## **IPPLEPEN PARISH COUNCIL**

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

## **On Tuesday 07th February 2017**

## **In attendance**:

## Coun.Tompkins (In the Chair) Coun.Mrs.Calland

## Coun.Mrs.Northwood Coun.Carnell

## Coun.Tomkinson Coun.Farrow

## Coun.Mrs Wilson

## Coun.Smith

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## Mrs.F.Olding Parish Clerk

Coun.Dewhirst District & County Councillor

## 148) **APOLOGIES:** - Coun.Palethorpe, Coun.Mrs.Hutchings

## 149) **DECLARATIONS OF INTEREST** – Coun.Smith declared an interest and abstained from voting on the Fermoys planning application. Coun.Smith also declared an interest and left the room during the discussions and voting on the Bulleigh Barton Farm application. Coun.Carnell declared an interest and abstained from voting on the new tenders received for the Toilet Block at the recreation ground.

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

Minutes of the meeting held on Tuesday 03rd January, 2017 were approved and signed by the Chairman.

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

**Solicitor Items**

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

**Ipplepen Primary School –** The clerk confirmed that this items was now concluded and notification from Kitsons had been received advising that their bill will be a net figure of £1400 plus VAT and will be received in due course. DCC had confirmed way back in November 2015 that their contribution would be £250.00. The Parish Council expressed their disappointment as to the length of time it has taken to get this matter finalised.

**Scout Lease –** The new draft has now been passed to the Scouts who have confirmed that all is well. **Action: The Clerk to advise the Solicitor accordingly.**

**Bowling Club** – Coun.Mrs Northwood confirmed that she had not received any further news from the Solicitor. **Action: Coun.Mrs.Northwood.**

**Devon Air Ambulance Night Landing Site ­–** Information had been received from Toby Russell advising that potential grants were now available. Also amenities had provided a further quote. **Action: The Clerk to contact Toby Russell advising how much we have towards this project and see if we are eligible for a grant.**

**New logo for Parish Council** – Coun.Farrow had drafted an id card which was accepted by all Councillors **Action: Coun.Farrow to proceed. The Clerk to obtain photos of the two Councillors absent from the meeting at a later date.**

**Adult Exercise Equipment** – Coun.Mrs.Northwood has put in a second grant application to Tesco which has been accepted and we will hear within the next six months as to whether we have been successful.t

**Planning** – A more up to date projector to be purchased. **Action: Coun.Tomkinson to investigate. The Finance Chairman gave him a budget of up to £600 to spend.**

**Chapter 8 Training** – Five parishioners/Councillors have been accepted by DCC for this training. Date still to be confirmed. **Action: Coun. Dewhirst to chase this matter up and in the meantime one set of kit to be bought by the Amenities Group.**

**Toilet Block Update –** Three tenders had been received for Phase 1 and Phase 2 shown separately as follows:

Tender “A” Phase 1 £30,000 plus VAT

Phase 2 £18,950 plus VAT + £12,004.53 for stainless sanitary ware etc.

Tender “B” Phase 1 £55,200 plus VAT

Phase 2 £51,100 plus VAT

Tender “C” Phase 1 £48,614 plus VAT

Phase 2 £38,878 plus VAT

**RESOLUTION:** It was proposed, seconded and agreed to accept Tender “A” (Coun.Carnell declared an interest and abstained from voting). The Clerk confirmed that the new Contractor will be J.K. Somers & Sons and who is available to commence the project more or less immediately weather permitting.

**External Painting of Public Toilets** – The work still needs to be completed which is weather related.

**Skate Park Repairs –** Still to be completed, which again is weather related.

**Survey of Open Spaces** – Still to be completed by Coun.Smith

**Speed Stickers** – Now received, volunteer Councillors will deliver to householders along the main routes in and out of the village i.e. Orley Road, Biltor Road, Clampitt Road, Dornafield Road, and the main High St. from Newhayes to Foredown Road.

**Highway Community Enhancement Fund** – Highways are to apply towards the bus shelter outside the Wellington Inn.

152) **CORRESPONDENCE** – Coun.Tompkins

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

No items this month

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

The Great British Spring Clean – Details had been received and Coun.Dewhirst confirmed that a date for Ipplepen had been arranged for Saturday 18th March at 10am. More details will be put in the Parish Magazine.

Information had been received for round 2 of the Elector Fund 2016/17. However, the closing date was the 3rd February. The Clerk to contact to see if we are too late and if not to apply for funding towards the DAA project.

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

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## Newsletters had been received for January and February and were taken as read.

