## IPPLEPEN PARISH COUNCIL

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

## **On Tuesday 07th July, 2015**

## **In attendance**:

## Coun.Mrs.Northwood Coun.Farrow

## Coun.Mrs.Calland Coun.Smith

## eCoun.Mrs.Wilson Coun.Carnell

## Coun.Tompkins Coun.Mrs.Cleasby

Coun.Mrs.Hutchings

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## Mrs.F.Olding Parish Clerk

Coun.Dewhirst District & County Councilllor

## 38) **APOLOGIES** – No apologies

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

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

Minutes of the meeting held on Tuesday 02nd June, 2015 were approved and signed by the Chairman.

41) **PRESENTATION**

A presentation was made by the Chairman to two of our ex councillors, Rob Vallance and Chris Popham in recognition of their long service on the Parish Council, Rob, 18 years and Chris, nearly 8 years. Their dedication and hands on work they have both given to the Council and Parishioners of Ipplepen has been outstanding and very much appreciated.

## 41)enH

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

## 82d) **Village Hall/Deed of Easement** – Following a meeting with our Solicitor, the most recent version of the draft Deed of Easement is to be amended. In clause 1.2 it was felt that if at some point in the future perhaps, there may be within the site, other community recreational facilities, which are in addition to straightforward playing field additions e.g. adult exercise facilities. Also 5.1.3 it should be made clear that the Village Hall must continue to provide parking facilities much as at present; in other words we would not want the Trustees of the Village Hall at some point in the future to use their current car park, for other purposes and simply rely upon the additional parking, which the Parish Council is proposing to provide. These two amendments have been conveyed to the Village Hall Solicitior, and we are awaiting their comments.

**Registration Title of Land Owned by the Parish Council at the Recreation Ground –** This item was also discussed at the meeting with our Solicitor and a map showing all the areas owned by the Parish Council was confirmed. It was also approved to send a cheque value £164.00 to Kitsons to cover the cost of the Land Registry Fees.

98b)  **Public Toilets** – Three Tenders to be sent out by Amenities for the refurbishment works.

152b) **New Toilet Block** - The Viridor Grant has now been applied for. The Clerk confirmed that we should hear as to whether they will consider our request by mid-July, however, their final decision will not be known until October. Sadly, no further works can be undertaken on the site until their final decision has been made.

123h) **Community Defibrillator –** The Clerk has written to the Co-Op, Conservative Club and the Post Office to ascertain whether they would be prepared to site a Defibrillator on their outside wall. As yet no replies have been received

126d) **Southern Timber –** A further email had been received from the TDC Enforcement Officer advising that to date no planning application has been submitted. However, the Owners have been in contact with TDC with proposals for the site, which are being looked at before a formal application is submitted. It is hoped that these preliminary enquiries will be concluded soon and then they will be in a better position to confirm what action will be taken.

127a) **Football Club –** A further inspection has taken place with many issues needing attention. It was agreed that Amenities would have a look at the Football Club Lease to ascertain exactly who was responsible for what.

12g) **Ipplepen Primary School –** Coun.Farrow confirmed that the Tenancy Agreement had been passed to the Devon County Legal Department.

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

**TDC Matters** – Coun.Dewhirst confirmed that the new recycling scheme is coming to Ipplepen in September. Six weeks prior, all properties will get a leaflet giving them early information. This leaflet will provide details of the date that their new recycling service starts and how they can subscribe to the new garden waste collection service. Two to Four weeks prior the following items will be delivered to each household: a new 35 litre food waste container, a new reusable sack for recycling paper and cardboard, a new recycling guide and collection calendar and a new set of recycling box stickers.

The new programme is based on current collection rounds i.e. their normal collection day. It must be noted that residents will **not** be able to put food waste in the green bin should you take up the opportunity to pay the £35 charge.

Residents are being given the first chance to view the South Devon Link Road at close quarters later this month. The Community Open Day on 25th July between 10am-4pm will give locals the opportunity to visit the construction site and walk along a stretch of the new road, months before traffic will be permitted to drive on the road. Entry will be limited, but over 2000 tickets will be available. Free tickets are available from the Herald Express website.

