held on Tuesday 5th January, 2016 were approved and signed by the Chairman.

## 149)enH

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

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

123h) **Community Defibrillator –** On-going – Comment was made that it would still be better to have the site in the centre of the village, it was therefore agreed to re-visit siting options. Coun.Dewhirst also mentioned that Kingskerswell Parish Council were just about to install one and suggested that we contact their Clerk with regard to the installation etc. ***Action: The Clerk to make contact.***

12g) **Ipplepen Primary School –** Our Solicitor has contacted DCC with some comments and awaiting to hear back in due course. **Action: The Clerk/Solicitor**

58g) **Fire Risk Assessments for Mill.Centre & Football Pavilion –** Coun.Carnell, Coun.Farrow and Coun.Mrs.Northwood had attended the last meeting held by the Football Club Committee and a representative from the Parish Council will attend future meetings in an effort to having more knowledge of what was happening at the Football Ground, and although the Football Club had now supplied a Fire Risk Assessment done by themselves, concern was raised by the Councillors as to whether it actually covered all the correct regulations.

**RESOLUTION:** As owners of the Football Pavilion it was proposed, seconded and agreed unanimously that we permanently take over this task with Argos Fire Protection and be responsible for the payment each year. This to also apply to any annual electrical inspections. ***Action: Amenities to arrange to obtain a key to the building and for both these requirements to be put in place.***

63a) **Scout Lease** – A Draft has now been received from our Solicitor and a meeting has been arranged with the Scouts, Finance Chairman and the Clerk for the 4th February 2016 to discuss this item.

109c) **Football Club Planning Issue** – The Football Club had provided draft drawings for an intended extension to the Football Club Pavilion and would the Council be in agreement. After discussion it was decided to advise the Football Club that the Council agree in principle to an extension, however, they would need to see the official drawings and confirmation that all the funding arrangements were in place before making any final decision. ***Action: The Clerk to advise the Football Club***

124d) **Public Toilets –** The new flooring is due to be done week of 22nd-26th February. Notices have been put on the outside of the building warning people and the cleaner has been informed. ***Action: Coun.Carnell to collect the keys from the Clerk for the Contractor doing the work.***

133a) **New Logo for Parish Council** –On-going

134g) **Flooding/Potholes** – The gully blocked at the entrance from the A381 along Conniford Lane will be cleared in the coming days. The potholes and zig zag lines at the rear of the school along Clampitt Road have also been reported.

134h) **Tremlett Grove Stream Debris** – The Clerk had advised Mr.Clyne of the problem with the stream during the heavy rain we have been experiencing. He emailed back that in future his maintenance man would review regularly and clear any obstructions that are their responsibility immediately. He has also given a contact telephone number which the Clerk will keep on record.

149a) **Devon Air Ambulance** – Coun.Mrs.Northwood and Coun.Carnell met with Toby Russell the representative from Devon Air Ambulance to look at the Recreation Ground and the School Field with a view to having a Community Night Time Helipad. The next step is for the sites to be properly surveyed by DAA. He pointed out, however, that there would be a need for a 10 metre pole for the LED Light, which would be operated by the pilot of the helicopter and because it would be a Community Project, the cost would be down to the Community. Coun.Smith suggested that it might be an idea to have the light fixed to one of the Tennis Club flood light poles. It was agreed to suggest this if the Recreation Ground passes the survey.

149b) **Damaged Canopy at Millennium Centre** – During January the canopy at the Millennium Centre was storm damaged. The Clerk had been in touch with our Insurance Co to see if we were covered for storm damage and although the Council is covered, the excess would be £250 and the premium would no doubt increase in the future if we make a claim. Two quotes had been obtained one for complete replacement of the damaged panels at £665 and one for repairs to the panels at £490.00 **RESOLUTION:** It was proposed, seconded and agreed unanimously to accept the quotation for the repairs at £490.00 and not to claim on our Insurance Co. ***Action: Clerk to inform Saplings to put the matter in hand and the Clerk to advise the Insurance Co that we will not be claiming.***

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

**TDC Matters** – It has been announced that the Radio 1 Big Weekend will be coming to Exeter this summer. Several top bands including Cold Play will be appearing and tickets will be free, with a proportion allocated to local people. The prospectus for the Heart of the South West Devolution Agreement has now been published and will form the basis of a submission to Central Government at the end of February. It will be debated at Teignbridge and County later in the month.

