## 

## **IPPLEPEN PARISH COUNCIL**

## **Minutes of Meeting held virtually by Webex Meetings**

## **On Tuesday 6th April 2021**

## **In attendance**:

## Coun.Carnell (Chairman) Coun.Farrow

Coun.Mrs.Calland Coun.Mrs.Hutchings

Coun.Palethorpe Coun.Rattlidge

## Coun.Ranjit Coun.Smith

Coun.Armitage Coun.Mrs.Olding (Vice Chairman)

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## eMiss.C.Freston Parish Clerk

Coun.Dewhirst District/County Councillor

4 Members of the public

153) **APOLOGIES** – No apologies

## 154) **DECLARATIONS OF INTEREST** – Coun.Carnell and Coun.Ranjit declared an interest on Planning Application 21/00535/VAR - Variation of condition 2 on planning permission 14/02781/COU (Retention of change of use from Class B1(light industrial) to Class B2 (general industrial)) relating to restriction on working hours for Unit 3A at 3A Quicks Units Buttlands Industrial Estate Totnes Road Ipplepen. Coun.Carnell and Coun.Ranjit did not vote or take part in discussions.

Coun.Ranjit declared an interest on Planning Application 21/00631/FUL - Replacement dwelling and garage Bulleigh Barton Farm Road To Bulleigh Barton Farm Ipplepen. Coun.Ranjit did not vote or take part in discussions.

155) **MINUTES OF THE LAST MEETING**

Minutes of the meeting held on Tuesday 2nd March 2021, and Extraordinary meetings held on Saturday 6th March and Monday 15th March 2021, were approved and signed by the Chairman.

156) **PUBLIC QUESTION TIME** – A member of the public asked when the bench would be replaced in Beech Trees Lane. Coun.Palethorpe confirmed it would be replaced sometime in April.

*Coun.Carnell agreed to bring forward item 7 (Planning and Planning matters) to 5 (Correspondence and outside bodies) to allow for members of the public to hear the debate.*

157) **PLANNING** – Coun.Farrow

The Minutes of the Plans meeting held on Wednesday 17th March 2021, were approved and taken as read

**To consider the following planning applications:**

**21/00476/CLDE -** Certificate of lawfulness for existing use of land for the siting of caravans, without compliance with conditions 2 of planning permission 93/2752/15/3 and condition 3 of planning permission 96/2562/15/4 at Park Hill Caravan Park, Moor Road.

Coun.Farrow proposed the applicant is asserting that the existing lawful permission for the site is for ‘the siting of caravans’; this is incorrect, lawful permission is for ‘touring caravans and camping’. This is stated in Grant of Conditional Planning Permission 93/2752/15/3 and 96/2562/15/4.

A ‘caravan’ is defined as a building that is designed to be lived in and can be transported by road in one or two sections. ... ‘touring caravans’ are not defined as a building but are designed to be towed behind a road vehicle. They are built to BS EN 1645 and must meet the requirements for the construction and use of road vehicles.

The applicant has not provided any proof that the site has operated in any other manner other than has been approved by the Local Planning Authority; the request for a Certificate of Lawfulness for ‘the siting of caravans’ is not valid.

Condition 2 of the Grant of Conditional Planning Permission 93/2752/15/3 is specific in stating that ‘Other than during the period from 1st April to 30th September, no caravan shall remain on the licenced site for a period in excess of one month’; the reason for this condition ‘To ensure that the Local Planning Authority can maintain control over the site which is only granted permission as a touring caravan park and to ensure that no caravan remains permanently on site’.

Condition 3 of the Grant of Conditional Planning Permission 96/2562/15/4 is also specific in stating that ‘The site shall be used for ‘touring caravans and camping and for no other use without the prior permission, in writing, of the Local Planning Authority’; the reason for this condition ‘To ensure that the Local Planning Authority can maintain control over the site which is only granted permission as a touring caravan park’.

The granting of a Certificate of Lawfulness for ‘the siting of caravans’ and the removing of the two conditions would allow the applicant to introduce ‘residential caravans’ the whole year round. This is residential development by the back-door which is contrary to the Teignbridge Local Plan and our Neighbourhood Plan.

