

IPPLEPEN PARISH COUNCIL

Minutes of Meeting held at Ipplepen Millennium Centre

On Tuesday 3rd May 2022 at 7.15pm

In attendance:

Coun.Palethorpe (Chairman)	Coun.Rattlidge
Coun.Mrs.Olding (Vice Chair)	Coun.Smith
Coun.Mrs.Calland	Coun.Burnham
Coun.Carnell	

Miss Cat Freston – Parish Clerk

Coun.Dewhirst - District/County Councillor

One Member of the public present

1) **ELECTION OF CHAIRMAN & VICE-CHAIRMAN**

Chairman

Nominations were requested by the outgoing Chairman for the position of Chairman of the Council. Coun.Palethorpe was nominated by Coun.Mrs.Olding and seconded by Coun.Carnell and duly elected unanimously. Coun.Palethorpe thanked the council for nominating him as Chairman and was happy to accept. Coun.Palethorpe thanked Coun.Carnell for his exceptional work over the last three years during the unprecedented time with Covid-19, and also thanked Coun.Mrs.Olding.

Vice-Chairman

Coun.Carnell nominated Coun.Mrs.Olding to remain as Vice-Chairman, which was seconded by Coun.Palethorpe and therefore was duly elected unanimously as Vice Chairman.

2) **APOLOGIES** – Coun.Farrow, Coun.Ranjit

3) **SIGNING OF ACCEPTANCE OF OFFICE FORMS, REGISTER OF INTEREST FORMS**

The acceptance of office forms were signed by the Chairman and Vice-Chair and the Register of Interest forms are up-to-date, with Coun.Smith making one amendment.

4) **DECLARATIONS OF INTEREST** – No declarations of Interest. Coun.Mrs.Calland proposed that the Planning applications due to be discussed under item 11, to be rolled over the planning committee meeting which will be held on Wednesday 18th May 2022 due to technical reasons as the applications could not be viewed on the projector. Coun.Mrs Olding seconded (all unanimous).

5) **REVIEW OF ADVISORY GROUPS & REPRESENTATIVES**

Finance

Coun.Smith
Coun.Mrs.Olding
Coun.Mrs.Calland
Coun.Farrow
Coun.Palethorpe

Highways

Coun.Smith
Coun.Mrs.Olding
Coun.Rattlidge
Coun.Mrs.Calland
Coun.Palethorpe

Amenities

Coun.Palethorpe
Coun.Carnell
Coun.Ranjit
Coun.Burnham
Vacancy

Plans Committee

All Councillors are members of this Committee with the following as named **Advisors:**

Coun.Calland
 Coun.Carnell
 Coun.Mrs.Olding
 Coun.Farrow
 Coun.Rattlidge
 Coun.Smith
 Coun.Palethorpe

Millennium Centre Management Committee

Coun.Farrow
 Coun.Mrs.Olding
 Parish Clerk

Community Fund

Coun.Farrow
 Coun.Mrs.Olding

Emergency Team

Cat Freston & Fay Olding – Co-Ordinators
 Coun.Carnell
 Coun.Palethorpe

Neighbourhood Plan

Coun.Rattlidge
 Coun.Carnell

REPRESENTATIVES:

Village Hall	Coun.Mrs.Calland
Stoneycombe Liaison Group	Coun.Smith
TALC	Coun.Carnell/Coun.Rattlidge
Parish Magazine Articles	Coun.Mrs.Olding
Councillor Advocate Scheme	Coun.Rattlidge

6) REVIEW CODE OF CONDUCT, STANDING ORDERS & FINANCE REGULATIONS

The Code of Conduct and Standing Orders were reviewed and agreed (unanimously) and signed by Coun.Palethorpe. The clerk asked if the Chair of Finance could be agreed, Coun.Smith nominated Coun.Mrs.Olding, which was seconded by Coun.Rattlidge. Coun.Smith proposed that a laptop is purchased for the clerk to type the minutes on at meeting, seconded by Coun.Mrs.Calland (all unanimous). **Action** – The clerk to speak to Coun.Farrow.

7) MINUTES OF THE LAST MEETING

Minutes of the meeting held on Tuesday 5th April 2022, were approved and signed by the Chairman.

