



Ashburton Town Council

**MINUTES OF THE FULL TOWN COUNCIL HELD ON TUESDAY,
13 MARCH 2018 AT 7.30PM IN THE COUNCIL CHAMBERS OF
THE TOWN HALL**

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

In attendance: The clerk and deputy clerk, Cllr Barker
Also one member of the press and 11 members of the public

Prior to the commencement of the meeting, Cllr Parker-Khan paid tribute to former councillor Tony Pugh. She stated: It was with great sadness we marked the passing of former town councillor, Tony Pugh, on Monday 5th March. Although an occasion of much sorrow, it was also a celebration of the full and enigmatic life he had lived.

Tony was fully integrated into the life of Ashburton. He was Scout Master & Town Crier for many years as well as being heavily involved in the Carnival and the Courts Leet and Baron Juries.

Tony became a town councillor in 1991 and was mayor in 1994/5, 2004/5 and 2008/9, and Portreeve in 2006/7. He also worked for Glendinnings for 38 years.

Tony was a man that spoke his mind, whether you agreed with him or not, but would only comment after careful consideration of every situation. Tony was a gentleman, who gave of himself freely – he will be sorely missed.

There was then a minute's silence in memory of Tony Pugh.

041/18 Apologies

Apologies were received from Cllr Slater who had a work commitment and Cllr Ashford who was on annual leave. Acceptance of the apologies was proposed by Cllr Baker and seconded by Cllr Nutley. All in favour. Also apologies were received PC Dudley.

042/18 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.

043/18 Declarations of interest. To receive any declarations of interest on items on the agenda

There were no declarations of interest.

044/18 Chairman's monthly report

Cllr Parker-Khan's report stated:

On Tuesday 27th February, I along with our Town Clerk, deputy and several other councillors attended a meeting around Ashburton commemorating World War One with members of the Royal British Legion. There are currently various activities at planning stage, which we hope will engage all aspects of the community in sensitively remembering the fallen of the First World War. There will be some fundraising events happening in the lead up to Remembrance Sunday, so please keep an eye out.

Thursday 1st & Friday 2nd March saw some of the worst weather we've had for years. Heavy snow and freezing temperatures meant the town became inaccessible for any vehicles but 4x4s. The snow wardens and their team had prepared for the worst and were able to strategically salt particular areas. Particular thanks to John Fisher as head warden along with Bruce Broughton and Stuart Strasdin who worked out in the cold, tirelessly, to ensure salt was in plentiful supply and that hot meals and essentials were being delivered to the elderly. Once again, the community spirit within the town was incredible and certainly helped ease the difficulties for some of our most vulnerable residents. A debriefing meeting around what worked well and what could be improved might be useful.

On Saturday 10th March I attended the Cancer Research Big Breakfast. The Town Hall was packed and full of the delicious aroma of fried bacon. It was a fantastic event that has hopefully raised a significant amount for such a worthy charity.

I attended the Commonwealth Raising of the Flag ceremony at Forde House on Monday 12th March. It was well attended by Teignbridge dignitaries along with students from Coombeshead Academy and South Devon UTC. The ceremony was replicated right across the Commonwealth at 10am local time and seeks to encourage unity, understanding and tolerance across the nations.

I also attended the Bank Youth Project management group meeting on Monday. There are currently conducting an evaluation review, looking at practice and governance of the charity, its strengths and areas of development. It was interest to reflect on what happens at BYP and how much poorer the town would be without the services they provide to our young people. As ever, funding remains an ongoing issue. The cookery school have decided to donate their dining club charitable monies to help support the local meals on wheels service, this will mean a several thousand pound shortfall in income for BYP. BLF is in the process of being applied for, which hopefully will ensure some stability for future years.

Finally, just a quick reminder that I have a Civic Event on Saturday 7th April-I hope to see as many of you there as possible (there will be cake!)

045/18 Presentation of community awards

Cllr Parker-Khan presented four awards to four members of the Bank Youth Project.

Jodie Fleming.

For her unwavering and reliable help as a senior helper at the BYP. She has given a huge amount of her time and support to not only the staff team but also the younger children. She is a great activity leader and communicator.

