



Ashburton Town Council

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

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

In attendance: The clerk and the deputy clerk. Also one member of the press and four members of the public

110/17 Apologies

There were no apologies received from town councillors. Apologies from PC Dudley and Cllr Barker.

111/17 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

Two members of the public wished to speak:

The Postmaster made a statement:

Thank you for taking the time to receive an update

On Friday 28th July Ashburton Post Office will receive an IT upgrade. There will be some service disruption and we work hard to minimise the impact to valued customers.

We will take the following actions

- Communication to valued Businesses, Residents and organisations.
- The ATM will not be affected by the IT upgrade ,
- We will open early on the morning of the works
- We will have a later mail service to meet requirements of our valued customers.
- We will support elderly and vulnerable customers who need continuity.

There also continues to be media coverage on the lack of available cash with the closure of banks and the lack of availability of cash through ATM.

We want provide absolute assurance to Ashburton Town Council and the valued residents, businesses and visitors that we will work to ensure there are always funds available.

If there was an issue with the ATM, as we experienced in April we would extend opening of the branch to offer continuation of cash withdrawal service.

Ashburton Post Office ATM is the UK's only ATM that sees us contribute 2p for every cash withdrawal.

At the end of June the fund was at £1700, if every resident and business made at least 1 more transaction in the remaining 20 days we could achieve a fund of £2000. We are not asking the good people to withdraw more money but make more transactions for the funds they need.

There continues to be much negativity in the communities who have seen their last bank close.

Ashburton traders are experiencing challenging trading conditions, we have to continue with the message Ashburton is Open for Business.

Ashburton Post Office remains committed to making a positive difference to our great Town.

We look forward to welcoming Town Councillors to the branch on July 26 to receive an update.

There was a statement from a representative of Ashburton Arts:

Ashburton Arts

- The Methodist Church is going to auction on the 19th July
- We are aiming to buy it and turn it into a centre for the arts and a hub for the community
- We have had great support, raising around £100,000 so far in donations and loans from the community
- We need your support as we move this project forward

The building

- four spaces:
- main hall and balcony - for performances, classes and for hire
- large upstairs room - for hire, classes, clubs, rehearsal and small performances
- downstairs at the front - potentially opened out for public access and commercial activity
- outside - for sitting out, pop-up cafes, market stalls, festivals

Our funding plan

- raise money from the community for the purchase to demonstrate local support
- get grants for the conversion and refurbishment costs – as capital grants are easier to obtain
- run it as a business, with charitable purposes and for community benefit because revenue funding is hard to get

We have been busy

- raising money
- getting outline designs talking to the planners
- registering a company (limited by guarantee) applying for CIO status
- preparing Heritage Statement and Impact Assessment
- getting the building listed as a Community Asset

Still busy

- setting up a website and Facebook page
- securing good publicity and PR
- preparing a draft business plan and budgets
- testing a draft programme
- researching and visiting other arts centres
- identifying funding sources
- raising ...

Potential benefits

- keeps a much loved building in public use
- brings in visitors and increases footfall in the town
- new services for the community, in the town and surrounding areas
- arts activities, especially in the evenings
- educational activities, particularly music and drama (for all ages)
- a fantastic public resource in the centre of town
- a new confidence and vitality

Anticipated issues

- protecting the heritage
- disabled parking and deliveries
- not enough/the right space for a business hub
- providing enough toilets
- satisfying everyone's expectations

What next

Once we have secured the building at auction:

- get more people involved
- register as CIO
- 12-18 months fund-raising and planning permission
... with as much use of the building as possible during this time
- then 12 months of building and renovation works
- fully open for business in 2019/20

Who is involved?