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

9) **CORRESPONDENCE AND OUTSIDE BODIES** – Parish Clerk

a) An email has been received from Ipplepen Carnival Club asking for permission to use the recreation ground on 8th July 2022 from 16.00 to 21.00 to host the Common Players who are an open air theatre group. There will be staging and a tuck shop.

It was agreed unanimously as long as Risk Assessments are provided.

b) An email has been received from a parishioner asking if a bench could be placed on the south facing corner of Clappitt Road and Croft Road. The Councillors felt that it wasn't an appropriate location for a bench. **Action** – The clerk to inform the parishioner.

c) An email has been received from PCL Planning asking for an update on the Neighbourhood Plan and also asking to arrange a meeting with Councillors. It was agreed

unanimously to hold off having any meeting until the Neighbourhood Plan has finished and is in place.

d) As discussed at the Parish Council meeting in April about purchasing a Queen's Jubilee bench. The clerk has queried the delivery charge of £400.00 with the company and could not get it reduced. Coun.Rattlidge proposed that the council purchase the bench, seconded by Coun.Mrs.Calland,(6 for, 1 against) It was referred to Amenities Committee to discuss at their meeting on Tuesday 10th May 2022 on how the bench is collected/delivered.

Outside Bodies: - Nothing to report.

10) **DISTRICT & COUNTY COUNCILLOR'S REPORT** – Coun.Dewhirst

County Report

The data shows that hospitalisations of people who have coronavirus has fallen in recent weeks. However, approximately one in every 12 residents in Devon currently have coronavirus, and the number of deaths of people with coronavirus is rising, which is a stark reminder that coronavirus is still with us.

If you have symptoms of coronavirus or any infectious illness, e.g. a cough or high temperature, vomiting or diarrhoea, or if you have tested positive for coronavirus, please stay at home if you can and avoid seeing others until you are feeling better.

Face coverings are still required in health settings, such as GP surgeries and hospitals.

Please continue to wear face coverings when in indoor public spaces with people you don't live with. That includes public transport, hospitality and retail settings.

Devon encourages people to use their current stock of lateral flow tests to greatest effect, such as testing before visiting older or vulnerable friend and relatives, or before going to your GP practice or to visit someone in hospital. **I**f you test positive, stay at home for five days or until your symptoms have gone.

Simple hand hygiene is also still important, not just to protect from coronavirus, but also for fighting other infectious illnesses.

Parents and carers are being reminded about scarlet fever and chickenpox, following a rise in cases across the country.

Scarlet fever is a mild illness, but highly infectious. Symptoms include a sore throat, headache and fever, with a fine, pinkish or red body rash with a sandpapery feel. It's important to contact your local GP or NHS 111 if you suspect scarlet fever as early treatment with antibiotics is vital. Anyone diagnosed with scarlet fever should stay at home for at least 24 hours after the start of antibiotic treatment.

Chickenpox is also highly infectious, and has a characteristic rash, with vesicles on the face, spreading down the body to arms and legs. Generally, a mild illness, it can be more severe in pregnant women and immunosuppressed individuals. People with chickenpox should remain at home until they are better and the rash has gone.

A new website now hosts the latest guidance and information for Ukrainian refugees as it becomes available <https://www.devon.gov.uk/supporting-ukraine/> .

The councils' support of Ukraine follows their previous commitment, alongside health and voluntary sector partners and local communities, to help Syrian families and those fleeing conflict in Afghanistan.

The county council is receiving the latest information from the government on the sponsors who have registered, and DBS checks on the sponsor families are being carried out.

Devon's district authorities are using a common approach to assess each sponsor's accommodation, which will help better assess any potential safeguarding risks. Teignbridge have been made aware of 30 families on the first tranche who wish to provide accommodation and all bar one has been checked. A second list of 26 properties is nearly complete and since last Wednesday a further 13 properties have been added to the list – 69 properties in total.

More children in care face growing up without their brothers or sisters unless more foster carers who are able to care for siblings can be found. There is a national shortage of foster carers who are able to look after more than one child.

Nationally there could be as many as 2,000 children who are growing up in foster care without the support of a brother or sister. There are currently four sibling groups in the care of Fostering Devon looking for foster homes where they can live together.

