## **IPPLEPEN PARISH COUNCIL**

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

## **On Tuesday 04 July, 2017**

## **In attendance**:

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

## Coun.Carnell (Vice Chairman) Coun.Farrow

## Coun.Mrs.Wilson Coun.Smith

## Coun.Palethorpe Coun.Palethorpe

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## Mrs.F.Olding Parish Clerk

Coun.Dewhirst District/County Councillor

## 34) **APOLOGIES** – Coun.Tomkinson, Coun.Mrs.Calland

35) **DECLARATIONS OF INTEREST** – Coun.Carnell declared an interest on planning application ref: 17/01462/FUL Agricultural building at Land Opp. Coach House, Great Ambrook. Coun.Palethorpe declared an interest of matters being discussed concerning the Allotments.

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

Minutes of the meeting held on Tuesday 6th June, 2017 were approved and signed by the Chairman.

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

**Solicitor Items**

A letter had been sent to Kitsons following the discussions at our June meeting terminating our future associations with their firm of Solicitors. A refund cheque had subsequently been received for £50.00, which was due to the Land Registry fees not being as much as first thought by the Solicitor. All registration of the Recreation Ground has now been completed and the paperwork received, therefore all outstanding matters have now been cleared. The Clerk has requested the return of all our documents, which we trust will be received in due course.

**Other Items:**

**Devon Air Ambulance Night Landing Site ­–** Awaiting quotation from Mat Electrics for a quotation from them for the new siting plan. Coun.Farrow to contact TDC to ascertain whether we would need planning permission to use the tennis court lighting poles as per plan ‘A’, before chasing Toby Russell about plan ‘B’

**Adult Exercise Equipment & Junior Swings** – The application towards the funding for the **Adult Exercise equipment** from Ipplepen Community Fund of £1,500 has been successful making a total of £3,155.00. The cost of three pieces of equipment amounts to £3,749 leaving a shortfall of £594 which will be taken from our contingency fund. With regard to the **3 Junior Swings & 1 Disabled Swing** with wet pour safety surface, the cost amounts to £7,805. We are waiting to hear if we have been successful with a grant for Rural Aid towards this cost. However, it was agreed that as a special price had been quoted from the company concerned for all this equipment, to go ahead and order for both the exercise equipment and the swings. We still have money in the reserve account for play equipment and the money left from the toilet block can also be utilised towards the swings. **RESOLUTION:** It was proposed, seconded and agreed unanimously to go ahead and order all the equipment to hopefully enable it to be in use for the school summer holiday. ***Action: The Clerk & Chairman to place the order asap.***

**Rural Aid –** Awaiting news following their visit to the site.

**Legal Topics –** These were still being circulated amongst the Councillors, but seem to have disappeared at present !

**Football Club –** Inspection due end of July

**Toilet Block­ -**  This has now been completed and awaiting opening within the next few days, once a cleaner is in place. The quotation received from SHS Ltd, who is the contractor who cleans Clampitt Road Toilets, had been received and was discussed. In the meantime, Coun.Carnell confirmed that a further local person had come forward to clean both sites. It was therefore agreed to employ him on a 3 month trial basis for cleaning of the new toilet block at the recreation ground only, whilst still retaining SHS Ltd to clean the Clampitt Road site. The only jobs now remaining are to erect plaques and to obtain tenders for a path up to the centre of the block. ***Action: Amenities*** An official opening ceremony will be discussed at the next pc meeting.

**Parish Paths Partnership (P3) Grant –** The Clerk had contacted Ros Davies and a payment of £400.00 had been made with an apology for not sending this sooner. Various other queries were raised in her email and Coun.Smith advised that he would contact Ros to go through these items. ***Action: Coun.Smith***

**Allotments** – A letter had been received and other emails from tenants relating to thieving and other concerns on the allotments. It had been suggested that a secure fence be erected to surround the allotments. After discussion and full sympathy for the tenants, it was agreed that a fence could not be an option and would probably not get planning permission due to the rural location. Most secure allotments are in urban areas. Coun.Smith confirmed that neighbouring villages, such as Denbury and Abbotskerswell do not have their allotments fenced. It was suggested, however, that the Allotment Association may feel minded to put up false CCTV as a deterrent, but this would be up to them. Coun.Dewhirst confirmed that the police are aware of the problems at the allotments and do visit regularly during late evenings/nights. It was also suggested that the Allotment Association puts an article themselves in the parish magazine about the problems and also state that if anyone is seen the matter will be reported to the police on 101@dc.police.uk. (Coun.Palethorpe declared an interest and did not take part during the discussions)

38) **CORRESPONDENCE** – Clerk

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

##  Parish Paths Partnership Newsletter Spring/Summer 2017

Schedule of Chapter 8 trainings – It was agreed to advise DCC that as we will have to now pay for further applicants, we will no longer apply and request them to remove us from their list.

