



Ashburton Town Council

**MINUTES OF THE FULL TOWN COUNCIL HELD ON TUESDAY,
11 APRIL 2017 AT 7PM IN THE COUNCIL CHAMBERS OF THE
TOWN HALL**

Present: Cllr Nutley, chairman
Cllrs Baker, Giles, Ashford, Daw, Slater, Distin, Parker-Khan, Irens, Dennis

In attendance: The clerk and the deputy clerk. The Portreeve, Mr Nick Laity, Also one member of the press and seven members of the public

Before the meeting started, Cllr Nutley welcomed Cllr Irens back and said he had to give the sad news that Cllr Alan Hitchcock had resigned. Cllr Hitchcock had been on the town council for nearly 20 years and the town owes him a debt of gratitude for all his hard work over the years. Cllr Nutley wished him the best for the future.

055/17 Apologies

Apologies were received from Cllr Brewer who was on annual leave. Acceptance of these apologies was proposed by Cllr Ashford, seconded by Cllr Baker. All in favour.

056/17 Public comments/statements. The public may speak for a maximum of 10 minutes on items on the agenda or items that may be considered for a future agenda at the chairman's discretion

No members of the public wished to speak.

057/17 Declarations of interest. To receive any declarations of interest on items on the agenda.

There were no declarations of interest.

058/17 Chairman's monthly report

Saturday 18th March I enjoyed a very nice "Big Breakfast", this was to raise much needed funds for Cancer Research UK. It is something we all hope that one day they will find a cure and that it will be a thing of the past. Until then we have to thank the many volunteers, both locally and nationally for all they do in supporting and raising money for this very worthy cause.

In the afternoon I had my civic service in St Andrew's Church and a day I will remember for a very long time. I have to thank the Rev. Geoffrey Fenton and the St Andrew's Church Choir, Lynda Grieveson, the Incon Singers and Paul Cobley for singing such beautiful songs. I would also like to thank Bill and Janet Shapley and William West for all their help in church. After the service we came back to the town hall for refreshments. I would like to thank all those that helped in setting up the town hall and to all those who helped in preparing the food, especially Jill Distin for all her help. It was very much appreciated. Also, there are two people I have to thank, who I

forgot to thank in church, and that's Bruce and Karen for sending out the invitations and keeping tabs on those that were coming or not coming, and for printing all the programs it was very much appreciated.

Saturday 1st April was an inspiration of Ann Bovey to have a chocolate morning to raise funds towards the Ale Tasting and Bread weighing ceremony. It ranged from chocolate drinks to chocolate cakes and sweets. The Portreeve was dressed as Willy Wonka and some of us as Oompa Loompas. This was a fun morning and was well supported and with many things to spend your money on. In the two hours this took place over £500 was raised towards the ceremony.

059/17 To receive the minutes of the previous meeting held on 14 March 2017

These were signed by the chairman as a true record.

060/17 Matters arising from the minutes of the previous meeting 14 March 2017

There were no matters arising.

061/17 Presentation of lottery grants

Cllr Nutley presented the lottery grants, these were:

Ashburton Family Services, £450; Ashburton Cricket Club £250; Memory Café, £250; Ashburton Football Club, £250; Ashburton Swimming Pool, £300; Ashburton Autumn Club, £100; Ashburton Museum, £400

062/17 Police report

There was no police report.

063/17 Finance Committee Chairman's report (March)

Cllr Distin stated that the minutes had been circulated. There were no matters arising.

Cllr Distin moved adoption of the amended minutes, this was seconded by Cllr Parker-Khan. All in favour.

064/17 Planning Committee chairman's report (March)

Cllr Daw stated that the minutes had been circulated and proposed adoption of the minutes, this was seconded by Cllr Irens. All in favour.

Planning applications for consideration

17/00418 – Land at Pitley Hill

Cllr Distin

Application for prior approval – change of use of agricultural barn to dwelling

Cllr Distin's report stated:

This application is for prior approval under part 3 class Q (a) & paragraph W of the GDPO change of use of agriculture building to a dwelling. This means to ascertain whether the building meets the necessary requirements of the legislation. There is a long list of requirements. They are as follows

The building is not situated within an area of outstanding natural beauty or a conservation area. Not listed
The building itself was built for agriculture use.
The applicants have owned the building since 2006 so there is no agriculture tenancy
There has not been any agriculture development in the last 2 years
The building to be converted has a footprint of 162sq metres with 2 floors 324sq metres which is well within the maximum allowed 450sq metres
There will be ample parking
Highways issues have to be met.
Contamination risk
Ecology there is no evidence of bats or birds nesting in the secured barn.
Flood risk
Location & Siting

I originally dealt with this application when permission was being sought for an agriculture building, Permission was subsequently given. I spoke to the applicant's agent who believes that this application meets the criteria.