Naomi Grote.

Naomi has been a great helper and supporter of the BYP for many years. Always putting her hand up to help, lifting everyone's spirits her sense of humour and enthusiasm. She has also been a senior helper for some time.

Dean Coleman,

Dean recently stepped in unexpectedly to help and support a member of the BYP who had unfortunately managed somehow to dislocate his knee whilst dancing, and was subsequently in great pain. Dean stayed with him for some time and calmed him until an ambulance finally arrived, and he assisted staff, and parents.

Nicholas Ashplant

Nick is an ex, and well respected member of the BYP. He decided to volunteer his services as a well-known local DJ to provide a Disco at the BYP over two sessions. This turned out to be a huge success for all the age groups, especially the younger ones. 'Nick' did a really good job of engaging with all the young people and those with mental health issues so that they could also take part and have fun.

046/18 To receive the minutes of the previous meeting on 13 February 2018

These were signed by the chairman as a true record.

047/18 To receive the minutes of the previous meeting on 13 February 2018

These were signed by the chairman as a true record.

048/18 Matters arising from the minutes of the previous meeting on 13 February 2018

There were no matters arising.

049/18 Police report

In the absence of PC Dudley the clerk read the police report:

I wish to update you on Policing matters in the Town during the last month.

41 incidents were reported. 10 of these concerned the A38 and included a 4 vehicle collision near the Linhay Northbound on-slip on Friday 9th March.

3 traffic related incidents were reported in and around the Town.

No incidents of anti- social behaviour were reported.

8 crimes were recorded. These included -

4 offences of criminal damage. 2 of which were to an address in Dolbeare Road. Another related to paint being sprayed on a fence at Ashburton Football Club on 26th February.

1 offence of common assault.

1 theft - a small amount of cash was stolen from a car on Eastern Road between 1st and 4th March.
No burglaries were recorded.

You may recall that a burglary was reported to St Andrews church in July 2017. This was one of a series of 12 similar offences which were committed throughout Devon during June and July. A 25 year-old foreign national was identified as being responsible and has since fled to Europe.

There will be a Police Surgery at the Information Centre on 13th March and 17th April from 10-11am.

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

050/18 Finance and Town Hall Buildings Chairman's report

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

051/18 Planning applications for consideration

0088/18 – 39 Balland Park

Cllr Parker-Khan

Garage conversion to create bedroom, extension to porch and replace conservatory with single storey rear extension

Cllr Parker Khan's report stated:

This application is for a garage conversion to a bedroom, porch and single storey rear extension.

39 Balland Park is a detached bungalow which currently has a living room, 2 bedrooms, bathroom, kitchen attached garage and a conservatory that looks out on to the rear garden. The accommodation is small and the layout is not conducive to modern family living, the applicant wishes to modestly alter the internal layout by replacing the existing conservatory with a single storey rear extension that will enable better use of space to incorporate a usable kitchen/dining area. The south facing elevation adjoins the neighbouring garden, however a high level window as a replacement for the glass conservatory ensures that the neighbours will not be overlooked. The garage conversion to a bedroom and small porch extension at the front of the house will also provide a much needed increase in accommodation and provide suitable storage.

The proposed materials are in keeping with the local vernacular and there have been several other extensions to bungalows in this particular cul de sac. The proposed increase in footprint sits well below the 30% permitted development limit and is therefore compliant with the DMD24 policy. I attempted to contact the neighbours, however no one was present on either occasion.

This is a small, sensible proposal that will improve the functionality of the building to enable a usable family home to be created, I therefore recommend that Ashburton Town Council supports this application, this was seconded by Cllr Daw. All in favour.

SUPPORT

18/00383 – Land at Chuley Fields
General purpose agricultural building

Cllr Baker

Cllr Baker's report stated:

This application is for a general purpose agricultural building.

Applicant owns 16 acres of land at Chuley fields and rents a further 8 acres of grassland for sheep grazing. Applicant intends to use this building to provide undercover storage for agricultural machinery, livestock and animal feed. There is an existing large building and applicant proposes to place the new building adjacent to this in the Western corner of the field. The proposed building will measure 22.5m by 9m, 3.6m to the eaves and 4.8m to the ridge. The building will comprise concrete blocks to 1.5m with box profile cladding above and a fibre cement sheet roof.