**County Matters –** DCC Fostering Service has launched a new recruitment drive to increase the number of foster carers to look after children aged from 0-18yrs, including sibling groups, those with disabilities and those with complex and challenging behaviour to help ensure these children receive the best start in life. Scrutiny meetings on next year’s budget have now been held with the final meeting recommending to Cabinet concern at the continuing scale of reductions being imposed on local authorities, the consequences of these reductions upon the ability the Council has to meet the needs of its citizens and the barriers to effective planning and scrutiny of budgets occasioned by the delays in announcing the settlement figures and details of the Council’s grants and allocations. Also to continue to press Government for a fairer allocation for Devon.

151) **CORRESPONDENCE** – The Clerk

## a) **Items from Devon County Council:-**

## Road Closure – Clampitt Road 22nd Feb.-24th Feb. to determine water pipe location in preparation for the new footpath off the A381.

**Community** News Roundup January 2016

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

**Monthly Update** – November/December 2015

**Notice of intention to stop paper consultations with Parish Councils on Planning Applications**

This item due to implement on the 3rd May was discussed fully and the following resolution will be sent to TDC as IPC’s comment.

**RESOLUTION:** It was proposed, seconded and agreed unanimously that if it is the intention of Teignbridge District Council to implement this procedure, we feel that Parishes should be given 12 months from when the decision is made to be able to Precept for the necessary equipment and training. Also TDC should ensure that the Parishes are able to receive Wi-Fi at where they are holding their meetings to enable them to access the information from the Planning Portal and which we are aware that is not always available.

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

Devon Communities together – Advice Surgery at Ashburton Town Hall, Monday 8th February 2pm-8pm.

**DALC Newsletter** January 2016 – The Chairman, Coun.Mrs.Northwood thanked the Council for nominating her to go in the draw for a place at this year’s Queens Garden Party.

d) **Items from the Police:** The police have received a report of burglary to a shed in the Ipplepen area. The lock was unscrewed to gain entry and property stolen between 7.30-6.15pm on Saturday 30th January. Residents are asked to be aware of this incident and check all outbuildings on a regular basis for signs of interference. Report any suspicious activity you may see to the police, dialling 999 if offenders are still in the area at the time of your call.

## **Other items received:**

e) **Electrics at the Recreation Ground** – The supplier, British Gas, have been in touch to request permission to come along on 16th February 2pm to fit a smart meter free of charge. ***Action: Coun.Carnell will meet the engineer to allow access to the box. The engineer has been given Coun.Carnell’s mobile no. and will ring 30mins before reaching the site.***

f) **Electoral Review of Devon: Final Recommendations** – The changes proposed for DCC do not affect Ipplepen other than our boundary will be known as Ipplepen & The Kerswells.

g) **St.Andrews Church Parking outside the Lychgate, Silver Street.** – An email had been received from the Secretary to St.Andrew’s PCC concerning the inconsiderate parking outside the lychgate, particularly on a Sunday, blocking the entrance. They have ascertained that the land on the road side of the lychgate is unregistered and are wondering if there is any way in which they can make sure that this area is kept clear. After discussion it was suggested that we advise them to register this land themselves and then have yellow hatching put down. In the meantime perhaps improve the size of the signage etc.

h) **Ipplepen Bowling Club** – A letter had been received from the Bowling Club advising that they were still having problems with changing the names of their Trustees on the Lease. Coun.Tompkins suggested that the way forward may be to surrender their present Lease and start again. In the meantime all the correspondence that we have to hand will be passed to our present Solicitor. ***Action: The Clerk to advise the Bowling Club accordingly.***

