## IPPLEPEN PARISH COUNCIL

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

## **On Tuesday 06th October, 2015**

## **In attendance**:

## Coun.Carnell (In the Chair) Coun.Farrow

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

## eCoun.Mrs.Cleasby

## Coun.Tompkins

Coun.Mrs.Hutchings

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## Mrs.F.Olding Parish Clerk

Coun.Dewhirst District & County Councilllor

The Vice-Chairman, Coun.Carnell, took the meeting due to the absence of Coun.Mrs.Northwood.

## 84) **APOLOGIES** – Coun.Mrs.Northwood, Coun.Smith

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

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

Minutes of the meeting held on Tuesday 1st September, 2015 were approved and signed by the Vice-Chairman.

## 87)enH

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

152b) **New Toilet Block** – The Clerk confirmed that still no news had been received from Viridor, despite several chase up letters. It would appear therefore that they have a policy of not explaining their actions. The costings of the new toilet block will therefore be re-visited with a view to commencing with the building soon. The Clerk also advised that we had been successful in obtaining an Elector Fund grant from TDC worth £2,290.00 which will go towards the project.

**Registration Title of Land Owned by the Parish Council at the Recreation Ground –** On-going.

98b)  **Public Toilets** – One estimate had been received. It was agreed that two other quotes should be acquired before making a decision.

123h) **Community Defibrillator –** Coun.Carnell suggested that as an alternative location to the Conservative Club wall, that it could be placed on the outside wall of the Clampitt Road Public Toilets. This was thought to be an excellent idea and would be looked into.

126d) **Southern Timber –** On going – TDC had advised that they had been in touch with the owner and agent to determine when an application will be submitted.

12g) **Ipplepen Primary School –** The draft Tenancy Agreement had now been received and was unanimously agreed.

58g) **Fire Risk Assessments for Mill.Centre and Football Pavilion –** An estimate had been received from Argos Fire Protection Ltd, covering the costs of carrying out an Assessment of the Millennium Centre and Football Club. The details have been passed to the Football Club and with regard to the Millennium Centre – **RESOLUTION:** It was proposed, seconded and agreed unanimously to accept the estimate and to get the Risk Assessment carried out as soon as possible.

60d) **St.Gennys, Foredown Road** – On going.

63a) **Scout Lease** – On going

74a) **Devon Minerals Plan** – Consultation ends on 16th November. Coun.Tompkins to have a look at this document.

74b) **Teignbridge Parking Review** – Highways had considered this item at their meeting and felt that the only comment would be that the parking overall is acceptable, however, we feel that consistency regarding payment would be beneficial i.e. at present some car parks you pay for a certain amount of time and others for the length of time you stay. This was agreed by the other Councillors and would be sent back to TDC.

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

**TDC Matters** – The issue of resettlement of the Syrian refugees to the UK is still to be resolved, particularly the need for a firm commitment that the councils resettling refugees will receive full financial support. Teignbridge will work with Devon County Council, partners and other authorities to assist delivery of the government’s response when the details are known.

**County Matters –** Devon has been ranked highly within the UK for recognising the immense value and potential for learning from its many unique heritage sites .A reminder is being issued to users of Devon County Council’s recycling centres to think about the waste which they are taking to the sites. There have been a series of incidents this year when suspicious or potentially dangerous items have been taken to the recycling centres, prompting sites to be temporarily closed and have diverted the valuable resources of the Police and the Bomb Squad away from any other essential work.

89) **CORRESPONDENCE** – Coun.Carnell

## **Correspondence:**

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

**Community** News Roundup September 2015 Newsletter

**Revised** structure of Neighbourhood Highway Teams – Mr.Alan Martin will be our new contact in place of Emma Nicks.

**Devon Highways Parish & Town Council Conference** being held on 14th October in Cullumpton and 21st October in Holsworthy. Coun.Dewhirst advised that the 14th October at Cullumpton was being held at near to their headquarters and may be the better one to attend. Coun.Mrs.Hutchings advised that she would try to attend and the information to be advised to the Chairman on her return.