- Andy Williamson --musician and music promoter
- Frances Parffrey --lawyer and local trustee
- Nils White --historic buildings consultant and conservation planner
- Oliver Bosence --surveyor and renovator of old buildings
- Pete Bingham-- experienced arts centre manager and musician

- Sara Cobley --freelance arts consultant and fundraiser
- Simon Hooton --economic development and strategy consultant
- Su Maddock --innovation and social development consultant

Ashburton Town Council

- Will you write us a letter that we can quote on our website and when applying for grants, offering your backing and support for this project?
- Will you put some of the Town Council's reserves towards buying this building on behalf of the Community?

112/17 Declarations of interest. To receive any declarations of interest on items on the agenda.

There were no declarations of interest.

113/17 Chairman's monthly report

Wednesday 14th June saw the first charity cricket match between the Mayor's and Portreeve's XI, held at Ashburton Cricket Club. Despite the Portreeve being victorious it was a wonderful social evening for spectators and competitors alike with the bonus of several hundred pounds being raised for charity.

On Friday 16th June Cllr Irens and myself attended the AGM of Ashburton Rollers. The Rollers continue their good work in over-seeing the skate park and ensuring it is kept intact and tidy, there are potential plans to hold another skate jam next year in order to showcase the facilities on offer.

On Sunday 18th June I assisted with the breakfast for Ashburton Refugee Support Network, it was held in conjunction with the Big Get Together events held across the country commemorating the tragic death of MP Jo Cox. It was an extremely well attended event with a wonderful community feel and fantastic food, £560 was raised to go projects run by British Red Cross in Plymouth and UNHCR Refugee Agency.

Saturday 24th saw the 'retiring' of the old Royal British Legion standard and the dedication of the new one at St. Andrews Church. The last post was movingly played by John Fisher and a poignant service held, followed by refreshments at the legion hut. It was wonderful to see support from the newly formed RBL branch at Buckfastleigh.

Saturday 24th also saw the start of Carnival week beginning with the pensioners coffee morning. It was again, extremely well supported with a packed town hall, cakes and coffee a plenty along with a bountiful raffle. The week continued with the crowning of the royalty at the fete on Sunday, Bingo on Monday, a lively darts final on Tuesday, Quiz on Wednesday, Fun Run, Duck Race and the ever popular Pram racing on Thursday (as well as the odd object competition and window dressing displays), followed by a slightly damp party in the park on Friday. The sun shone brightly for the procession on Saturday with a delightful display of entrants- it was encouraging to see the streets lined with so many onlookers enjoying the passing floats and walkers. The post procession party followed, with lively music from the Blues Brothers Collective and a fabulous firework display. Sunday saw the joining of

the traditional Carnival Songs of Praise with the family service, which was an extremely uplifting time. Congratulations must go to the Carnival Committee for all of the hard work that goes on behind the scenes, in producing such a noteworthy week of events and vibrant float. I would also like to wish the Ashburton royalty every success for the rest of the carnival circuit. I must also mention the sad news that Dennis Waterman who has been organising the carnival quiz for many years has passed away.

On Monday 10th July several councillors and I met with the Caton residents in order to listen to their concerns regarding the proposed quarry extension.

A note on the Bank Youth Project. They have been looking at financial viability.

114/17 To receive the minutes of the previous meeting held on 13 June 2017

These were signed by the chairman as a true record.

115/17 Matters arising from the minutes of the previous meeting 13 June 2017

There were no matters arising.

116/17 Police report

Cllr Parker Khan read the police report:

I wish to update you on Policing matters in the Town over the past month.

84 incidents were recorded. 18 of these concerned the A38. Another 4 were in the Town and surrounding area.

No incidents of anti-social behaviour were reported.

23 crimes were recorded. These included -

- 5 offences of common assault
- 3 crimes of criminal damage
- 6 thefts from motor vehicles - these have primarily been to Ford Transit vans, tools and equipment being stolen.
- 1 burglary was recorded - a break-in at St Andrews Church on 3rd July. This is linked to similar offences elsewhere in Devon and enquiries are continuing.

A male was arrested for drink driving close at Peartree on 17th June.