## 152) **REPORTS FROM OUTSIDE BODIES**

## **Millennium Centre**

Next Meeting due to be held on 23rd February, 2016 6.15pm at Mill.Centre

**TALC** – Coun. Carnell and Coun. Mrs.Hutchings attended the meeting held on 28th January, 2016. The Teignbridge Budget Summary for 2016/17 was presented by Lesley Tucker (Chief Finance Officer). Also discussed at great length was item 151b) of these Minutes concerning the intention not to supply Parishes and Town Councils with paper copies of planning applications. They agreed to send a letter from TALC to The Chief Executive, Nicola Bulbeck objecting to the timescale of this transition. The next meeting is due to be held on 31st March 2016.

**Village Hall Committee** – Nothing to report other than the Village Hall feel that the Community Defibrillator would be better situated in the centre of the village. Coun.Dewhirst suggested that the Clerk contact Kingskerswell Parish Council

**Ipplepen Community Fund** -The next meeting is due to be held on 3rd March, 8pm at the Mill.Centre

153) **QUEEN’S 90TH BIRTHDAY**

The Clerk reported that all preparations were going well. The timings were discussed and it was agreed that we would order six portaloos for the field.

154) **PLANNING** – Coun.Tompkins

a) The Plans meeting due to be held on the 20th January was not needed, therefore there were no minutes to approve this month.

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

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

**16/00075/FUL & 16/00077/LBC** – Demolition of outbuildings and porch, two storey extension to north elevation and other associated works to the rest of the building including roof lights and pv panels at Coach House, Great Ambrook.

**Comment:** Ipplepen Parish Council have no objection to the proposed development

(Unanimous decision).

**16/00202/CLDE** – Certificate of Lawfulness for existing use of ground floor as retail, office and storage (Use Classes A1, B1 and B8) and use of first floor as a dwelling (Use Class C3) and storage (Use Class B8) served by existing car park at Lillisford Stud, Littlhempston.

**Comment:** Ipplepen Parish Council have no objection to the proposed Certificate of Lawfulness and welcomes this consolidating application to regularise the onsite uses. (Unanimous Decision)

**16/00203/FUL** On site dwelling to provide accommodation for security guard at Devon Tree Services Ltd.

**Comment:** Ipplepen Parish Council recognise that Devon Tree Services provides valuable employment within the local area. We are also sympathetic to the fact that the business has repeatedly been targeted by thieves due to the isolated location of the property. We also recognise that the property is located within open countryside where such development proposals would be contrary to national and local plan policy. However, in consideration of the extenuating circumstances, Ipplepen Parish Council on this occasion, are willing to support the proposed development. We would recommend that should planning permission be granted that it is personal to the site, whereby in the event that the business use ceases in the future, then the residential use also ceases and the accommodation removed and the site restored to the satisfaction of the Local Planning Authority. Ipplepen Parish Council consider this decision is warranted due to exceptional circumstances and therefore would not wish to set a precedent. (Unanimous decision)

**15/03296/FUL** Ground floor extensions to provide double garage and utility room. Raising of roof to create additional living accommodation to include dormers and balcony at Furze Hill, Orley Road.

**Comment:** Ipplepen Parish Council have no objection to the revised drawing. (Unanimous decision)

**15/03253/MAJ** – Covered timber storage stock, workshop and staff facilities including HGV turning and staff car parking area to the north end of the site and proposed demolition of existing trade counter area and office and extension of 2 storey building for new trade counter area entrance area, toilets and office/administration accommodation at Crokers Park (Southern Timber), Edgelands Lane.

**Comment:** Ipplepen Parish Council have no objection to this application subject to the following:

1. Submission and approval of surface water management scheme.

2. Prior to any soil stripping operations an archaeological written scheme of investigation to be submitted and approved.