**Confirmation** had been received that Grass cutting on roadsides has now been limited to maintaining visibility at bends and junctions, and to provide visibility to signs.

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

**Monthly** Update July/August 2015

**Review** of Statement of Principles relating to the Gambling Act 2005. Poster has been placed on the Notice Board. Comments to be sent back by 16th October, 2015.

**Local Lowdown from Teignbridge CVS Sept.15**

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

**Confirmation** received that Coun.Mrs.Northwood and Coun.Carnell will be attending the DALC AGM and Conference on 15th October.

**Newsletters** for September and October

d) **Items from the Police:** There have been no crimes or logs in the public interest in Ipplepen this Month.

## **Other items received:**

e) Sept. and Oct. Monthly Bulletins concerning the A380 South Devon Link Road. Also the Autumn News Update.

g) **Local Government Boundary Commission** – There is to be an electoral review of the North Devon area of the county.

h) **Clean for The Queen** – There is to be a countrywide clean-up weekend on March 4-6 to help celebrate the Queen’s 90th birthday. Details to be passed to Coun.Dewhirst to try to tie in our annual Ipplepen Litter Pick with this weekend.

h) **Confirmation** from our Insurance Company that we have agreed to renew with Aviva, for the next three years and that the sums insured and premiums paid will be adjusted by index linking only.

i) **Stonecombe Liaison Group** meeting has been put back to 28th October at 4pm (Coun.Smith please note).

j) **Ipplepen Post Office** – An email had been received from Colin Pound the area change manager for post offices in Devon & Cornwall who would like to visit the Parish Council to discuss various options for the Ipplepen Post Office, when our present Postmaster retires in April 2016. It was agreed to invite Mr.Pound to our November or December meeting.

k) **Millennium Centre** – Gina Heathman had advised that 2 light elements had gone (The PC noticed three), Peter Tomkinson to be informed to do the replacements. Also the Hoover needed a new head, permission was granted to go ahead with the purchase, and charge the Parish Council

j) **Dog Fouling** – An email had been received concerning dog fouling in the play park at Tremlett Grove. A reminder to be put in the Parish Magazine stating that this is not acceptable behaviour by dog owners and if anyone knows the culprit to report them to the Dog Warden at TDC.

k) **Village Hall Car Park** – Copy of Mr. Bennett’s letter on behalf of the Village Hall Committee concerning the Village Hall Parking and the recent magazine article had been received and forwarded to all Councillors. There were no further comments made.

## 90) **REPORTS FROM OUTSIDE BODIES**

## **Millennium Centre**

Coun.Mrs.Wilson read the Minutes from the last meeting held on the 8th September. There were no outstanding matters for the Parish Council other than a thank you for getting the boundary walls painted. The next meeting will be held on Tuesday 8th December 6.15pm.

**TALC** – Coun.Carnell and Coun.Mrs.Hutchings attended the TALC meeting held on 24th September. Draft Minutes had been circulated to all Councillors and were taken as read.

The next meeting is due to be held on 26th November, 2015 at 7pm.

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

The next meeting is due to be held on 7th October.

**Ipplepen Community Fund**

The next meeting is due to be held on 3rd December, 8pm at the Mill.Centre

91) **PLANNING** – Coun.Tompkins

a) The Minutes of the Plans Meeting held on the 16th September, 2015 were approved and taken as read.

b) **Appplications discussed** **as follows:**

**15/02676/CLDE** Certificate of Lawful Use for use of 4 buildings for industrial uses (Classes B1, B2 and B8) at Wrigwell Estate, Ipplepen.

**Comment:** Ipplepen Parish Council have no objection in principle to the Certificate of Lawful Use provided that Teignbridge are satisfied that there is sufficient documentary evidence to substantiate the proposal. Also, there should be recognition and sufficient protection from pollution to the nearby water course and that drainage is dealt with in a suitable manner as it has been noted that at present the site itself is very messy and untidy and therefore should be subject to an Environmental Impact Assessment. (Unanimous decision)

**15/02678/CLDE** Certificate of Lawful Use of curtilage building for purposes incidental to and ancillary to the use of the main dwelling at The Old Farmhouse, 9 North Street, Ipplepen.

