

# IDEFORD PARISH COUNCIL

## Minutes of the Meeting held on Wednesday, 4 June 2014

Present:	Cllr Angie Carter-Woodwark Cllr Anthony French Cllr Julian Hull Cllr Barry Smith Cllr Derrick White	Chairman Vice Chairman
In Attendance	Cllr Beryl Austen Cllr Mike Walters Mr Sam Partridge Ashley Lamb 3 Members of the Public	District Councillor District Councillor Estates Manager, Teignbridge District Council Parish Clerk

Item (a)	Discussion and Decisions (b)
<b>060/14</b>	<p><b>WELCOME AND APOLOGIES FOR ABSENCE</b></p> <p>The Chairman opened the meeting at 1830 and apologies for absence were received from Cllr Dominic Morby, Cllr Tom Hill, PCSO Colin Rider and David Aylmore, Chairman of Community Led Plan Committee.</p>
<b>061/14</b>	<p><b>MINUTES OF THE LAST MEETING</b></p> <p>The minutes of the 7 May 2014 Annual General Meeting and the 13 May 2014 Planning Meeting were signed as a true and accurate record.</p> <p>Proposed by: Cllr Anthony French</p> <p>Seconded by: Cllr Derrick White</p>
<b>062/14</b>	<p><b>DECLARATION OF INTERESTS</b></p> <p>There were no declarations of interest.</p>
<b>063/14</b>	<p><b>MATTERS ARISING</b></p> <p><b>Teignbridge Asset Performance Review – Disposal of Broadlands former Play Area</b></p> <p>Mr Sam Partridge, the Estates Manager from Teignbridge District Council (TDC) attended the meeting to discuss the potential way forward and answer questions about the proposed disposal of the Broadlands former play area.</p> <p>Mr Partridge gave some background and an overview of the rationale and process for disposal and reiterated the responses to the questions raised during the Meetings on 5 Mar 14 and 2 Apr 14 (<i>Minute references 019/14 and 029/14 refer</i>)</p> <p>Mr Partridge confirmed that the parcel of land had been the subject of previous compulsory purchase and had not then been used for the intended purpose of that purchase. As this is the case, Crichel Down Rules would apply and the land must be offered back to the original owner (or their heirs or successors) at current market value. TDC will consider submitting an application for planning consent for this parcel of land to potentially increase or enhance the full market value of the plot before offering it to any genuine successor.</p> <p>Before the Council submits any notice of interest or a proposal for use, clarification is needed on the rights of access to the land. Have access rights been retained or previously established?</p>
<b>064/14</b>	<p><b>REPORTS</b></p> <p><b>County Councillor – No report or acknowledgement of email or agenda received</b></p> <p><b>District Councillor – Cllr Beryl Austen (report was given after the declaration of interests section)</b></p> <p>Most representations made to me over the past month have related to the Library and the Youth Club within Kingsteignton. I recently had an opportunity to talk to a member of the Friends of the Library and she feels that they are not in danger of losing the premises but the finances to run it in our community. The priority may be, therefore, to find a way of running it with volunteers in its present location. However, supposition is not the basis for any decision in this regard and we await the decision of the County Council on both matters.</p>

We have had in the past some young people from Ideford who attend our Youth Centre and we are actively working now to continue this facility. Kingsteignton Town Council are Trustees of the Kingsteignton Youth Centre and the freeholders of the property and their concerns are to work to retain the service we give to young people in the area and surrounding villages.

Teignbridge appointed its new Chairman at the AGM for the final year of the present term. Thanks were expressed to Ros Prowse who was a very busy and energetic holder of the office last year.

I would like to thank your Chairman for her positive remarks about Mike and I and our interest and efforts on your behalf in her Annual Report. Both of us are privileged to represent a Council which treats us with courtesy and keeps us fully informed of concerns within the Parish so enabling us to take an active interest in your local problems. It is not unusual for us to receive E mails and phone calls between meetings to keep us fully aware of your concerns, this is very helpful.

#### **Cllr Austen left the meeting at 1835**

#### **District Councillor – Cllr Mike Walters**

#### **Plan Teignbridge fit for adoption**

The planning inspector has declared Teignbridge District Council's 20-year Plan Teignbridge document for the future to be sound and has given the go-ahead for it to be adopted by the council.