3. Submission and approval of a detailed landscaping scheme indicating species, spacing of new trees and hedgerows, boundary treatment etc.

4. We feel the existing access is now sub-standard for the growth of the business.

5. Provision should be made for the appropriate disposal of the arisings from the development site.

6. Details of any external lighting to be submitted for approval from the Local Planning Authority. (Unanimous decision)

155) **NEIGHBOURHOOD PLAN** – The Chairman

The Clerk had emailed all the parishioners who had expressed interest in being more involved in assisting with putting the Neighbourhood Plan together, however, disappointingly only four parishioners had replied out of twenty. It was therefore agreed to put out a final appeal in the Parish Magazine in the hope that more people will come forward. In the meantime, the meeting arranged for the 9th February to formulate a steering group will be postponed. ***Action: The Clerk & Chairman to word the appeal for the magazine.***

156) **AMENITIES** - Coun.Carnell

a) The Minutes from the meeting held on 11th January 2016, were approved and taken as read. Matters Arising from the Minutes as follows:

b) **New Toilet Block** – A further estimate had been received, however, it has since been decided that UPVC windows and to lay a 6” block wall around the perimeter of the toilet block and to fit a timber frame on top of block wall would be a better option. As the latest estimate shows this variation, it was agreed to go back to the other Contractor to allow them to requote for the same. ***Action: Coun.Carnell to speak to the other Contractor and emphasise that we require his new estimate in time for the next Parish Council meeting due to be held on 1st March.***

c) **Grass Tenders/Weed Killing** – Two tenders had been received as follows:

Tender A - £ 885.00

Tender B - £1020.00 Weed Killing £300.00

**RESOLUTION:** It was proposed, seconded and agreed unanimously to accept Tender B.

Therefore the Contractor for the grass cutting and weed killing for the next 3 years will be South West Grounds Maintenance. ***Action: The Clerk to advise accordingly.***

d) **Football Club** – Refer to Matters Arising. A representative from the Amenities Group will in future attend the Football Club Committee Meetings when appropriate. The dates of their forthcoming committee meetings are: 7th March, 4th April, 2nd May, 6th June, 4th July, 1st August.

157) **FINANCE & PERSONNEL** – Coun.Smith

**Balance No.1 Account £ 28,954.24**

**Received**

Millennium Centre – Jan. £ 50.00

Tennis Club Rent £ 130.00

Bowling Club Rent £ 200.00

Football Club Rent £ 125.00

**Balance £ 29,459.24**

**Invoices Received and Approved**  £ 4,084.05

**Balance £ 25,375.19**

**Reserve Account**

**Balance £ 82,121.01**

**Overall Balance: £ 107,496.20**

**Items discussed:**

No further items.

158) **HIGHWAYS & RIGHTS OF WAY** – Coun.Smith

a) The Minutes of the Meeting held on 21st January were approved and taken as read with the following comments:

b) **Bus Shelter** – On-going

c) **A381/Clampitt Road Footpath –** SWW have requested a road closure for 22nd-24th February to carry out the minor investigation works on our behalf.

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

e) **P3 Survey** – This is being carried out by Coun.Smith, the deadline to return is by 15th February,2016.

f) **Potholes** – Refer to Matters Arising.

g) **Finger Post opposite Post Office –** Coun.Smith & Coun.Carnell to meet to see if repair is possible.

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

160) **OPEN FORUM** – No further comments

161) **DATES OF NEXT MEETINGS;**

Amenities Meeting 08th Feb. 7pm at Mill.Centre

Plans Meeting 17th Feb. 7pm at Mill.Centre

Highways 21st Jan. 7pm at Mill.Centre

MCMC 23rd Feb. 6.15pm at Mill.Centre

Full Parish Council 01st March 7.15pm at Mill.Centre

Highways 17th March 7pm at Mill.Centre

Meeting Closed at 10.45 pm !