I discussed the application with applicant's agent on Friday 9th March and visited the site that afternoon. The land is accessed via a track parallel with the A38 west bound carriage after the Whistley Hill turn off for Broadhempston. The site is well screened from the road and town by a Devon hedge and bank. This application seems sensible and necessary for the applicant's agricultural business I therefore propose that Ashburton Town Council supports this application, this was seconded by Cllr Nutley. All in favour.

SUPPORT

0093/18 – Land at Lower Bowdley

Erection of stables and change of use of land for keeping of horses for recreational use (report copied to councillors)

Cllr Nutley

Cllr Nutley's report statement:

The proposed application is for the erection of stables and change of use of the land for keeping of horses for recreational use.

I did a similar report at the application address in June 2016, application number 0269/16, this was approved by the DNPA. The applicant for this application has since sold the land and new owners have submitted a new planning application as described above.

The site is in a rural location with no residential accommodation. Access to the site which has good visibility is by way of a 6m wide entrance with large steel field gate and wicker gate set back from the highway. The site looks out over open moorland and the proposed stable building is surrounded by mature trees and hedgerows, there are no

residential properties close to the site or in the far distance. In the adjacent field there is a large stable building which also has a large paddock and a separate sand school area. There are a number of stable buildings of varying sizes in many of the surrounding fields.

The proposed stable building which will sit on a smooth concrete base consists of four stables, one of which will double-up as a tack room. The building will be a timber portal frame clad on all elevations using natural timber boarding, the roof will be covered using Anthracite Grey coloured corrugated fiber cement. Water run off from the roof will go to a soakaway.

The proposed development of the stables will have no adverse impact on the surrounding area and will sit well within the proposed location.

Having had the previous application approved by the DNPA I see no reasons in objecting to this application. I therefore propose that Ashburton Town Council supports this application, this is seconded by Cllr Dennis. All in favour.

SUPPORT

0098/18 – The Old Court House, St Lawrence Lane

Cllr Nutley

Replacement of two upstairs windows
(report copied to councillors)

Cllr Nutley's report stated:

This is a Grade II* Listed Building and the application is a Listed Building Consent with the proposal to replace two upstairs windows.

The two softwood upstairs windows are in a poor state and beyond repair, the proposal is to replace these with like-for-like materials with a painted white finish.

Being unable to make contact with the applicant, I did visit and was able to see the state of the windows. There was no requirement to visit neighbours due to the nature of the application.

I therefore propose that Ashburton Town Council supports the application, this was seconded by Cllr Irens. All in favour.

SUPPORT

Grant of application for prior approval - NOTED

18/00036 – Land at Pitley Hill

Change of use of agricultural building to a dwelling

Planning applications dealt with under delegated powers - NOTED

18/0013 – TPO Miners Yard

Cllr Baker

Sycamore – remove four lower branches and cut back lateral growth on remaining low limbs by 2m.

Cllr Baker's report stated:

Applicant proposes to crown lift and prune a large sycamore in the back garden of their dwelling at 52, Miners Close.

I visited the site and discussed the application with the applicant on the morning of Wednesday 28th February. The rear garden is terraced and the sycamore tree takes up a large proportion of the garden. Crown lifting and pruning this tree would increase light levels to both the garden and house yet maintain the tree in the wider landscape setting.

I therefore propose that Ashburton Town Council supports this application.

SUPPORT

0078/18 – WF Wills Ausewell (Torque GT Ltd)

Cllr Nutley

Erection of a covered vehicle parking area

Cllr Nutley's report stated:

The application is for the erection of a covered vehicle parking area.

The proposed building measures 28.200m x 13.200m and 4.200m to the eaves. Construction will be of steel frames with block walling to two sides and the east end elevation, the roof to be 40mm core box profile composite cladding and Goosewing Grey in colour. The west end elevation will be an open end. The block walling will be painted to match the existing office and workshop. The workshop being a much large building than the proposed application.