**Comment:** Ipplepen Parish Council have no objection to this application for Certificate of Lawful Use. (Unanimous decision).

**15/02090/MAJ** Land at Waye Barton, Littlehempston – Installation of ground mounted solar array (area of solar PV array 28,248m2), estimated output of 4.99 megawatts (mW) and associated infrastructure including access and buildings.

**Comment:** Following discussions held at the Planning Sub-Committee meeting held on the 16th September it was decided that Councillors would visit the site on the 26th September before forwarding any comments to TDC. The Site Visit took place and the Chairman of Plans had formulated a reply which was read out to the Councillors and several members of the public who were present at the meeting. The meeting was opened to the Public to allow them to have their say and although there were several objections, the Councillors agreed unanimously to send in their comments as read. (Please refer to attached copy)

d) **Appeal Decision** – Jaxon Cider Press, Fore Street, Ipplepen. Raised decking area in rear garden. The Appeal has been allowed.

e) Other Grants of Planning permission were read out and one Refusal.

92) **NEIGHBOURHOOD PLAN**

The Exhibition has now done the rounds. The next step is to engage the Primary School. Arrangements have been made to meet with the Head teacher on the 4th November at 9.05am.

93) **AMENITIES** - Coun.Carnell

The Minutes from the meeting held on 09th September, were approved and taken as read. Matters Arising from the Minutes as follows:

a) **Allotments –** An inspection took place with both sites now looking much better. There were still a minority of plots that perhaps needed a little more attention, but as the growing season is now coming to an end to leave matters as they are until early March when the new season commences. The Clerk advised Mr.Thomas had been in touch with regard to a registered beekeeper wishing to put a couple of hives in the far corner of the new site. The fully registered Bee-Keeper would fence off the hives and has the necessary insurance policy in place. Allotment holders have no objection and are keen to let this happen. The Parish Council agreed unanimously.

b) **Painting of Bus Shelter in Clampitt Road & East Street**  - On-going and should be completed during October.

c) **Football Club Lease** – It has been noted that the Football Club have put a door in the back of the pavilion without permission from the Parish Council or planning permission. The Clerk was requested to write to obtain an explanation.

d) **Maintenance of Properties** – The Millennium Centre has been inspected and a full report will be given at the next Amenities Meeting.

e) **Annual Play Equipment Inspection:** - This has now been completed with a very comprehensive report which will be discussed at the next Amenities Meeting. Also an acknowledgment order for this to be done at the same price next year had been received. It was agreed unanimously to accept the order.

f) **Grit Bins –** Coun Dewhirst advised that these should be topped up within the next few weeks. Coun.Carnell advised that the bin at Dainton was broken, and Mr.Popham had reported burn damage to the bin at Weekaborough following a recent burnt-out van incident. Coun.Dewhirst was also requested to report possible damage to the road at this site and the rubbish surrounding it. Mr.Popham who was in the public advised that he would forward the details to Coun.Dewhirst.

g) **Christmas Tree -**  Coun.Carnell has spoken to Rob Vallance who is happy to assist. He has advised that it may be necessary to purchase some new lights. Councillors had no objection to this purchase.

h) **Skate Park –** Coun.Carnell confirmed that this needed painting. This was agreed and would be put on Amenities Agenda for discussion.

i) **Chestnut Tree, Orley Road** – Tree Officer to be requested to come out to have a look, as it is thought it has died and may be dangerous during the winter should we get high winds.

94 ) **FINANCE & PERSONNEL** – Financial Officer

**Balance No.1 Account £ 16,611.49**

**Received**

Millennium Centre – Rent for September £ 50.00

Final Precept Payment £ 26,398.50

**Balance £ 43,059.99**

**Invoices Received and Approved**  £ **6,090.81**

**Balance £ 36,969.18**

**Reserve Account**

**Balance £ 74,968.94**

**Overall Balance: £111,938.12**

**Items discussed:**

It was agreed to transfer the Clerk’s Gratuity and the Clerk advised that we had received a VAT refund of £1,627.58.