#### **S106 Agreements**

TDC has been successful in negotiating contributions towards infrastructure affecting Kingsteignton, even in advance of the implementation of Community Infrastructure Levy. The following figures give an approximate amount from s106 on existing planning permissions, towards different kinds of infrastructure:

£500,000 South Devon Link Road

£3,000,000 Education

£2,200,000 Transport (roads, cycle, public transport)

£400,000 Drainage

£490,000 Open Space

£250,000 Indoor Leisure

These figures are approximate because some of the s106 agreements give the amount "per dwelling" and it is not known the exact number of dwellings in the outline planning permissions. (Some assumptions have been based on the information in those applications). Also some of the money (particularly the drainage) may have already been spent.

There are a few basic issues that need to be understood:

- Section 106 contributions can only be sought to mitigate the impact of the development proposed, not to rectify pre-existing problems that are not affected by the development.
- Contributions are normally only payable on commencement of development (or later in the development process, often in phases related to occupation) so can be received a long time after the permission is granted. The money cannot be spent until it is received and it may not be possible to spend the money in phases. There is therefore bound to be a lag between receiving the money and spending it.
- Contributions normally have to be spent within a specified period of time (typically 5 or 10 years) so there is an imperative to spend it and it cannot be used to offset a budget pressure elsewhere.
- Contributions can only be spent for the purposes identified in the S 106 Agreement and this usually specifies a particular type of infrastructure and a defined location (e.g. "primary school education in Kingsteignton").
- Where money is collected for County Council responsibilities (e.g. education and transport) the County Council is a signatory to the S106 and is therefore bound by the requirements to spend the money for the purposes specified and within the specified timescale. These contributions are paid direct to the County Council (or simply passed on to them by TDC).

#### **Community Infrastructure Levy (CIL)**

The Examiner's report found CIL charging schedule was sound. The schedules submitted for examination included a number of these policies which were subject to consultation and discussion. In the light of the examiner's comments and changes to regulations, officers recommend these policies be published as a separate CIL Policy Document or Planning Advice Note. It must be borne in mind that the effective date of the adoption of CIL charging is to be Monday 13 October 2014. This is a recommendation to be taken to Full Council on 7th July. It is to be noted that Self/Custom build will be exempt from CIL.

	<p><b>Custom and Self Build Scheme</b></p> <p>Capita Asset Services have developed an innovative new scheme where local authorities can work in partnership with residential mortgage lenders and commercial developers if required, making custom build and self-build lending as straightforward as it is for traditional new builds. It is their intention to brief council on their aspirations in the next few days and weeks.</p> <p><b>Future ICT</b></p> <p>On 10 December 2013, it was agreed in Council that the principle of creating a shared ICT service with Exeter and East Devon Councils on the basis of the Plan C business case. The new company will be known as Strata Service Solutions Ltd. A brief is going to be presented to O&amp;S on 7th July and the chance for the political groups to be briefed as well, if necessary. This is as a result of further work by the three councils, those being: Exeter City Council, East Devon DC and TDC.</p> <p><b>Cllr Mike Walters left the meeting at 1935</b></p> <p><b>Police Community Support Officer – PCSO Colin Rider (read by Parish Clerk)</b></p> <p><b>IDEFORD POLICE LOGS for the PERIOD 07/05/14 to 02/06/14</b></p> <p><b>A380 incidents.</b></p> <p>Report of dangerous driving.</p> <p>5 broken down vehicle reports requiring police attention.</p> <p>Report of a domestic cat in the carriageway.</p> <p>Report of a male walking in the carriageway.</p> <p>Other incidents - Report of a suspicious vehicle.</p> <p><b>IDEFORD CRIMES for the PERIOD 07/05/14 to 02/06/14</b></p> <p>Use of threatening and abusive behaviour following building dispute.</p> <p>Theft of milk from step.</p> <p><b>Community Led Plan Update – Read by Cllr Derrick White</b></p> <p>The Steering Group are currently in the information gathering stage with questionnaires being issued to clubs, activities and local businesses. Outside agencies are also being contacted. The next meeting will take place on Monday, 9 June 2014.</p> <p>It was reiterated that questionnaires have been designed to cover many things, to be applicable to all different types of organisations and businesses and are not meant to be intrusive. Completing the questionnaire is a voluntary activity and people should give as much or as little information that they feel comfortable with.</p>
065/14	<p><b>MATTERS ARISING</b></p> <p>There were no matters arising.</p>
066/14	<p><b>MATTERS RAISED BY THE CHAIRMAN</b></p> <p><b>Gift to two local residents on behalf of the Parish</b></p> <p>The flowers that were given to two parishioners to welcome them home following recent accidents were very much appreciated by the individuals concerned and they asked that their thanks be noted.</p> <p><b>Teignbridge Safety Advisory Group – Event Notification</b></p> <p>A new TSAG Event notification and guidance document has been received and forwarded to clubs, activity organisers and committees throughout the village. The document has also been placed on the website for reference.</p>
067/14	<p><b>PARISH MATTERS</b></p> <p><b>Parish comment on Broadband Service – Letter to Anne Marie Morris MP</b></p> <p>The Chairman and Parish Clerk have been invited to attend a meeting with Anne Marie Morris on 26 June 2014. Prior to this meeting we have been asked to provide information and comments on the standard of Broadband Service throughout the Parish. Our local MP will be making representations to Connecting Devon and Somerset and to the CEO of BT regarding the role out of faster and more reliable Broadband in the County.</p>