A 25yr old male from Roborough Terrace was sentenced to 15 weeks imprisonment at Torquay Magistrates Court on 23rd June. This was following his conviction for criminal damage offences in the Town centre earlier in the year. I am still pursuing a Criminal Behaviour Order against this male in an effort to further protect residents.

I'm sure that you are aware that PCSO Robbie Mangham has now left us to begin training to be a Police Officer. He will initially be based at HQ Exeter and then Totnes. He was an asset to the Town and enjoyed working here. I wish him all the best in the next stage of his career.

I can be contacted at Conway House Ashburton via the central no.101.

The totally confidential Crimestoppers no. 0800 555111 can be used to pass information to the Police. The Neighbourhood Team can also be contacted via e-mail Teignbridge@devonandcornwall.pnn.police.uk

117/17 Finance Committee Chairman's report (June)

The minutes had been circulated. Cllr Distin proposed adoption of the minutes, this was seconded by Brewer. All in favour.

The clerk stated that the new CCTV camera would be fitted on 25 July 2017.

118/17 Planning Committee chairman's report (June)

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

Planning applications for consideration

0318/17 and 0314/17 – 12 East Street

Cllr Baker

Change of use to dwelling including repairs and alterations

Cllr Baker's report stated:

These applications are 0314/17-full planning permission for change of use of a redundant printing workshop and ancillary accommodation to a single dwelling and Application 0318/17 for listed building consent for alterations to a listed building.

As DNP have subsumed both applications into one for ATC to comment on I assume that my report covers both.

The Old Printworks are behind the shop at 12, East Street and applicant seeks a change of use to form a dwelling with repairs and refurbishment of existing partly 17thC and partly 18th C building and demolition of single storey rear extension. The extension dates from approx. 1960's and is of no architectural merit. The demolition of this extension would facilitate a courtyard garden for the proposed dwelling.

The proposed dwelling would need expert refurbishment and repair owing to the parlous state of the structure. Indeed when I made a site visit on 8th July and discussed the applications with the applicant's partner the top storey was inaccessible due to the rotten floor timbers and the staircase was very fragile with missing floorboards on the landings. The building has not been used for many decades, for example, ivy was growing through the windows on the first floor.

Applicant proposes to convert the Printworks which are three storied, into a four bed roomed, with two bathrooms, dwelling with a courtyard garden. The building on the West side has slate hanging on one section and timber cladding on the main portion of the side elevation. As the building is landlocked between BYP, the Red Mullet on St Lawrence Lane and 14, East Street this was the only side I was able to view. This section has mullioned and sash windows dating from the 17th and 18th Century. The Planning documents include a detailed report by a structural engineer, an ecology bat and bird report, a conservation specialist repair guideline schedule and a 10 page Heritage Impact assessment report.

Wherever possible the original features, such as windows and timberwork are to be restored and any new building materials used are to be like for like wherever feasible e.g. identical quarried slates on slate hanging may not be found for replacements as original quarry closed so as near as possible in appearance slates will be sought.

The Heritage reports make it clear that any repair and restoration has to be done under DNP's conservation officer's guidance.

These applications seek to provide a sensible use for and restore a building of historic interest which, if left for many more years in its unused and unrestored state, may otherwise be lost as a historic asset to Ashburton.

One close neighbour has requested that a caveat be placed on the applications as he is concerned that any building works, scaffolding etc. may cause damage to the rear wall of his property on St. Lawrence Lane so I propose that this comment and request be brought to DNP for their consideration.

Cllr Baker confirmed that the shop and flats at the front are not part of the application and that the application itself did not have any parking but was for one dwelling only.

I propose that Ashburton Town Council supports these applications. Seconded by Cllr Ashford. All in favour.

SUPPORT

0313/17 – 41 Rew Road
Replacement dwelling

Cllr Parker-Khan

Cllr Parker-Khan had not been able to complete a report and requested that this be deferred and done under delegated powers.

0326/17 – Land at Ausewell Common
Erection of agricultural building

The clerk had secured an extension from Dartmoor National Park and this would be dealt with at the next planning meeting.