Some people may feel that they would be unable to care for siblings because they do not have two bedrooms, however, some young siblings do share bedrooms, so please don't let that put you off. Fostering Devon is appealing for people who would be willing to look after more than child, to come forward.

Finally, an eight week consultation on the Future High Street Fund scheme to make Queen Street a more attractive, safe and healthy place for visitors and businesses has started and runs until 24th June.

The consultation, run by Devon County Council in partnership with Teignbridge, is seeking the views of local people on changes designed to overcome the fact that Queen Street pavements are too narrow in places for large numbers of pedestrians and side roads can be difficult to cross.

The proposals being put forward for consultation to tackle these issues will be summarised on the Devon County Council web page

<https://www.devon.gov.uk/haveyoursay/consultations/queen-street-newton-abbot-pedestrian-enhancements/>

As part of the consultation Devon will place advertisements in the MDA, produce business update and public consultation leaflets and there will be separate feedback questionnaires for businesses and the public. A public display will also be available in the Library.

Online webinars will take place at 6pm on Tuesday 17th May for residents and shoppers, and 6pm on Wednesday 18th May for business owners or representatives. A virtual 'drop-in' event from 6pm-8pm on Tuesday 24th May will also be run and where members of the project team from both councils will be available to answer questions or to receive feedback first hand.

District Report

Payment of the Government's Council Tax energy rebate to Teignbridge residents who pay their council tax by direct debit is now underway. Payments are being made in batches so residents should not be concerned if they pay their council tax by direct debit and do not receive their payment instantly.

Payments to all residents who have a successful collection of either their 1st April, 15th April, 1st May or 15th May direct debit instalment in the coming weeks and by the end of May.

Payment will appear on residents' bank account statement as 'TDC CRED ENERGY REBATE'.

The council asks residents who do not receive payment not to divert the team from processing these by calling the council but to be patient - they are processing the payments as quickly as they can.

For those who don't pay their council tax by direct debit an application process is being created to enable payment of the £150 and they will write to eligible households when it is in place. More information is on the website.

Newton Abbot Leisure Centre achieved a key milestone last week after two air source heat pumps were craned into position next to the pool building. Further progress was also made with the installation of 279 solar panels on the Centre roof.

At Broadmeadow Sports Centre in Teignmouth, most of the planned work has been completed with a new roof, solar PV and battery energy storage systems installed. The solar PV system has already generated about 8,000 kWh since its installation, saving the Centre about £1,300 in electricity costs.

The air source heat pump system at Teignmouth's Lido is largely complete and awaits final connections to the new incoming power supply to enable commissioning. The next steps

involve installing the solar pergola next to the pool, installing the battery energy storage system, making final connections to the new incoming power supply and carrying out pre-season site preparations.

George Barnicott and Amanda Smith have resigned from the Council's Standards Board, as the Council's Independent Persons. Amanda Smith said "there are a few elected council representatives who sadly have motives and morals that do not align in my opinion to that of Teignbridge Council. They have total disregard to the standards that are in place continuing to behave in manners which quite frankly would result in immediate dismissal if they were working in commerce/industry." George Barnicott said "for the past six years I have witnessed confrontation, aggressive behaviour, and bullying gradually get to an unacceptable level towards Officers and fellow Councillors by her minority. I feel powerless to help any further.

The Council has begun a recruitment process to fill these important roles in the Council.

Alistair Dewhirst - alistair.dewhirst@devon.gov.uk

11) **PLANNING** – Coun.MrsCalland on behalf of Coun.Farrow

The Minutes of the Plans Meeting held on 20th April 2022 were approved and taken as read.

To consider the following planning applications:

APPEAL 22/00011/REF – Appeal against the refusal of 21/01566/FUL: Retention of residential mobile home at Battleford, Red Post.

Comment: Coun.Mrs.Calland proposed that we have no further comments. Seconded by Coun.Mrs.Olding (All unanimous).

12) **AMENITIES** - Coun.Palethorpe

The Minutes of the Amenities meeting held on 12th April 2022, were approved and taken as read.

Tremlett Road Play Area

Outdoor Play are going to install the new swing in Tremlett Grove the week of the 9th May.