068/14	<p><b>PUBLIC PARTICIPATION</b></p> <p><b>Standing Orders were suspended</b></p> <p>A member of the public commented on the parking in Church Road, especially when events are happening at the Church or Village Hall. It can at times be difficult to get into and out of properties in this area. Activity and event organisers will be reminded to consider residents when using facilities in Church Road.</p> <p><b>Standing Orders were re-instated</b></p>																								
069/14	<p><b>PLANNING</b></p> <p><b>14/01513/FUL - IDEFORD - Land off Church Road, Ideford – Mr T Sharland</b> Demolition of existing garage/store and erection of new two storey garage/workshop/store Councillors unanimously supported the application.</p> <p><b>14/00471/VAR - IDEFORD - Land at NGR 288786 77629 NE of Longthorne Cottage – Ms A Cuff</b> Variation to 13/01380/FUL to allow new position of store/implement building to include stables. Conditional Planning Permission has now been granted.</p> <p>A date for a separate planning meeting on 10 Jun 14 was agreed to consider an application from Mr &amp; Mrs Bellamy of Limestone Grange that was received on 4 Jun 14.</p>																								
070/14	<p><b>CLERK'S REPORT AND FINANCE</b></p> <p><b>Balance of Accounts as at 21 May 14</b></p> <table data-bbox="272 790 1305 887"> <tr> <td>Parish Accounts</td> <td>Business A/c</td> <td>£3657.43</td> <td>(Includes £400 for Snow Warden)</td> </tr> <tr> <td></td> <td>Current A/c</td> <td>£2579.47</td> <td>(£439.46 committed or uncashed)</td> </tr> <tr> <td></td> <td>Parish Paths</td> <td>£ 271.53</td> <td></td> </tr> </table> <p><b>Update on Annual Audit of Accounts</b> The internal audit was carried out on 22 May 14 and all documentation has now been sent to Grant Thornton, the external auditor.</p> <p><b>Cheques for Payment</b></p> <table data-bbox="272 1070 1449 1205"> <tr> <td><b>Ideford Church Fund – Production of Parish News (\$137 Contribution)</b></td> <td><b>Cheque 000436</b></td> <td><b>£15.00</b></td> </tr> <tr> <td colspan="3">Amount agreed at 7 May 14 Meeting – Minute No 050/14 refers</td> </tr> <tr> <td><b>South and West Internal Audit – Annual Internal Audit Fee</b></td> <td><b>Cheque 000437</b></td> <td><b>£44.00</b></td> </tr> <tr> <td colspan="3">Proposed: Cllr Anthony French Seconded: Cllr Julian Hull</td> </tr> </table> <p><b>DATE OF NEXT MEETING – Ideford Parish Council Planning Meeting, Tuesday 10 June 2014 at 6.30pm.</b></p> <p><b>DATE OF NEXT MEETING – Ideford Parish Council Meeting, Wednesday 2 July 2014 at 6.30pm.</b></p>	Parish Accounts	Business A/c	£3657.43	(Includes £400 for Snow Warden)		Current A/c	£2579.47	(£439.46 committed or uncashed)		Parish Paths	£ 271.53		<b>Ideford Church Fund – Production of Parish News (\$137 Contribution)</b>	<b>Cheque 000436</b>	<b>£15.00</b>	Amount agreed at 7 May 14 Meeting – Minute No 050/14 refers			<b>South and West Internal Audit – Annual Internal Audit Fee</b>	<b>Cheque 000437</b>	<b>£44.00</b>	Proposed: Cllr Anthony French Seconded: Cllr Julian Hull		
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	<p>The Chairman thanked members of the public for their attendance and explained that the Council would remain to hold a Part II (Private) meeting.</p>																								

The Chairman closed the meeting to members of the public at 1955

Signed: Angie Carter-Woodwark

Dated: 2 July 2014

Cllr Angie Carter-Woodwark