0299/17 – 12 North Street
Proposed alterations to existing commercial premises

Cllr Parker-Khan

Cllr Parker-Khan's report stated:

This application is for proposed alterations to existing commercial premises.

12 North St is a Grade II listed building located at the lower end of North St in a prominent town centre position, formally known as Best Cellars. It is of mixed construction with part block/stone rubble walls with rendered timber framed walls at the front and rear. The ground floor shop frontage is a hardwood timber frame with a large area of glazing and a side door entrance.

The proposal is to remodel the existing ground and first floor layouts, to remove the existing exterior awning and to redecorate the north elevation. The ground floor will be converted to provide a more open plan area with the introduction of new structural supports to bear the weight of an extensive chimney breast on the first floor, these will sit on the existing brick piers. The ceilings have been re-plastered using lime plaster and traditional application methods. There will be the removal of some doorways to open up the space.

Much of the proposed works had been done by the time of the site visit, they have been conducted to a high standard and have improved the general appearance of the building. The shop front has been redecorated sensitively and provides a fresh appearance. Materials used have been chosen to reflect the characteristics of the building and materials retained from the site have been reused where possible.

This application has provided much needed structural support to the building while improving the space for improved business viability, it has been done in a sensitive manner which compliments the existing building, and I therefore recommend that Ashburton Town Council supports this application. This was seconded by Cllr Daw. All in favour.

SUPPORT

0302/17 – 1 Stonepark Terrace

Cllr Nutley

Erection of garden shed to side of dwelling

Cllr Nutley's report stated:

The application is for the erection of a garden shed to the side of the dwelling.

The proposal is to erect a large timber garden shed, materials to be used are tanalised timber with T&G cladding and a black rubberised roofing material.

One solid door will be fitted to the side of the shed and a glazed door and window to one end. There is a small window on the other side of the shed which faces the neighbouring property. At the moment, there is a very old and dilapidated unsightly style plastic covered greenhouse which will be removed in order to erect the garden shed.

Unfortunately, the adjacent neighbours were out when I called to discuss the application. However, they do not have any windows on the side of their property which will be obscured by the garden shed and should not be affected in any way by its construction.

The only objection I would have is that the small window in the side of the shed which does look over the neighbouring property is removed. (the DNPA may have other views on this).

With this taken into consideration, I feel this will not have any detrimental impact on the neighbours or the surrounding area.

I therefore propose that Ashburton Town Council Supports the application. This was seconded by Cllr Irens. All in favour.

SUPPORT

Grants of conditional planning permission - NOTED

0235/17 – Badgers Barn, Ashburn Close

Extension to existing dwelling

0207/17 – land at Ausewell

Change of use of agricultural land to equestrian to provide outdoor arena

Certificate of lawful use of development - NOTED

17/00981 – Pitley Farm

Certificate of lawfulness for existing use for storage and breaking of cars and commercial vehicles for resale of parts

Withdrawal of planning application - NOTED

0224/17 – Wee Furzeleigh Cottage

Residential use with garden and paddock

0291/17 – Hooks Farm

Alterations to existing garage

Tree preservation order - NOTED

17/0036 – 46 Miners Close

Consent granted

119/17 General Purpose committee Chairman's report (June)

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

050/17 – The clerk had attempted to contact the Enforcement Team for a meeting but had not had a response back.

He was asked to follow up on this.

120/17 Devon County Council (DCC) Report

There was no report.

121/17 Teignbridge District Council (TDC) report

Cllr Dennis had attended the Overview and Scrutiny committee and had a presentation on scrutiny. He had been elected chairman of the Regulatory and Appeals committee. They had been scrutinised a policy on Rickshaws in the Powderham area. He had been delighted to attend the opening of a new garden at Woodlanders.