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

## Garden Waste subscriptions are due at the end of August. Details to appear in the parish magazine and the poster to be put on the noticeboard.

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

July Newsletter

2 – Good Councillor Guides to be purchased.

The DALC AGM is to be held on 10th October in Exeter. The Clerk & Chairman will endeavour to attend.

e) **Items from the Police:** Various Devon & Cornwall Alerts had been received during the month of June and all parishioners are requested to be vigilant and protect themselves from the various scams relating to: Wedding Season frauds, rogue trader selling mattresses from a van, fraudsters advertising vehicles and machinery for sale on various selling platforms online, and bogus insurance brokers advertising on social media.

## **Other items received:**

f) A letter had been received from Ipplepen Community Fund advising that we had been successful in obtaining a grant for £1,500 towards the exercise equipment for the recreation ground.

g) An email had been received from Ipple-Tipple requesting that the new toilet block be closed at 6pm on the day of the flower show i.e. Saturday 15th July, 2017.

## 39) **REPORTS FROM OUTSIDE BODIES**

## **Millennium Centre** – The **AGM** was held on 16th May, the minutes had been circulated to all councillors and no further comments were made. Next meeting is due to be held on Tuesday 12th September, 6.15pm at Mill.Centre.

**TALC** – Coun.Mrs.Northwood and Coun.Carnell attended the meeting held on Thursday 29th June, which will also include the AGM. The meeting was attended by Alison Hernandez, the Police & Crime Commissioner for Devon & Cornwall who spoke about the various priorities she has set out for the future involving connecting communities and policing together full details of the plan can be found on <http://www.devonandcornwall-pcc.gov.uk/about-us/police-and-crime-plan/> With regard to 101 calls the public can now also email on 101@dc.police.uk The Chairman made a comment to the District Councillor that it would be most beneficial if someone could attend a parish council meeting from the police at least every three months, dates of which could be advertised and parishioners could then view their concerns, such as the problems being experienced at present at the allotments, Coun.Dewhirst would pass this message back. Other topics were also discussed including the departure of the Chief Executive, Nicola Bulbeck. TALC felt that they should have and were entitled to full explanation for this sudden departure, which at present is being kept under wraps by TDC. A letter is therefore going to be sent requesting the reasons why this has happened.

**Village Hall Committee** – Nothing to report

**Ipplepen Community Fund** – The **AGM** meeting was held on 15th June, Coun.Mrs.Northwood attended on behalf of the Parish Council and Ipplepen Bowling Club. (The Clerk will forward copies of the draft Minutes in due course) The next meeting is due to be held on 14th September, 2017 at 7.30pm.

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

**TDC District –** In view of the recent fire Grenfell Tower, Teign Housing own a number of multi storey blocks in the district, the largest being Douglas House in Teignmouth with seven storeys. The cladding used in 2012 when a £4million regeneration project to improve the exterior of five blocks in Teignmouth was carried out the material used was not ACM or any other form of aluminium cladding material. The material used was Knauf Marmorit insulating system, mechanically fixed, with a render external coating applied and this system conforms to UK building and fire regulations and is a very different material to that which was used on Grenfell Tower.

**County Matters –** Plans to improve the A382 have been approved by the County Council Development Management Committee. This scheme will involve straightening the alignment of the road, widening the section from Trago Mills to White Hills Cross and developing a section of dual carriageway between Drumbridges and the Trago Mills Roundabout, along with a new road from White Hills Cross to West Golds Way. The improvement scheme will be carried out in three phases, with phase one covering Newton Abbot to Forches Cross including Jetty Marsh. Phase two from Forches Cross to Trago Mills Roundabout and phase three the dual carriageway section between the Trago Mills Roundabout and the A38.

The County Council has commissioned a dementia support worker service from the Alzheimer’s Society and agreed funding for a new Devon Memory Café Consortium, that will hopefully develop support in local communities for people with dementia.

Public Health leaders in Devon are supporting a national campaign urging men who spend a lot of time outdoors to protect themselves against the sun, to reduce the risk of skin cancer. New figures suggest the danger is not confined to the height of summer, but is also an issue during good weather in April and May, when the sun could damage winter-pale skin.

41) **PLANNING** – Coun.Farrow

The Minutes of the Plans meeting held on the 21st June 2017 were approved and taken as read.