South West Conference of Local Councils being held on 16th March at Taunton Rugby Club 10am-4pm. Coun.Smith will attend.

d) **News from the Police:** Fraudsters are emailing members of the public who are expecting to make a payment for property repairs. The fraudster will purport to be a tradesman who has recently completed work at the property and use a similar email address to that of the genuine tradesman. They will ask for funds to be transferred via bank transfer. Once payment is made the victims of the scam soon realise they have been deceived when the genuine tradesman requests payment for their services. If you believe that you have been a victim of fraud you can report it online at <http://www.actionfraud.police.uk/reportfraud>

## **Other items received:**

e) A thank you letter had been received from the lady who had made a complaint concerning horse fouling, following the Parish Council’s letter last month confirming that she would contact the Environmental Health Department at TDC as suggested.

f) Letter received from Anne-Marie Morris inviting the Clerk to a meeting on 16th February at Passmore Edwards Library 17.00-19.00. Either Coun.Tompkins or Coun.Mrs.Northwood will accompany the Clerk.

g) Details had been received of the Final Recommendations of the Electoral Review. No changes for Ipplepen.

h) The electricity for the public toilets along Clampitt Road is supplied by British Gas. Coun.Tomkinson to ascertain whether we can find a cheaper alternative.

i)Tree Planting – Evergreens had requested if they could plant a tree to replace the dead one in the recreation ground. All Councillors were in agreement at this kind gesture.

j) **Ipplepen Football Club** – A letter of apology had been received stating that they were sorry that they had gone ahead with alterations to the kitchen without informing or getting approval from the Parish Council. Councillors were most concerned about this as it is a total breach of their contract. Other on-going issues were also discussed, which they have not bothered to rectify and as an inspection is due on Saturday 4th March 10am by the Parish Council, it was suggested that all councillor’s be present at this inspection. This was agreed.

A further letter had been sent by the Football Club for our information concerning a Mole issue at the football and cricket grounds. They have been in touch with the Cricket Club who has agreed to share the cost of dealing with this matter.

## 153) **REPORTS FROM OUTSIDE BODIES**

## **Millennium Centre** - Minutes of the meeting held on 24th January, 2017 had been distributed to all Councillors and were taken as read.

**TALC** – Draft minutes of the meeting held on 26th January, 2017 had been distributed to all Councillors and were taken as read. Coun.Tompkins and Coun.Carnell were unable to attend and had sent apologies.

**Village Hall Committee** – No comments this month

**Football Club** – The minutes of the meeting held on the 9th January were taken as read.

**Community Fund** – Next meeting due to be held on 16th February, 2017

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

**TDC Matters:**

The final recommendation for future electoral arrangements in Teignbridge, which will be implemented at the local elections in May 2019, will remain the same as previous i.e. a single-councillor ward. With regard to Council Tax increases, the maximum allowed increase of £5.00 or 3.22% is expected for Teignbridge.

**County Matters:**

A new campaign has been launched to help raise awareness of child sexual exploitation (CSE) modern slavery and violent extremism in Devon. Sadly people think that issues such as these don’t affect people living in Devon; they think that these things only happen in big cities.

155) **PLANNING** – Chairman of Plans Committee Coun.Farrow

a) The Plans meeting due to be held on 18th January 2017 did not take place.

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

c) **Applications discussed:**

**17/00177/FUL –** Change of use and conversion of agricultural building to Use Classes B1 (Business) and B8 (Storage or Distribution)

**Comment:** Ipplepen Parish Council object strongly to this application on the grounds of unsustainable development in the countryside and over development of the site. We have also noticed that there is a mature chestnut tree that could be vulnerable to the development, as it would appear to be in the middle of where the car parking is going to be. Plus there are major concerns about the additional traffic that this development would generate which is totally unacceptable on a class ‘C’ lane. (Coun.Smith left the room during discussions and therefore abstained from voting. All other Councillors agreed with the Comment) Members of the public were in attendance concerning this application and the Chairman opened the meeting to hear their comments prior to voting.

**17/0014/FUL –** Conversion of garage to additional accommodation, replacement attached garage and pergola at 4 Thorn Orchard.

**Comment:** No objection (Coun.Smith abstained from voting).

**16/03370/MAJ –** Approval of details for redevelopment of site to provide new garden centre, outline permission 13/02543/MAJ at Fermoys Garden Centre and Farm Shop. Approval sought for appearance, landscaping, layout and scale).