I would agree that all are met with the exception of the highways as it states that the Pitley road is a very quiet road & vehicle movements would unlikely be no more than 20 a day, I think they have underestimated the amount of traffic using the road.

Although I do not necessarily agree with the government's change in policy to allow this to happen this application meets the criteria so I would ask Ashburton Town Council to support this application. This was seconded by Cllr Nutley. All in favour.

SUPPORT

17/00666 – Lorn Haven Business Park

Cllr Parker-Khan

Construction of additional light industrial unit with B1, B2 or B8 use with parking area and access off existing site entrance

Cllr Parker Khan's report stated:

This application is for the construction of an additional light industrial unit with B1, B2 or B8 use with parking area and access off existing site entrance and replaces the withdrawn application of 17/00309.

The existing site for the proposed building is a cleared construction site where the building of a previously approved application is underway. The applicant (Devon Tarmasters) is currently a successful business relocating to the site, they are currently seeking to significantly expand the groundworks element of the business which requires considerably more office space than originally anticipated.

The proposal will utilise the existing approved vehicular access that services Unit A and will provide sufficient parking to service the proposed offices. The unit will be a two-storey commercial building with the architectural styling and external materials that will match Unit A, in order to provide a consistent approach to the site. The proposed parking areas are to be a permeable block paved area with a full hard and soft landscaping scheme. All surface water drainage from the roof of the building will be taken to a soakaway located under the private parking area. The layout of the building has been designed to be fully compliant with part M of building regulations.

A traffic survey has been undertaken, any traffic generated by a small office of 300m squared is likely to generate little traffic and should not pose any issues with capacity or highways safety.

This is a sensible proposal that will utilise the site for an expanding local business. There are no ecological or traffic implications and the proposed materials to be used will match the existing approved building as with the previously withdrawn application. I therefore recommend that Ashburton Town Council supports this application. This was seconded by Cllr Ashford. All in favour.

SUPPORT

0153/17 – Lloyds Pharmacy

Cllr Baker

Installation of air conditioning condenser to the rear elevation and internal installation of air conditioning cassettes

Cllr Baker's report stated:

Applicant proposes to install an air conditioning condenser to the rear elevation of Lloyd's Pharmacy building and internal installation of air conditioning cassettes.

I received this application over a week ago and have attempted to contact the applicant many times but with no success. I was refused a site visit last week as Teignbridge had already done a visit –something which was rather confusing as the manager believed that another visit was superfluous! However I tried again today and was successful.

The applications are for listed building consent, (0153/17) and full planning permission (0152/17) and as DNP have stamped both applications with both numbers I too will conflate them.

The building is listed as being dated from the mid-19th Century but has been extended to the rear many times during the 20th Century.

The shopfront is obviously of recent design.

The proposed works involve the installation of an air conditioning condenser in the rear yard, air conditioning cassettes in the sales area and dispensary and pipework linking them.

The air conditioning condenser in the rear yard will be in sight of the back of Grayscourt in Stapledon lane and the applicant proposes to mitigate the appearance by housing it in guard cage painted to match existing wall colour.

The installation of air conditioning would improve the environment for both staff and customers as a member of staff commented to me that the shop was freezing in the winter and very hot in the summer.

However I am concerned about the noise level of the air conditioning Condenser impacting on the residents of Grayscourt.

I therefore recommend that Ashburton Town Council supports this proposal provided that the noise level is minimal and measurements taken.

Cllr Daw stated that he believed they should have measurements of noise made. Cllr Ashford said that there are super quiet compressors available.

Cllr Dennis seconded Cllr Baker's proposal to support the application with the condition that that noise levels are measured. All in favour.

SUPPORT

0149/17 – 20 West Street

Cllr Baker

Removal of latter 20th Century wall to ground floor kitchen and construction of half height partition

Cllr Baker's report stated:

20 West Street is a listed three-storey building which has been converted into three flats. The applicant has recently purchased the property and is in the midst of converting the building into one dwelling as it was originally when built in the early 19th century.