Benches

The memorial plaque on the Beech Tree Lane bench has now been fitted and the family has been informed.

Clampitt Road

Both of the toilet seats in Ladies in Clampitt Road had been damaged and have been replaced. The toilet seat in the gents has also been replaced. One seat in the gents at the Recreation Ground has had the lid broken off, so it will be necessary to purchase some more seats. I suggest we get 5 which will cost approximately £125 so we can replace the ones required at the present time and have some in stock.

Recreation Ground

The CCTV signs at the Recreation Ground have been pulled off a couple of times so we have now screwed a Perspex cover over them to see if it prevents it happening in the future. At 20.43 hrs on Saturday 16th April 2022 it was reported that someone was kicking the doors of the Recreation Ground toilets seeking to gain entry. CCTV images of the offender have been sent to the Police, who were very helpful and have now passed the images to the local policing team.

The old 'Covid' signs and others now obsolete signs have been removed from the external of the Recreation Ground toilet block. The internal ones have left mainly as a reminder that hygiene remains the order of the day.

Our Grounds Maintenance contractor has cut the Recreation Ground and Overflow Car Park in preparation for the Jubilee Celebrations, a further cut will be done towards the end of May.

Jubilee

In preparation for the Jubilee all of the locks on the gates, water taps etc have been lubricated and tested so there should be no (or at least little) problems on the day. Water is available at the Recreation Ground Tap.

Foredown Road Bus Shelter

The Bus Shelter damage has been reported to the company who we believe is responsible has been investigated by their insurance agents who have informed the Council that they have accepted liability for the accident. The bus shelter has been removed and the cost will be added to any future claim. A replacement cantilever bus shelter will be installed in due course. Our thanks to Mr John Stokes for his assistance and patience whilst the damaged shelter was removed from his property.

Allotments

An inspection has been carried out, we have three allotments available for allocation off the waiting list.

Typhoon repairs

We have been in contact with the company who fitted the ropes to the typhoon and are waiting for their installation team to carry out an inspection and provide us with a way forward in replacing the damaged/worn ropes and assurances that any replacements will be fit for purpose.

Coun.Palethorpe has been contacted by the Ipplepen Brown Owl who have been offered some trees for the Platinum Jubilee. It was suggested that these could be planted on the strip of land outside The Glebe or along the A381. **Action** – Coun.Palethorpe to contact and arrange the location.

13) FINANCE & PERSONNEL – Coun.Mrs.Olding

Balance No.	£ 32,623.27
MCMC - Reimbursement for electricity	£ 29.88
Mill Centre – Rent	£ 55.00
TDC - Precept Payment for first half of 2022/2023	£ 31,714.95
Allotment Tenants – Rent	£ 30.00
TDC – CIL Payment	£ 1,327.66
TDC – Tidy Up Grant	£ 1,320.80
Football Club – Rent	£ 150.00
Western Power – Wayleave	£ 2.90
Balance	£ 67,254.46
<u>Invoices Received and Approved:</u>	£ 2,867.77
Balance	£ 64,386.69
<u>Reserve Account Balance</u>	£ 146,040.54
	£210,427.23

Items to discuss:

a) To discuss and approve the transfer of £7,500 from Reserve Account to Platinum Jubilee Working Account. It was duly approved (All unanimous) **Action** – Clerk to transfer.

14) HIGHWAYS & RIGHTS OF WAY

a) Coun.Smith reported that the pothole on Edgelands Lane has been filled with loose stone and a small area has been tarmacked which has now sunk and led to the pot hole being bigger.

b) The map for the A381 footpath has been sent to DCC and Coun.Smith is waiting for a response.

15) IPPLEPEN POST OFFICE – Coun.Palethorpe

This report provides background information to the Parish Council investigation into availability for sale of the Ipplepen Post Office and Retail Business.

In investigating the feasibility of Ipplepen Parish Council purchasing the Post Office and Retail Business an application was made to the Government Public Works Loan Board (PWLB) to borrow up to £200,000 to be repaid over 20 years at a cost of circa £1000/calendar month.