**Comment:**

Ipplepen Parish Council has previously expressed in principle support for the proposed redevelopment of the existing Fermoys Garden Centre and Farm Shop. The parish council does however, concerns with this application and would comment as follows:

1. The design of the proposed new garden centre, as shown, is more appropriate within an urban area and not within a prominent position in the Devon countryside. The proposed design does not take into account the use of materials associated with the countryside, for example timber cladding to walls and stonework as a feature. A more sympathetic design to blend into the environment is required. The assimilation of the proposed development into the landscape may be best assessed through the use of photomontages from viewpoints taken at sensitive locations ef.A381; public footpath; surrounding public vantage points etc.
2. The present area taken up with the array of ground mounted PV panels will now become part of the redevelopment. Under application 13/02543MAJ they were to become roof mounted; no mention is made is this application as to their position. The Parish Council hope that it is the intention of Blue Diamond to have the PV panels roof mounted.
3. The Parish Council is disappointed that the vehicular and pedestrian access has not been improved and that a lay-by for public transport is provided. Should a bus be parked at the bus stop when a vehicle is wanting to turn right out of the site; his vision of on-coming traffic from Ipplepen is impeded until the bus moves; not an ideal situation.
4. Consideration be given to and improvement of the footpath access to the site from Ipplepen by the upgrade of an existing footpath. This would reduce the reliance of travel by car from the village.
5. With an increase in the surface water run-off area due to additional car parking and additional roof area to the buildings the Parish Council would like assurances that an efficient and workable SUDS Scheme is implemented which eliminates any possible flooding to the Public Footpath to the perimeter of the site and to farmland and watercourses in the vicinity.
6. Should Teignbridge District Council be minded to approve the design as submitted the Parish Council requests that a robust landscaping scheme be devised to lessen the visual impact of the building from the A381 and from the countryside.

d) **Southern Timber** – Complaints had been received concerning the jackhammering noise coming from this site six days a week and commencing 8am onwards. All the excavations have been done for the main development for which they have planning permission. However, it now appears that quarrying is now being carried out to extend the site and the spoil being put behind Crokers Farm, for which they do not have planning permission to carry out. This matter has been brought to the attention of the owner and Teignbridge Enforcement Officer and Coun.Dewhirst will keep us informed of further developments.

156) **AMENITIES** – Chairman of Amenities, Coun.Carnell

The Minutes from the meeting held on 10th January 2017, were approved and taken as read. Matters arising from the Minutes as follows:

a) **Toilet Block Update** – Refer to Matters Arising above.

c) **Skate Park** – Awaiting action from ARC which is weather related.**Action: Coun.Carnell**

d) **Basket Ball Back Boards –** Will be fitted as soon as possible.

e) **Play Safety Surface –** Coun.Carnell confirmed that the rubber crumb had been received and will be put down as soon as weather permits.

f) **Grass Contract –** Coun.Carnell has spoken with Simon Birbeck who is more than happy to continue with the grass cutting work and has confirmed that he will keep the cost at the same price as last year. **Action: The Clerk to send an Official Contract**

157) **FINANCE & PERSONNEL** – Chairman of Finance Coun.Smith

**Balance No. £ 48,812.68**

Mill.Centre Rent for February £ 50.00

ICC Rent £ 106.25

**Balance £ 48,717.05**

**Invoices Received and Approved:** **£ 2,904.37**

**Balance £ 45,812.68**

**Reserve Account**

**Balance £ 81,762.95**

**Overall Total £127,575.63**

**Items discussed:**

a) SWH Invoice – This invoice will not be paid until the outstanding works have been carried out.

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

a) The minutes of the Highways meeting held on 26th January, 2017 were approved and taken as read with the following matters arising:

b) **Two Mile Oak Footpath -**  Coun.Smith advised that the maximum for Awards 4 All had been increased to £20,000. The current quotes need to be updated.

c) **Footpaths & Bridleways** – Coun.Smith has walked all the footpaths and all are in good order. He still has to inspect the bridleways at Hardup Bridge and Wrigwell. The survey forms have to be returned to DCC by the middle of February.

159) **NEIGHBOURHOOD PLAN** – The Clerk

The next meeting of the Steering Group is due to be held on the 21st February, 2017 at 7pm Millennium Centre.

160) **SPEAKER FOR PARISH ASSEMBLY** – The Councillors suggested that perhaps Bruce Hooker might be available to speak on the new Defibrillator. **Action: The Clerk to speak to Mr.Hooker**

161) **ITEMS LEFT ON THE TABLE** – Available from the Clerk

162) **OPEN FORUM** – No comments

163) **DATES OF NEXT MEETINGS:**

Amenities Meeting 14th Feb. 7pm at Mill.Centre

Community Fund 16th Feb. 7.30pm at Mill.Centre

**Neighbourhood Plan 21st Feb.** 7pm at Mill.Centre

Plans Meeting 22nd Feb. 7pm at Mill.Centre (May be changed to 24th Feb.)

**Football Club Inspection 04th March 10am at Football Ground**

Full Parish Council Meeting 07th March 7.15 pm at Mill.Centre

Highways Meeting 23rd March 6.30pm at Mill.Centre

MCMC 24th Jan. 6.15pm at Mill.Centre

A Part II session followed this meeting.

Meeting Closed at 10.45pm