The proposed building will be for a vehicle storage and distribution depot. At present, the vehicles are stored outside and open to all the elements.

The area of the proposed building is surrounded by mature trees and hedging and the existing buildings. The only neighbour in the area will not be affected by the proposed application.

This is a thriving business employing 10 full time staff and I see no reasons for objecting the application.

I therefore propose that Ashburton Town Council supports the application.

SUPPORT

0066/18 – 6 East Street (full planning permission)

Cllr Nutley

Change of use of rear building and rear courtyard to mixed use comprising A1 (shop), A3 (restaurant/café) and B2 (workshop) and internal alterations

Cllr Nutley's report stated:

The application is for Full Planning Permission with a proposal for a change of use of the rear of the building and rear courtyard to mixed use comprising A1 (Shop), A3 (Restaurant/cafe) and B2 (workshop) and internal alterations.

6 East Street is a two-story Grade 2 listed building which sits within the conservation area. The front section on the ground floor has been let-out since 2001 to 'Tess Designs' as a gift shop. Barns Kitchens rented the rear section as a workshop until moving out in October 2015.

'Tess Designs' were given permission to extend their retail premises in 2016. In November 2017 approval of a planning application (0464/17) was given by the DNPA for change of use of rear workshop to workshop/retail, provision of tea room facilities and provide toilet facilities. Although a new dividing wall will be constructed which will also have a fire escape door fitted, 'Tess Designs' will not, at the present time be extending beyond their existing wall. They will however, be installing the lavatory with disabled access.

The application site is accessed from St Lawrence Lane through double doors which are adjacent to the Post Office. The proposal is to remove an existing toilet, block walls and a concrete plinth. This will then become a small kitchen area for the preparation of food and drinks, it will be fitted out with a sink, cooker and fridge. There will be a high level extraction duct fitted with two in-line filters in the system which will reduce any odours being emitted from the unit. A toilet with disabled access will be constructed within the building and will be on the other side of the party wall of Tess Designs. There is a courtyard to the rear of the building which is accessed through existing timber glazed doors, it is proposed to replace these with dark grey aluminium bi-fold doors. In the 'Statement of Significance' it says that the courtyard area would make a perfect cafe/restaurant space and would be used to serve a selection of hot and cold drinks, snacks and full meals. It also states that it would be an ideal space to sell ornamental and architectural palms and sub-tropical plants.

The main area would be used for the retail side of the business selling bespoke industrial furniture, handmade lighting, decorative items, jewellery, clothing and artwork.

It is proposed to employ 5 full time and 2 part time staff, the proposed opening hours for the business is, Monday to Friday 08.00hrs to 23.00hrs and Saturday 08.00hrs to 23.00hrs. The business will be closed on Sundays.

Having visited and spoken to a number of residents and two businesses whose properties overlook the application site, only one business said they would be happy to support the proposed application as it would bring more employment for local people and would add another business to the town. The other business whose owners live above their shop, objects to the application as the courtyard, if being used as a dining area would create noise from people talking, possible noise from the kitchen, extraction system and the movement of

tables and chairs, especially being open until 23.00hrs. They were also concerned with the possibility of light intrusion as lighting would be required for those dining in the courtyard.

Having spoken to residents that will most likely be affected, all have made similar statements. One resident living in Mill Path has concerns as their bedroom window looks directly across into the courtyard. Another resident living in Kemp Mews has the same view of the courtyard and also raised concerns. One resident living in St Lawrence Lane will be even more affected, as their bedroom window is only 10 meters approximately from the courtyard. They strongly object to the application and will be writing to the DNPA with their objections. The properties in Mill Path are owned by Teign Housing Association, having spoken to their housing manager who is responsible for the properties in Ashburton, said, they would visit their tenants to discuss the application and would raise any concerns they have directly with the DNPA.

I have spoken to the Case Officer at the DNPA and was told they are still waiting for the environmental report, I was also told they would be visiting residents within the area of the application site.

