

WIDECOMBE PARISH COUNCIL

Minutes of a meeting of the Parish Council held in Leusdon Memorial Hall on Thursday 1 September 2022

Members present: Councillor Hassell (Chairman), Bibby, Butcher, Elliott, Fenton, Jones, Partridge and Zab

Also present: County Cllr Gribble, District Cllr Nutley, Mary Ridgway (Housing Enabling Officer, TDC)

Members of the Public: None

Clerk: Suzanna Hughes

4823 APOLOGIES FOR ABSENCE

- Cllr Edwards
- District Cllr Cox

4824 OPEN FORUM

(a) Mary Ridgway, TDC's Housing Enabling Officer, gave an update on the Affordable Housing project.

The contractor has been appointed (Coyde Construction, who built the first phase). The groundworker has pulled out but they will shortly be appointing another ground-worker sub-contractor. They will be notifying TDC about a start date and will be contacting the residents of the existing development to outline the more practical issues. Named contacts at Coyde Construction (Site Manager), TDC and Teign Housing will be made known to those residents. Coyde Construction intend to commence in Autumn. The draft Allocations Plan has been approved by DNPA (copy circulated to members). It looks slightly different to the s106 agreement which was previously drafted but there is no difference in the substance of the policy. The policy about local connection and eligibility is all set out as before. She asked the Council to let her know what images and information it would like on the website and noticeboards. She praised the scheme which will have excellent energy standards and, for the first time, single-person accommodation. There is a construction plan on DNPA's portal (including information about construction hours, deliveries, cleaning, children's safety etc). TDC has put in £95,000 towards this project in recognition of the work the Parish Council has put into it. The project should take 9-12 months. People are encouraged to register or to refresh their register. Mary offered to help facilitate opportunities in the community for people to register.

(b) There were no members of the public present.

4825 DECLARATIONS OF INTEREST AND REQUESTS FOR DISPENSATIONS

Members were reminded of their responsibility to continually update their Notice of Registerable Interests and invited to state whether they have any interest in the items to be discussed during this meeting in accordance with the Council's Code of Conduct.

Unforeseen requests for a Dispensation to be considered at this point only if there was no way a Councillor would have been aware of such before the meeting.

There were no declarations of interest or requests for dispensation.

4826 RATIFICATION OF MINUTES

Members received the minutes of the Parish Council Meeting held on 7 July 2022 which were approved as a true and correct record.

Matters Arising:

The Chairman reported that he had spoken to Lloyd Mortimore about the Golden Jubilee bench. Lloyd made the bench and he would like to refurbish it.

Cllr Zab advised that the new Parish Field gate is ready to collect from Rattery Saw Mills. Cllr Jones offered to collect it with her trailer.

4827 REPORTS

(a) County Councillor

Cllr Gribble reported that DCC is very short of funds. There are plans to spend additional funds on Special Educational Needs. The County Councillors' locality budget has been suspended from 2 August. He has received correspondence from two residents. The first matter related to matters on Thornhill Lane and he will take the issues up with DCC and DNPA. The second matter related to enforcement action at Wren Cottage which is being discussed at the Development Management Committee tomorrow. Another issue which have been brought to his attention is the parking at Spitchwick.

Cllr Bibby commented on the amount of time wasted cleaning out the cattle grids. As soon as the scramble bikes and 4x4s start using the tracks again, the grids will need cleaning again. Unless the scramble bikes and 4x4s are stopped, this will continue.

Cllr Partridge asked whether there was any update on the missing/broken finger posts. The clerk advised that the Highways Officer, Scott Riddell, has been made aware of the issue with the signs. Cllr Gribble offered to follow this up.

(b) District Councillors

Cllr Nutley reported as follows:

Talks are still ongoing regarding the future high street fund and the new cinema and the proposed changes to Queen Street, Newton Abbot. The proposed development at Bradley Lane (opposite Asda) are in the early stages. This will be a mixture of affordable housing, businesses and shops.

The refurbishment of the Den playpark in Teignmouth has just been completed and I had the pleasure of opening it in my role as portfolio holder for sport and recreation.

We now have a second SANGS (Suitable Alternative Natural Green Space) site in Exminster which will soon be open to the public. The views from the site are stunning.

Our sports and leisure centres are getting back to some form of normality following the pandemic although more staff are needed.

Locally, we still need staff for our recycling teams and this is having a knock on effect with collections not being made on the normal collection days.

In Ashburton, the Longston Cross development by LiveWest of 39 affordable dwellings has just had its first group of families move in. The design and internal and external quality of finishes is excellent.

(c) DNPA Representative

No report.

(d) Police Report

None

(e) Delegate Reports

Cllr Fenton advised that he had attended a meeting of the Church House Committee but there was nothing to report.