95) **HIGHWAYS & RIGHTS OF WAY** – Coun.Mrs.Wilson

The Minutes of the Highways Meeting held on 17th October were approved and taken as read with the following comments:

**Bus Shelter** – Consent has been received from DCC to install a bus shelter on adopted highway outside the Wellington Pub.

**Adoption of road opposite Causeway Cottages** – It has been agreed that it would not be cost effective for the Parish Council to adopt this piece of road taking into account resurfacing and continued maintenance.

**A381/Clampitt Road Footpath –** A quotation had been received for the Pipe Investigation Works, this to be discussed by Highways on Coun. Smith’s return as to the way forward.

**40mph/National Speed Limit Sign** on the lane between Coombefishacre Cross and Biltor Cross has been flailed off and is in the hedge at the bottom of the pole. Clerk to report this to DCC.

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

97) **OPEN FORUM** – A parishioner present offered to deliver letters from the Parish Council to residents who have hedges overhanging footpaths. This offer was accepted and the Clerk would look out the standard letter and pass copies to the parishioner in due course.

98) **DATES OF NEXT MEETINGS;**

Amenities Meeting 12th Oct. 7pm at Mill.Centre

Plans Meeting/ 21st Oct. 7pm at Mill.Centre

Full Parish Council 03rd Nov. 7.15pm at Mill.Centre

Highways 19th Nov. 7pm at Mill.Centre

Community Fund 03rd Dec. 8pm at Mill.Centre

MCMC 08th Dec. 6.15pm at Mill.Centre

Meeting Closed at 9.25pm

Teignbridge District Council

Planning Department

FAO: Helen Murdoch

**Ref: 15/02090/MAJ**

**Re. Land at Waye Barton, Littlehempston – Installation of ground mounted solar array (area of solar PV array 28,248m2), estimated output of 4.99 megawatts (mW) and associated infrastructure including access and buildings**

Dear Madam

Thank you for letter dated 28th August 2015 enclosing the above planning application. The application was considered by Ipplepen Parish Council (IPC) at their Plans sub-Committee meeting held on 16th September 2015 where it was resolved following lengthy discussion to defer comment following a site inspection. A site inspection was held on Saturday 26th September attended by four parish councillors.

The parish council notes that the electrical output generated by the proposed solar PV array would power some 1,375 homes which is recognised as a settlement of equal, if not slightly larger, than the size of Ipplepen which has c.1000 dwellings.

The site of the proposed solar array extends to some 16.8ha (41.5 acres) and is located on undulating pasture land which slopes in a south west to the north east direction before rising again in a northerly and easterly direction. The agricultural land classification of the application site is assessed as being Grade 3b; with the surrounding Grade 2 agricultural land remaining unaffected. The solar photovoltaic panels are arranged in north/south and tilted southwards at approximately 20-30 degrees and are some 0.8m above the ground at the front whilst 3m above ground level at the rear. This will enable the land to continue to be grazed by sheep which is the main stead of the farm business. The site is bounded by mature hedgerows which would not be affected by the proposed development save for a small section of hedgerow that would be lost to allow vehicular access to the panels and associated infrastructure.

The main issue of concern to IPC was the visual impact of the proposed development on the general visual amenity and sensitive receptors which could potentially detract from the enjoyment of people living, working and visiting the area. The site does not lie within or adjacent to a designated landscape. The South Devon AONB is located some 4km to the south west of the application area. From a thorough site walk-over it was the opinion of the parish council that the proposed development is acceptable in terms of the impact it would have on the visual amenity of the existing landscape. Also the limited views from a small number of properties within settlements combined with the undulating topography means that any visual impact is negligible.

Given the above, the parish council has **no objection** to the proposed development and trust that you will take these comments into consideration in the determination of this application.