**County Matters** – BT could not meet the Government’s and CDS target of achieving 95% superfast broadband coverage by the end of 2017 and have therefore not been awarded the contract for the next phase of the planned superfast broadband roll-out for Devon and Somerset.

Tougher bathing water quality targets will be coming into force this year for Devon Beaches to ensure that our beaches and coastal waters are clean, pollutant free and meet the very highest standards of water quality.

43) **CORRESPONDENCE** – Coun.Mrs.Northwood

## **Correspondence:**

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

Community News Roundup June 2015 newsletter

Community News Roundup June 8th – Community Impact Support Scheme

Community News Roundup June 15th – New Chapter for Devon’s Libraries

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

Teignbridge Monthly Update May/June 2015

Letter from TDC – Providing Self Build housing plots for local people

Email from TDC – New recycling arrangements (Refer to District Councillor’s Report)

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

**Community Road Warden Scheme & Community Self-Help Scheme**

Parish Council representatives who intend to carry out organized minor works in the vicinity of the public Highway a Chapter 8 qualification is required. If there are people already waiting to undertake the role of either a Road Warden or Local Lengthsman need to register onto a suitable course. The training funding for Self-Help Chapter 8 training is still available this financial year. There was an earlier deadline previously mentioned, but due to training capacity being able to meet demand, it will keep running through the year.

**DALC AGM & Conference** – 15th October – Chairman and Vice-Chairman to attend

**South West Regional Conference**  -10th November – Chairman and Clerk to attend

d) **Items from the Police:**

A report had been received advising that a leaf blower was stolen in East Street which had been left outside a property whilst the owner was working in the garden. Please be aware of opportunist thieves. Also a reminder as the weather is very much warmer at the moment it is very tempting to leave doors and windows open. This is just what the thieves want! Please make sure that all access points are secure when leaving your property unattended or if you are in your garage or out enjoying your garden. Report any suspicious activity promptly to the Police. Coun.Dewhirst mentioned that we have gained an extra PCSCO called Maria Holmes, so we now have three PCSO’s and one constable.

## **Other items received:**

e) Monthly Bulletin on A380 South Devon Link Road

f) We have been receiving reports of dogs on the playing field, if this continues we will have to ask the PCSO to make random walks around the field. With regard to the request for pony rides on the playing field at the Garden Show, as a compromise it was agreed ( 6 for 3 abstentions) to allow this to happen on Mr.Dando’s field, however, the owner of the ponies did not wish to come unless she had use of the main playing field, therefore no pony rides!

## 44) **REPORTS FROM OUTSIDE BODIES**

## **Millennium Centre** – Coun.Mrs.Wilson

The AGM was held on the 16th June, 2015 followed by the Annual Meeting. A new Chairman was elected, Coun.Mrs.Wilson, and the Minute Secretary, Coun.Mrs.Northwood. Mrs.Olding agreed to remain as Treasurer. There was no further business to report and the next meeting will be held on Tuesday 8th September 6.15pm

**TALC**

Next meeting due to be held on 30th July, 2015

**Village Hall Committee** – Coun.Mrs.Calland

Nothing to report

**Ipplepen Community Fund** – Coun.Mrs.Wilson

AGM was held on 25th June 2015 8pm at Ipplepen Millennium Centre, Coun.Mrs.Northwood attended on behalf of Ipplepen Parish Council. A report of the meeting will be in the next Ipplepen Parish Magazine. A member of the Committee, mentioned how well the flower troughs were kept around the newly re-furbished War Memorial. ***Action: A letter of thanks to be sent to Angela Pettit who looks after the flowers so beautifully.***

**Teignbridge Composting Event** – This event was held on Friday 5th June and attended by Coun.Carnell and Robin Thomas a tenant from the Allotments. In principle the idea is good, however, the main problems would be finding a suitable site, and policing of the rubbish etc. that is left. Therefore, it was agreed that for the time being, this was not an option for Ipplepen.