Ipplepen Parish Council were notified in April that the PWLB had granted a loan of up to £200,000 which could be 'drawn down' if the Council decided to proceed with the purchase of the business.

In assisting in reaching a decision Ipplepen Parish Council has carried out Due Diligence in evaluating the business and assets prior to any acquisition.

Information received from the current owners (MESSA NEWS LTD) is that over the past 5 years income from the Post Office has declined and is likely to continue to decline due to operational changes and subsidies from the Post Office Ltd.

The retail business has shown a slight decline in income over the past three years and especially during the Covid 19 restrictions.

The owner informed the Parish Council that in spite of reducing costs the business (Post Office and Retail Shop) has been put up for sale as it no longer is able to provide the level of income required to provide a sustainable income for the owners.

Ipplepen Parish Council as part of its investigation sought professional financial advice.

The advice provided to the Parish Council was that having inspected and reviewed the business accounts the considered opinion was that the business under the current operating model was not financially viable and that the Parish Council should consider very carefully the high level of risk involved in proceeding to purchase the business.

In particular the accountant stressed,

1. The difficulty in finding a tenant who would be able to meet repayments to the Parish Council and also ensure an income for the tenants and staff.
2. The high risk of the Parish Council defaulting on the PWLB loan in the event of not being able to find a tenant.

Ipplepen Parish Council whilst carrying out due diligence were also concerned that the existing covenant between the Post Office/Business and the Co-Op that restricts what can be sold in the shop will severely limit any future development of the business.

Ipplepen Parish Council has throughout the period of conducting its investigation operated on the principle that the Ipplepen Post Office is an Asset to the Community, however it has become clear that in line with the professional advice provided and the continuing decline in support from Post Office Ltd the purchase of the Post Office/ Business would require a long-term commitment to provide an annual subsidy from the Ipplepen taxpayers.

The following resolution was therefore considered by Ipplepen Parish Council.

RESOLUTION: Having carried out Due Diligence and having considered the independent advice and information provided by MESSA News Ltd Ipplepen Parish Council resolves to,

1. Inform Teignbridge District Council that it wishes to withdraw its requests to be treated as a '**Potential Bidder**' for the asset under the Community Rights to Bid.
2. Inform the Public Works Loan Board that it will no longer be progressing the acquisition of the Post Office and therefore will no longer require the offered loan.
3. Inform MESSA NEWS Ltd of the decision of the Parish Council to withdraw as a Potential Bidder for the business.

It was proposed, seconded and agreed (6 for, 1 against).

16) **NEIGHBOURHOOD PLAN**

The progress on basic conditions statement, the initial assessment of sustainability of the Neighbourhood Plan has been sent through by the planning consultancy.

Parishioner survey (Aug 2020) should have included a statutory list of consultees as supplied by Teignbridge District Council. This was not done at the time, which means a new survey will need to be conducted. This will need to run for a minimum of 6 weeks and is planned to run from 1st May 2022 to 15th June 2022.

In addition to consulting the Teignbridge District Council supplied list, and to avoid potential legal loopholes, a further parishioner survey can be run alongside this. It is planned to advertise this:

- a) in the Parish Magazine
- b) notice on Spotted Ipplen
- c) village noticeboards.

17) **COUNCILLOR ADVOCATE SCHEME**

Coun.Rattlidge suggested removing this item from the agenda in the future and will report under Outside bodies.

18) **PLATINUM JUBILEE 2nd – 5th June 2022 – Coun.Mrs.Olding**

Beating of the Bounds Thursday 2nd June 2022 – The route has been walked and there is now an approximate timetable. The next meeting will be held on Thursday 19th May 2022.

Platinum Picnic in the Park - 4th June 2022 -

The next meeting will be held on Wednesday 4th May 2022.

19) **PUBLIC QUESTION TIME** – The member of the public said how sorry they felt that the Village would be without a post office.

20) To note the date of the next PC meeting: **Tuesday 7th June at 7.15pm**

Other meetings due:

Platinum:	4th May 2022 at 7pm
Amenities:	10th May 2022 at 7pm
MCMC:	16th May 2022 at 5.30pm
Plans:	18th April 2022 at 7.15pm
B.Bounds:	19th May 2022 at 7pm

Meeting Closed at 20.57pm