The Chairman advised that he had been corresponding with Michael Welby about the hire of the village green to Widecombe Fair and the contract between the Parish Council and the Widecombe Fair Committee. Michael Welby had suggested that it should be an agreement rather than a contract and that it should be a contribution rather than a rent. The Chairman advised that he had responded explaining that these were public funds and that the arrangement should be formal. The Chairman also addressed a question from him about the Parish Council's reserves.

4828 PROJECTS & ESTATES

(Lead Councillors: Cllrs Fenton, Partridge, Butcher and Bibby)

(a) Parish Field

The Chairman thanked David Thomas for drafting the Terms of Reference for the Parish Field Committee. He also thanked DALC for their advice. He invited comments from members who had received a copy in advance of the meeting.

Cllr Fenton asked for clarification regarding the financing of an event. The Chairman advised that there should be a clear audit trail. If funds are required by the Committee for an event, it should make a request to the Parish Council prior to expending it. Receipts and payments should be itemised and the net balance of any income generated should be paid into the Parish Council's account as soon as practically possible after the event.

It was agreed at clause 9.4 that the Committee will not incur any liability on behalf of the Council that is more than £50 in excess of the funding provided under 9.1 to 9.3.

It was further agreed that Cllrs Fenton and Bibby would represent the Parish Council on this Committee (clause 5.1).

With no further amendments, members unanimously agreed to adopt the Terms of Reference as a formal agreement.

(b) Tree Survey

Members considered quotations to assess the condition of the trees for which the Parish Council is responsible. After brief discussion, it was agreed to ask Dartforest Trees to survey them.

4829 PLANNING/LOCAL LIAISON

(Lead Councillors: Cllrs Edwards, Elliott, Jones & Zab)

(a) New planning applications/appeals

(i) 0331/22 & 0332/22 – Blackslade Manor, Widecombe In The Moor

Installation of new Biomass Boiler within existing stone barn including new flue, plant and underground hot water pipe between barn and house

Members agreed not to comment.

(ii) 0329/22 – Littlecot Farm, Widecombe-in-the-Moor

Conversion of barn to Class E use

Members agreed not to comment.

(b) Planning Decisions/Withdrawals

(i) 0190/22 – Great Cator Farm, Widecombe In The Moor

New agricultural tracks

Members noted that DNPA has refused Prior Approval.

(ii) 0191/22 – Wren and Robin Cottages, Poundsgate

Continued use of Wren and Robin Cottages in breach of condition (b) of 5/06/257/98/03 which prohibited the occupation of the cottages between 14 January and 14 March inclusive in any year

Members noted that DNPA has refused to grant permission.

It was further noted that a report is being presented by the Enforcement Officer to the Development Management Committee on 2 September relating to this. There were no comments from this Council.

4830 FINANCE AND GOVERNANCE

(Lead Councillors: Cllrs Edwards, Elliott, Jones & Zab)

(a) Payments

Members received and approved the following payments:

- Cheque no 001111 – Clerk's salary and disbursements (Sept & Oct) – £479.04
- Cheque no 001112 – HMRC (PAYE) – £165.00
- Cheque no 001113 – Rattery Saw Mills (parish field gate) – £179.52
- Cheque no 001114 – DALC (training) – £19.20

4831 HIGHWAYS

Potholes and other highways maintenance issues can be reported direct to DCC:

Online: <https://www.devon.gov.uk/roadsandtransport/report-a-problem/>

Telephone: 0345 155 1004

Email: customer@devon.gov.uk

The matter of the missing signs had been raised with County Cllr Gribble in the open forum. There were no other issues.

4832 CORRESPONDENCE

None

4833 MEMBERS' ITEMS FOR INFORMATION OR GENERAL DISCUSSION, FOR INCLUSION ON FUTURE AGENDAS AND/OR ITEMS REQUIRING URGENT ATTENTION

Members are reminded that they have not received the statutory notice of this business to be transacted and should therefore recognise that any decision made may be taken to be unlawful if challenged in the future

The Chairman reminded members that it had been agreed not to hold a community meeting earlier in the year (due to Covid) and therefore proposed that this is held on 3 November to give community groups and organisations the opportunity to give a short report about their activities. It would also be a good opportunity to provide an update on the Affordable Housing and Community Hall projects. The Chairman and Clerk would discuss outside this meeting a suitable time for the next Parish Council meeting.

The Chairman also advised that he would be standing down as Chair before the elections in May to give someone else the opportunity.

4834 DATE OF NEXT MEETING

A Community Meeting will be held in Church House, Widecombe on 3 November 2022 at 7.30pm. Details of the next Parish Council meeting will be circulated once a date and time had been agreed between the Chairman and Clerk.

Signed Dated