**Planning Demystified! Training** – The Clerk, Chairman and Vice-Chairman attended this training on the 2nd July at Newton Abbot Town Hall. The Clerk had prepared a report which had been distributed to all Councillors and taken as read. It was agreed that in future the Clerk would advise Councillors prior to either the full pc meeting or the plans committee meetings with a list of planning applications that were coming up for consideration to enable Councillors to visit the various sites prior to the meetings.

45) **PLANNING** – Coun.Tompkins

a) The Minutes of the Plans Meeting held on the 17th June, 2015 were approved and taken as read. The Plans Committee Terms of Reference were also signed. Coun.Tompkins will remain as Chairman and Coun.Farrow as Minute Secretary.

b) Grants of Conditional Planning Permission were read out.

c) Appplications discussed as follows:

**Application 15/01634/NPA** – Application for Prior Approval under Part 3 Class Q (a) and (b) and paragraph W of the GPDO for change of use of an agricultural building from agricultural use to a dwelling at Little Down, Dornafield Road.

**Comment:** The Parish Council objects in the strongest possible terms to the proposed development and would therefore recommend that planning permission is refused for the following reasons:

1. The proposed development lies within open countryside and is therefore contrary to policies (S22 countryside) contained in the Teignbridge Local Plan 2013-2033.

2. The proposed development lies outside of the village envelope and does not conform with the principles of sustainable development – contrary to policy (S1 Sustainable Development Criteria)

3. Would set an unacceptable precedent in terms of inappropriate development in the countryside.

(on voting 8 agreed, Coun.Smith abstained).

**Application 15/01752/FUL** – Replacement porch with extended footprint at 4 Brook Road

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

**Application 115/01496/FUL –** Demolition of bungalow and garage and erection of four detached dwellings at 7 Clampitt Road

**Comment: Ref: 15/01496/FUL**

The application was considered at the Plans sub-Committee meeting held on 17th June 2015 where it was resolved to defer comment following a site inspection. A site inspection was held on Saturday 27th June attended by seven parish councillors and local member Cllr A Dewhirst.

The parish council considers that the existing property comprising No.7 Clampitt Road is no longer worthy of having fallen into a dilapidated state of repair. The plot within which the existing property and garage is situated is considered capable of supporting more than a single replacement dwelling. However, IPC is of the opinion that the development proposal comprising four detached four-bedrooms dwellings is over-dominant for the size and location of the plot. As well as being considered as over-development of the plot, the parish council is also sympathetic to the concerns and representations made to it from residents of neighbouring properties. In particular, the proposal will have a demonstrable effect on the amenity and loss of privacy in respect of Nos. 3, 5,7 and 9 Mayfair Road which became apparent during the site inspection and to a lesser degree, Nos. 5 & 9 Clampitt Road located on either side of the proposed development.

The parish council considers that plots 01 and 04 within the proposed development scheme, situated nearest to Clampitt Road, are acceptable in terms of their design, effect on the amenity of neighbouring properties and impact on the existing street scene. Plots 02 and 03 on the other hand give rise to the concerns expressed above in terms of their impact on the amenity of neighbouring properties in Mayfair Road. The parish council would suggest that the development scheme could receive more favourable comments by reviewing the proposed scheme and replacing the two proposed dwellings 02 and 03 by a single lower level, centrally located, chalet-bungalow type dwelling.

There also appears to be some uncertainty as to the integrity of the proposed surface water drainage scheme. We would seek assurance that the proposed SUDS is competent and sufficiently adequate in dealing with anticipated surface water run-off and drainage from any development solution proposed at the property.

Given the above, the parish council objects to the development as currently proposed and recommends that planning permission should be refused. (7 agreed, 2 abstentions).

d) **Lark Energy Ltd** – Plans for a solar farm on land off A381 at Waye Barton Farm, Ipplepen. All Councillors had visited the exhibition held on the 7th July and agreed unanimously to await the official planning application before giving their comments.

e) **St.Gennys, Foredown Road – Vehicles parked on frontage of property.** Coun.Dewhirst confirmed that enforcement action was being taken and the owner of the property had one month to remove the vehicles.