Ipplepen Parish Council therefore objects to this application. Coun.Smith seconded (All unanimous).

**21/00535/VAR –** Variation of condition 2 on planning permission 14/02781 (Retention of change of use from Class B1 (light industrial) to Class B2 (general industrial) relating to restriction on working hours for Unit 3A at 3A Quicks Units, Butlands Industrial Estate.

Coun.Farrow proposed Ipplepen Parish Council have no objection to this application in respect of the variation in working hours providing that it is applicable to Unit 3A only and will revert back to the original restriction when the applicant ceases operations.

Ipplepen Parish Council is of the opinion that Unit 3A has a Class B1 and not Class B2 use as determined under Grant of Conditional Planning Permission reference 97/3259/15/3 dated 16 February 1998 and that the Grant of Conditional Planning Permission reference 14/02781/COU refers to Unit 2 only. Coun.Rattlidge seconded (All unanimous).

**21/00631/FUL –** Replacement dwelling and garage at Bulleigh Barton Farm, Road to Bulleigh Barton Farm. Coun.Farrow proposed no objections to this application, Coun.Carnell seconded (All unanimous).

**21/00633/HOU –** Replacement garage at 59, Luscombe Close.

Coun.Farrow proposed no objections to this application, Coun.Mrs.Calland seconded (All unanimous).

**To Note: E2/15/24 –** Tree Preservation Order at Land at Ngr 283743 67254, Dornafield Road.

158) **CORRESPONDENCE** – Parish Clerk

a) A parishioner has emailed about making a donation to the Parish Council for a memorial bench. The bench would be located in Beech Trees lane. It was agreed unanimously to go ahead **Action –** the clerk to contact the parishioner.

b) Ipplepen Carnival Club have emailed asking for permission to use the Recreation Ground, for the Carnival week on Sunday 8th August and Sunday 15th August 2021. It was agreed that the Parish Council would be happy, subject to the current Government guidelines. (All unanimous)

c) A letter has been received from Viridor informing that from 1st April 2021 there will be an increase of 9% for the waste collection service.

d) An email has been received from Ipplepen Post Office informing the Parish Council that it is up for sale **Action –** the Clerk to do some research in the legality and report back at the next Parish Council meeting on Tuesday 4th May 2021.

**REPORTS FROM OUTSIDE BODIES** - None

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

**County Matters**

Steve Brown, Devon’s Director of Public Health, said this week that we are all going to have to learn to live safely with COVID-19 for the foreseeable future, and that a key part of that is for us to keep the infection rates as low as possible.

Since the vaccination programme began, the numbers of people with coronavirus needing hospital treatment or dying have reduced significantly. The latest research shows that the vaccine gives about an 80 per cent protection against needing treatment in hospital, and an 85 per cent protection from dying from coronavirus.

Mr Brown was responding to a question about the effectiveness of the vaccine, following two outbreaks of coronavirus in East Devon care homes. Residents and staff in both homes had had their first dose vaccinations and are due their second doses very soon. “But no vaccine is one hundred per cent effective,” he qualified.

“There will still be people who catch coronavirus, and particularly those most vulnerable – the elderly and those who have clinical risk – who will potentially get coronavirus and still become seriously ill.”

Asked whether outbreaks like these can happen again, Steve Brown said: “We are going to continue to get small outbreaks in settings such as care homes, workplaces and schools. But whenever we get an outbreak, the response is quick and swift. Such measures are designed to protect and safeguard those people in that setting, and to try to reduce any onward transmission.

“Even when you’ve been vaccinated, it’s still really important that you continue to adopt public health measures – stay at home. If you do need to go out, make sure that you keep social distancing, wear those face coverings when indoors in public spaces, and wash your hands regularly,” he said.

Residents are invited to have their say on the draft Resource and Waste Management Strategy for Devon and Torbay.

The Public Consultation runs from Wednesday 3 March to Wednesday 14 April, and the responses will help shape how Local Authority Collected Waste is managed in Devon up to 2030.

The new document will present how the 10 councils responsible for waste collection or disposal in Devon, will continue to work with residents to try to reduce the amount of household waste created and continue to ensure that waste is managed in a sustainable and cost-efficient manner.