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

**17/00517/FUL** Vehicular access and off-street parking at Old Grange, Bridge Street

**REFUSED.**

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

**17/01462/FUL –** Agricultural building at land opp. Coach House, Great Ambrook Avenue

**Comment:** IPC have no objection in principle, provided there is a proven agricultural need. (Unanimous, Coun.Carnell declared an interest and did not vote or take part in the discussions).

**17/01458/FUL –** Use of land as a paddock and erection of a stable block at Land at NGR 284510 66429 Wrigwell Lane

**Comment:** IPC have no objection in principle, however we have noted that it appears there is insufficient ventilation in the stable block design. (Unanimous decision)

**17/01671/FUL** – Provision of a temporary agricultural workers dwelling at Bulleigh Oaks Farm adjacent to Bulleigh Barton Farm. Following long discussions it was agreed that the Chairman of Plans, Coun.Farrow would write a comment and circulate to Councillors before it is sent to TDC.

**17/01061/FUL** – **(Revised Drawings)** Raising of roof to form an additional storey living accommodation and remodelling of existing property to include balconies on south west elevation and recladding of house and garage at Three Farthings, Silver Street.

**Comment:** Whilst the Parish Council is pleased to see that they have withdrawn the original design, still feel that the revisions remain over dominant for the street scene. (6 for, one against, one abstention)

**16/02449/NPA** – Application for prior approval under part 3 class Q (a) and (b) and paragraph W of the GDPO change of use of agricultural building to three dwellings at Waye Barton, Littlehempston

**Comment:** IPC have no objection to this prior approval.

d) **Other items discussed:**

**CIL (Community Infrastructure Levy)**

The Planning application 15/01496/FUL demolition of bungalow and garage and erection of two detached self/build dwellings was liable to make contributions under the CIL regulations to provide essential local facilities to support development in the District. As yet we have heard no news concerning any contributions made to the Parish Council following the sale of both of these properties on the open market. It was agreed therefore for a letter to be sent to TDC Planning concerning this matter. ***Action: The Clerk***

**9 Edgelands Lane** – This property is directly next to the Millennium Centre and has recently been sold. The new owner has requested permission to put a garden room in the garden and would like permission to use the parking area in front of the Millennium Centre to crane the room into the garden. This item was discussed at the recent Plans meeting and the Clerk was requested to reply asking the size of the crane that is intended to be used to avoid any damage to the car park. As yet we have not received a reply.

43) **AMENITIES** - Coun.Carnell

The Minutes from the meeting held on 13th June 2017, were approved and taken as read.

**Outstanding Matters for next Agenda:**

Risk Assessment for new toilet block.

New Litter Bin outside Co-op

Allotments – Coun.Carnell still investigating contact for overgrown land adjacent to the Scout Hut/Allotments

Signage for Public Toilets etc. (It was agreed signage was not necessary for the Defibrillators as when 999 is called the caller is advised where the nearest defibrillator is situated)

Ash Tree in recreation ground to be trimmed by Simon Birbeck

**Skate Park**  - It was agreed that Amenities would obtain quotes for replacement concrete ramps with a view to this being Amenities next project. Coun.Smith advised that there were still Viridor funding available, the contact being Nicki Taylor at Teignbridge for advice on this possibility.

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

**Balance No. £ 17,312.02**

Mill.Centre Rent for June & July £ 100.00

Football Club Rent £ 137.50

**Balance £ 17,949.52**

**Invoices Received and Approved: £ 5,076.52**

**Balance £ 12,873.00**

**Reserve Account**

**Balance £ 52,693.60**

**Overall Total £ 66,556.60**

**Items discussed:**

a) The VAT Return has been sent and we await a refund up to the end of June for £7,480.327

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

Highways still to arrange a meeting with Vicki Braddon, our new Neighbourhood Highway Officer from DCC. The next meeting of the Highways Group is due to be held on the 20th July at 6.30pm

43) **NEIGHBOURHOOD PLAN**

The Posters have been done for the forthcoming Garden Show and will be on display in the main marquee. A set-up meeting has been arranged for the 5th July at 7pm.

44) **ITEMS LEFT ON THE TABLE** – Avaliable from the Clerk

45) **OPEN FORUM** – No comments

46) **DATES OF NEXT MEETINGS;**

**Dates of Next Meetings:**

Neighbourhood Plan05th July7pm at Mill.Centre

Amenities Meeting 11th July 7pm at Mill.Centre

Plans Meeting 19th July 7pm at Mill.Centre

Highways Meeting 20th July 6.30pm at Mill.Centre

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

Meeting Closed at 10.17 pm