46) **NEIGHBOURHOOD PLAN** – Coun.Tompkins

The first leaflet explaining what a Neighbourhood Plan is all about has been distributed to the Community and which advertises an Exhibition at the Millennium Centre on Friday 24th July 2015 and Saturday 25th July.

A planning meeting for the above event has been arranged at the Millennium Centre on 14th July, 7pm. Also a rota will be sent to Councillors attending the two days.

Coun.Mrs.Wilson, will be organising a poster advertising the event to go on the Parish Council table at the Garden Show.

47) **AMENITIES** - Coun.Carnell

The Minutes from the meeting held on 8th June, were approved and taken as read. Matters Arising from the Minutes as follows:

a) The allotment hedge running alongside the boundary of Mr.Dando’s field needs attention. Coun.Carnell will speak with Mr.Dando about this matter.

b) Painting of Bus Shelter in Clampitt Road – One tender has been received so far.

c) The Heras fencing in the recreation ground around the new toilet block site has been strengthened.

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

**Balance No.1 Account £ 30,869.19**

**Received**

Millennium Centre – Rent for July £ 50.00

Ipplepen Football Club – Rent £ 125.00

**Balance £ 31,044.19**

**Invoices Received and Approved**  £ 3,544.62

**Balance £ 27,499.57**

**Reserve Account**

**Balance £ 74,968.94**

**Overall Balance: £102,468.51**

**Items discussed:**

a) **Scout Lease** date still to be arranged.

b) **Outstanding Invoice from V.Hall**. The Chairman from the Village Hall Committee was present at the pc meeting and informed the Parish Council that the charges had been waived for the hire of the Hall for the Beating of the Bounds Event and to therefore disregard the invoice.

c) **Revised B.Bounds final account**. The Clerk had prepared a revised statement of income and expenditure, due to further invoices being received. The surplus now stands at £ 413.00 **RESOLUTION:** It was proposed, seconded and agreed unanimously to amend the amount being returned to the Ipplepen Community Fund from £500.00 to £400.00. It is hoped that the left-over souvenir tankards will be sold at the forthcoming Garden Show.

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

a) The next meeting of the Highways Group is due to take place on the 23rd July.

b) At long last the grant information has been forwarded by Ros Davies, so hopefully, an application can now be made towards the Two Mile Oak Footpath.

d) **Clampitt Road Footpath** – DCC legal department will be in touch with the land owners concerning the transfer of the land.

d) **Footpaths & Bridleways** – Clearance work is needed on Luscombe Close to Biltor Cross footpath.

f) **Bus Shelter Wellington Inn –** Coun.Smith is still sourcing a suitable shelter that will fit our requirements and having looked at the seat, it would be very difficult to remove. Therefore he will take a photograph and send to see if a shelter can be actually attached to the seat in some form.

g) Following last month’s complaint concerning horses using the footpath through from Biltor Road to Courtgate Close, it was agreed to laminate some signs to ascertain whether this would help, as it would appear the footpath is not actually owned by anyone.

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

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

52) **DATES OF NEXT MEETINGS;**

Amenities Meeting 13th July 7pm at Mill.Centre

Exhibition Planning 14th July 7pm at Mill.Centre

Garden Show 18th July Ipplepen Recreation Ground

Plans Meeting 22nd July 7pm at Mill.Centre

Highways Meeting 23rd July 7pm at Mill.Centre

**N/Plan Exhibition 24th July 4.30-7pm at Mill.Centre**

**N/Plan Exhibition 25th July 10.30-12.30 at Mill.Centre**

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

Meeting Closed at 10,15pm

**PART II MEETING**

It was necessary to hold a brief Part II meeting to discuss Allotment matters, which the Clerk has recorded and which will remain confidential.