Cllr Nutley had also attended the Overview and Scrutiny training on gypsies and travelers and gave details:

About Gypsies and Travellers

Most people know very little about the 5000 Gypsies and Travellers living in Devon. The population in Teignbridge comprises mainly of English Romany Gypsies and New Travellers, with a small number of local Irish Travellers in the district.

These days, the majority of Gypsies and Travellers live in houses rather than caravans or vehicles; for many this was due to the change in law with regard to common land in the 1960s; education and health concerns are other reasons

Haldon ridge traveller site

Early in 2012, the Homes and Communities Agency allocated £1.2m to provide a 15 pitch traveller site at Haldon Ridge with proper facilities. The site has been open since early December, 2015 and the new site consists of residential traveller pitches with utility blocks that have a shower, toilet and small kitchen area, as well as a storage shed.

Cllr Nutley had attended the South Devon and Dartmoor Community Safety Partnership on Friday. Teignbridge and other authorities were invited to attend and out of the 46 councillors on Teignbridge, only two of us attended.

This was an interesting morning and after the initial introductions we were split into groups to give our thoughts on policing, crime prevention and other topics. We will be getting the feedback on this in due course and I will report on this when I receive it.

Cllr Nutley also passed around a Link Support Service leaflet on dementia and poverty.

122/17

Discussion on the removal of damaged benches from Bovey Memorial

The clerk had tried to get Teignbridge Council to replace but unfortunately these are not on TDC land and they are the responsibility of Ashburton Town Council. The clerk said they would need removal as they are dangerous and wondered if the town council could offer these sites to people who wanted to put a memorial bench in the town. Councillors discussed in detail and it was proposed by Cllr Daw that the benches be offered to residents and that this is advertised noting that they upkeep of the benches would not be the responsibility of the town council, this was seconded by Cllr Brewer. All in favour.

Clerk to organise removal of benches and advertise as requested.

Cllr Dennis said he may be able to remove the old benches and take to South Devon Railway to use as firewood.

Cllr Daw stated that there are other benches in the town that need repairs and this should be pursued. The clerk would follow this up.

123/17 Councillors' Reports on attendance at sub-committees and meetings of other organisations

Cllr Ashford had attended the Chamber of Trade meeting and was pleased to see so many people attend. The main discussion was on the food festival and how to make up the shortfall of losses the organiser had accrued.

Cllr Dennis stated he had been re-elected chairman of the Christmas Lights committee and work is ongoing.

124/17 Correspondence

- i. Email from resident re parking on pavement at the doctors' surgery. The resident had also sent a copy of a letter from Alliance Healthcare who delivers medicines to the surgery. They had apologised and given assurances that they would not park on the pavement again. The clerk was requested to write to the resident thanking him for his efforts and the positive outcome. This was proposed by Cllr Parker-Khan and seconded by Cllr Nutley. All in favour
Clerk to write to resident

125/17 Matters raised by councillors for information only or possible inclusion on a future agenda.

- Cllr Irens requested that Ashburton Arts/The Methodist Church be placed on the next GP agenda.
- Mr Beasley of DNP had asked for a tree to be cut down in Ashburn Gardens and this had now been done.
- Cllr Parker-Khan stated that the Ashburton and Buckfastleigh Hospital League of Friends is still active and hoping that the hospital will be used for health and well being. Out of interest a hospital in North Devon had had its beds reinstated. The LoF's AGM is on 17 July and would like to see as many people as possible.
- Cllr Parker-Khan said that she had passed through the rear of the churchyard and it was in a bit of a mess where trees had been pruned and left where they dropped. Cllr Baker said that this is done by volunteers and they have terrible trouble getting rid of the branches etc. Cllr Parker-Khan asked for this to be put on the next Finance and Town Hall Buildings Committee for the discussion of this and also the boundary walls, which are in need of repairs.
- The clerk stated that the meeting he was trying to arrange with a churchwarden discussions re the churchyard. Dates had not so far been compatible and he was hoping to arrange for September.

There being no further business, the chairman closed the meeting at 8.19pm.

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CHAIRMAN