The consultation responses will then be reviewed, and an amended strategy will be presented for final approval to the Devon Authorities Strategic Waste Committee (DASWC) and individual councils this summer, with the intention to publish the final strategy at the end of the year. The consultation is here <https://www.devon.gov.uk/haveyoursay/consultations/draft-resource-and-waste-management-strategy-for-devon-and-torbay/>

Around 56,000 homes and businesses will be provided with access to Gigabit capable broadband by internet providers Airband, Truespeed and Wessex Internet in the coming few years.

Airband is due to start construction of its first link for the new network in July – this will take place in Devon and will include Powderham, and Combefishacre. Survey work is underway in these areas. It’s anticipated that these properties will be the first to be connected by this autumn.

Airband has already provided superfast access to 18,700 homes and businesses across Devon and Somerset and its latest full fibre programme will extend its network to a further 40,150 premises. They are mobilising staff, materials and equipment and are securing any sub-contractors needed to deliver the programme.

CDS is currently completing a refresh of its Open Market Review which was carried out before going out to tender in February last year. This has to be double checked after the contract is awarded to ensure any areas earmarked by CDS for coverage are not in the plans of commercially funded programmes. This enables public funding to be spent where the need is greatest.

CDS, BDUK and the contractor carrying out the work can decide if the public money should be redeployed to another area in need of subsidised coverage. Some limited “overbuilding”, overlapping commercially built networks, can happen in some areas where it provides the most cost-effective route. Before construction can start, surveying, design and planning work also has to be undertaken. This involves examining the geography of the area, determining the build route and most efficient timescales.

As this critical work develops prior to construction, discussions have to be held with landowners and local councils to find the best and most cost-effective route for the new network. This requires securing landowner consent and access to highways.

Students and businesses are being invited to sign up to take part in a virtual careers fair being held in April.

The “Which Way?” careers fair, which is being organised by the Heart of the South West (HotSW) Careers Hub in partnership with Learn By Design, will be held over three days from Tuesday 27 April to Thursday 29 April.

The event for school and college students from years 7-13 will aim to connect young people with local and national employers as well as further and higher education opportunities across Devon, Plymouth, Somerset and Torbay. Registration is open for schools and colleges via https://www.eventbrite.co.uk/e/137629506559

The virtual exhibition is a chance for employers to showcase their industry and any education and/or employment opportunities available.

Each day will focus on different year groups with Tuesday 27 April aimed at Key Stage Three, Wednesday 28 April for Key Stage Four and Friday 29 April aimed at Key Stage Five.

You can contact the HotSW Careers Hub direct via https://skillslaunchpad.org.uk/careers-hub/ To find out more contact the Careers Hub team at [careershub@devon.gov.uk](mailto:careershub@devon.gov.uk)

**District Matters**

You will be pleased to know that Teignbridge staff are successfully tracking down flytippers and extracting payment from them as these examples illustrate

• Some London residents in February stayed at an Eco lodge holiday let in Shaldon and fly tipped in neighbouring fields. Staff traced them through the holiday company and as a result they have paid £400.

• A driver on the A38 dispensed with a drinks can and has been fined £100 for littering

The mobile testing unit being hosted every Friday at the Waste and Recycling depot is still proving highly popular - and is currently the busiest site in Devon! Our own staff were among the first to use the testing centre, with over 80 on the day of opening, and employees from businesses across the area are visiting the site for their regular tests. It's likely that demand will reduce as staff get access to other testing opportunities such as the school home testing facility, but we are continuing to monitor levels of takeup and work with Devon County Council to roll out other testing sites across the district, which also include a site at the Newton Abbot Cattle Market every Sunday.

The recent agreement for national charity the Land Trust to oversee the management of the 65-acre Dawlish Countryside Park, to safeguard recent public and environmental benefits, was the result of a partnership set up to protect key natural habitats across the districts.

The land for the Countryside Park was purchased with money from developers across Teignbridge, Exeter and East Devon through the South East Devon Habitat Regulations Executive Committee. This partnership of Teignbridge, East Devon District and Exeter City Councils is legally required to protect key conservation sites at Dawlish Warren and the Exe Estuary by providing visitors with alternative places to visit.