Applicant seeks listed building consent to demolish an internal corridor wall which is believed to have been constructed in approx. 1983 when permission was given for the ground floor front room to be converted into a shop. The proposal is to demolish the 20th century partition at the rear of the ground floor and partially reinstate the original line of the corridor. The partition would be replaced with a studwork wall 105cms high with oak studwork and shelves above with an oak beam to the ceiling.

I visited the property and discussed the application with the applicant on the evening of Wednesday 29th March.

This application would enhance and improve the internal layout of this property and so I propose that Ashburton Town Council supports the application. This was seconded by Cllr Parker-Khan. All in favour.

SUPPORT

0163/17 – Double Passage, Mill Meadow

Cllr Parker-Khan

Replacement of external doors and windows

Cllr Parker-Khan's report stated:

This application is for the replacement of external windows.

Double Passages is a detached three storey family home of a 19th Century construction (originally two cottages to the rear of 65-67 North St). The building was listed in 1973. The construction is of local limestone rubble walls under a slate roof, with feature chimney stacks that are believed to be original and unaltered. Most of the windows, particularly at the front of the property, were replaced with white uPVC units some years ago. The applicant seeks to replace the white uPVC units (many of which have 'blown' and obscure visibility), with painted soft wood windows that are more in keeping with the windows to the rear of the property and are more

sensitively designed with the original character of the building in mind. There are no neighbours that overlook the proposed replacements.

I believe the installation of painted wooden windows will be a welcome visual improvement to the existing windows and therefore recommend that Ashburton Town Council supports this application. This was seconded by Cllr Slater. All in favour.

SUPPORT

Grants of conditional planning permission NOTED

0077/17 – Tresillian, Western Road (and Listed Building Consent)

Removal of existing garden stores and addition of new garden stores located further into grounds

Tree preservation order NOTED

17/0014 – Miners Yard

Consent granted to fell tree

Appeal refusal of full planning permission NOTED

0367/17 – Cuddyford Meadow

Use of land for siting and residential use of a mobile home for a rural worker for three years

065/17 General Purpose committee Chairman's report (March)

Cllr Baker stated that the minutes had been circulated and proposed adoption of the minutes, this was seconded by Cllr Giles. All in favour.

066/17 Devon County Council (DCC) Report

There was no report

067/17 Teignbridge District Council (TDC) report

Cllr Dennis had attended a presentation on the Newton Abbot Community Transport. He also gave details of Strata an organisation set up by TDC/East Devon and Exeter Council to handle the IT of all of them. This had improved the IT of TDC. He said that the Overview and Scrutiny Committee scrutinize council policies.

068/17 Councillors' Reports on attendance at sub-committees and meetings of other organisations

Cllr Parker Khan had attended the Bank Youth Project. She stated that attendance is excellent. With the lighter evenings they will be able to do more outdoor activities. There had been a two-day first aid course at the BYP, a couple of workers attended. The Big Lottery funding comes to the end in the autumn and if they are not able to gain more funds they will be on shaky ground. They are reapplying and hopefully have enough evidence to secure more funds from the Big Lottery.

Cllr Parker-Khan had attended the Carnival meeting. She thanked all those who had supported the recent horse racing, which made a profit of £434.60. There would be a

bingo on 28th April. This year the events would include the pram racing, tug of war and the Party in the Park would be by donation rather than tickets, therefore would not exclude anyone who could not afford to come in.

Cllr Ashford had attended the Chamber of trade open evening which had been very interesting.

069/17

Correspondence

- The clerk gave details of a road closure for the Carnival procession on 1 July.
- The Caton residents would still like to meet with the town council. They had met with James Aven of DNP. Glendinnings are aware of the meeting with James Aven. There is currently an ongoing scoping survey of the Caton junction to find out what reports DNP and TDC require. Once these reports are submitted a planning application will probably be forthcoming.

070/17

Matters raised by councillors for information only or possible inclusion on a future agenda.

- Cllr Dennis gave details of problems for articulated lorries entering East Street and not being able to turn round. He said there was nothing saying no HGVs. Cllr Slater stated that they should read the Road Closure Signs when entering the town. The clerk said that Cllr Barker said they may be able to open East Street one way for the Easter weekend. Cllr Daw had spoken to a workman who had stated that this would not happen.
- Cllr Ashford stated that some of the residents at Balland Park had told him that delivery drivers could not find their houses and the area could do with a sign.

There being no further business, the chairman closed the meeting at 7.37pm.

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CHAIRMAN