Separate partnership work between the RSPB, Teignbridge and Devon County Council has seen two large green space sites secured in Teignbridge District, for both wildlife and local community benefits. The Council is committed to continuing efforts to achieve these leading national achievements, which cannot be achieved alone and the importance of the South East Devon Habitat Regulations Partnership, the RSPB, and other stakeholders is essential.

Alistair Dewhirst

[alistair.dewhirst@devon.gov.uk](mailto:alistair.dewhirst@devon.gov.uk)

160) **AMENITIES** - Coun.Palethorpe

The Minutes of the Amenities meeting held on Tuesday 9th March 2021, were approved and taken as read.

a) Two new half allotment plots have been allocated and a new full allotment plot has been marked out. It has been agreed with the Chairman of the Allotment Association where the new equipment shed is to be located.

Special thanks to the Parish Clerk who has had some difficult conversations with allotment holders who no longer live in Ipplepen regarding having to give up their allotment for them to be allocated to residents on the waiting list.

The annual cost of a full plot remains at £30 and for a half plot £15, however because as previously agreed the year 2022 will start on 1 January I propose that for the current year April - December 2021 we charge the following, For a Full Plot £25, for a half plot £10. (All unanimous).

b) There has been some minor anti-social behaviour at the Recreation Ground toilets with damage to the male toilet door lock and blocking of toilets with paper and face masks.

A new toilet seat has been fitted to replace the one that was damaged in the Clampitt Road male toilets and the sanitiser unit refitted in the ladies.

c) The Toddler Shelter has now been removed from site by a professional disposal firm and the invoice passed to the Clerk. The cost was £200 which is significantly lower than the cost of a skip.

d) We are still waiting for the independent safety report. Coun.Plaethorpe spoke to the inspector on Tuesday 30th March 2021,and he was assured it would be here this week. He verbally confirmed that his assessment was that the skatepark structure was sound and that the running surfaces were not unsafe, however until the written report is received we should consider the previous report that assessed the skatepark as High Risk because of the corrosion to the side panels as being extant and act accordingly.

This is a difficult situation because users continue to use the skatepark having in the past removed safety tape from the area to gain access.

Signage informing users that they use the skatepark At Their Own Risk will be fitted this week.

e)The signature tree (Quickthorn) has now been relocated in the Millennium Wood (the seeds apparently contain small quantities of cyanide so it was considered that perhaps the toddler play area wasn’t the best place for it to be). Trees have been planted in the Millennium Wood to replace those that haven’t ‘taken’ and a row of trees planted along the top of the allotment bank.

f) Due to the timing of the tree delivery and the change to the weather with the arrival of Spring it is not the best time to be planting new trees. The remaining trees are now being grown on in raised beds and will be planted later in the year ready for next year.

g) The warmer weather has seen a marked and welcome increase in the number of people using the Recreation Ground, the downside of which is that the amount of rubbish and litter being left and not being put in the bins provided has also increased.

h) Coun.Palethorpe has contacted Maverick Skatepark and if the Parish Council wishes, they have agreed to attend a Parish Council meeting online to discuss the way forward in replacing the skatepark and to answer any questions arising. It was agreed to invite them to the Parish Council meeting on Tuesday 4th May 2021. **Action –** Coun.Palethorpe to contact and arrange (All unanimous).

i) To discuss and approve the Grounds Maintenance Contract 2021-2024 – Three companies have tendered for the Ipplepen Grounds Maintenance Contract 2021-2024 (including the DCC Highway Verges)

Tender A - £2,880.00 per annum - DCC Highway verge cuts fixed price £1,360.00

Tender B - £5,924.00 + VAT per annum - DCC Highway verge cuts fixed price £1,340.00

Tender C - £3,905.00 + VAT per annum - DCC Highway verge cuts fixed price £1,350.00

**RESOLUTION:** Coun.Palethorpe proposed that we accept Tender A, seconded by Coun.Carnell (all unanimous). The clerk advised that the successful tender was Birbeck Landscapes. **Action –** The clerk to contact Birbeck Landscapes to let them know they were successful.

161) **FINANCE & PERSONNEL** – Coun.Mrs.Olding

**Balance No. £ 67,392.05**

**Received:**

Mill Centre – Rent £ 55.00

Tennis Club - Rent £ 150.00

Bowling Club – Rent £ 250.00

**Balance: £ 67,847.05**

**Invoices Received and Approved: £ 5,015.67**

**Balance £ 62,831.38**

**Outstanding VAT Refund £ 2,223.25**

**Year End Balance incl. o.s.VAT for 2020/2021 £ 65,054.63**

**Reserve Account Balance at 31.03.2021 £ 60,898.47**

**Interest £ 56.05**

**£ 60,954.52**

**Overall Year End Balance incl. o.s. VAT £ 126,009.15**

**Items discussed:**

a) Suggestions for transferring to our reserve account, thus reducing the working account balance.

It has been worked out on the following, based on leaving approximately £17,000 as our emergency reserve plus the Precept for year 2021/2022.

Balance as at 02.03.2021 £67,392.00

Less Approx. for March Invoices £ 5,000.00

£62,392.00

Less Transfer to Reserve account on

31.03.21 £45,000.00

£17,392.00 Emergency Reserve

Plus April Precept Payment £35,000.00 approx. as they deduct the

DALC subs direct

**Total £52,392.00**

**Suggested Breakdown of £45,000:** **Balance in Reserve**

Play equipment & Maintenance £10,000.00 £11,497.00 + VAT £2,223.25

Amenities £10,000.00 £10,999.79

Public Toilets .

& Maintenance £10,000.00 £10,543.20

A381 Footpath Project £ 7,500.00 £28,725.55

Skatepark Project £ 7,500.00 £29,375.40

Coun.Smith proposed the above transferring to the reserve account, Coun.Mrs Calland seconded (all unanimous).

b) Clampitt Road toilets Council Tax will remain the same as 2020/2021 at £79.00 per month from 15th May 2021, with the first payment of £79.10 to be paid on 15th April 2021.

c) The clerk has 6.3 hours holiday remaining for 2020/2021 and would like permission to carry forward to 2021/2022. It was unanimously agreed for the clerk to carry the remaining holiday into the new financial year.

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

a) Coun.Smith has received the legal footpath document from DCC and will arrange a Highways meeting to dicuss.

163) **NEIGHBOURHOOD PLAN** – Coun.Rattlidge

The recommended amendments to Neighbourhood Plan made following TDC SEA screening have been made to policies IPP 7,8 and 10 together with additional policy IPP11 to cover S.Hams SAC.

This amended plan has been circulated to all councillors and is now on IPC web site (18/3). Following agreement I now plan to make steps in order to publish for consultation.( TDC advised and next steps requested)

Groundworks grant received in May 2020 for £1,037.50. Due diligence return has successfully been completed. This was to cover habitat assessments at 900 (2 sites) and contribution towards distribution of 200.

War memorial update

Suggested letter sent to all parishioners circulated to councillors for comments.

Positive response so plan to include in May 2021 issues.

Clerk to arrange printing of Approx 1200 ( prob A5 for ease of use)

£100 agreed as contribution towards Ipplepen Parish Magazine distribution.

Coun.Rattlidge has been in discussion with Teignbridge District Council about publishing the Consultation Neighbourhood Plan in June 2021 after the May election.

164) **COUNCILLOR ADVOCATE SCHEME** – Coun.Rattlidge

Community speedwatch review on 16/3 ..to cover what needs to change and difficulties experienced this mainly focused on sites it was felt necessary to “patrol” were often too dangerous from H and S standpoint. This was also the case in some instances for timings necessary for best effect ( ie rush hour)

Visual active signs (VAS) are now available for relatively modest amounts and can have solar panels. This could be a way of re enforcing our 20 mph ? **Action –** Coun.Rattlidge to look at costs of a VAS sign.

165) **PLATINUM JUBILEE – 2nd – 5th June 2022**

Coun.Mrs.Olding suggested that the Beating of the Bounds and the party in the park be held on separate days. Coun.Mrs.Olding will arrange a face to face meeting, once permitted and following the current Government guidelines.

166) **PUBLIC QUESTION TIME** – No comments.

167) To note the date of the next meeting: **Tuesday 4th May 2021**

Meeting Closed at 22.03pm