I do have concerns with the application before us in regards to the possible noise and light intrusion from the courtyard, I'm also a little concerned with possible odours from the extraction system being vented towards a neighbouring property. Food waste that would only be collected once a week would have to be stored in the courtyard and may become a concern on environmental grounds.

Having looked and taken into consideration the views of residents and businesses and my own concerns, find myself in a difficult position. I feel that if the courtyard became the retail area for the various plants etc, and a dining area was within the main building, I would not be in a position to object the application. I would however, suggest that the DNPA Development Management Committee may wish to make a site visit.

I have always been at the forefront in supporting businesses and to see employment opportunities for local people. I am sure this could become a very successful business and would encourage the applicant to relook at the layout of the proposed plans.

It is therefore, with regret, I propose that Ashburton Town Council objects to this application.

OBJECT

0066/18 – 6 East Street (listed building consent)

Cllr Nutley

Change of use of rear building and rear courtyard to mixed use comprising A1 (shop), A3 (restaurant/café) and B2 (workshop) and internal alterations

Cllr Nutley's report stated:

The application is for Listed Building Consent with a proposal for a change of use of the rear of the building and rear courtyard to mixed use comprising A1 (Shop), A3 (Restaurant/cafe) and B2 (workshop) and internal alterations.

6 East Street is a two-story Grade 2 listed building which sits within the conservation area. The front section on the ground floor has been let-out since 2001 to 'Tess Designs' as a gift shop. Barns Kitchens rented the rear section as a workshop until moving out in October 2015.

The applicant, after having had discussions with the DNPA Case Officer, decided that a new application for listed building consent and change of use was required. The applicant has complied with Policy DMD8 with a detailed written Statement of Significance which is required to be submitted for this type of application.

I see no reasons in not allowing listed building consent and I therefore propose that Ashburton Town Council supports the application.

SUPPORT

0064/18 – 34 Westbrook
Erection of two-storey side extension

Cllr Daw

Cllr Daw's report stated:

I attended site at 15.00hrs on Monday 12th February and spoke to the applicant.

This is an application to add a two storey extension to the gable end of a semi-detached 3 bedroom Cornish Unit.

The extension will provide an additional large separate family living area leaving the existing small living area for the children.

The first floor extension will accommodate two extra bedrooms one single and one double with a large upstairs landing. Attached to the rear of the side of the extension will be a small brick built flat roofed Utility and WC room.

The extension to measure the same width as the gable end and extended by 3.5m to the side. The roof ridge to match the existing.

The materials to be used match the existing with the ground floor being yellow brick and first floor walls to be clad in clay tiles. The extended roof to be also in clay roof tiles with windows and doors being UPVC.

The extension will provide separate accommodation for a large growing family. There is no problem with access and there is adequate off street parking.

An ecological appraisal was completed and no evidence of bats or birds was found.

The property is tucked away in the corner of an estate where other properties have had extension.

The immediate neighbours have raised no objections to this application.

I propose that Ashburton Town Council supports this application.

SUPPORT

052/18 General Purposes Committee Chairman's report

The meeting in February had been cancelled due to bad weather and therefore there was no report.

053/18 Devon County Council report

Cllr Barker stated that the full council had endorsed the cabinet budget with increases to adult social care and children's services.

DCC are continuing to campaign on the inequality for funding for fairer funding from government. This is the last year of council tax support grant. If Devon got the average for all local authorities it would get another £211 million. In terms of capital funding for transport infrastructure, for every £100 that is spent in the south east, Devon gets £7.50. Also, Devon has inherited a debt of £507 million but cannot pay this off as the early redemption premium would include all the interest until the end of the term in 2025. Interest rates are around 6,7,8%.

DCC has reduced running costs and back office costs. The area that is now occupied by DCC in terms of services has reduced by 30% in the last five years and in terms of the running costs of the buildings and estate that is occupied by DCC that now has a reduction of 39%.

There had been difficult times with the weather for Highways. One issue had been about how to deal with emergencies especially for vulnerable and DCC had seconded all the 4x4s that County own, plus there had been volunteer 4x4 drivers. All the care providers worked together.

The weather has left the roads in quite a bad state. Cllr Barker had been looking at finalising the list of roads. There was extra money available and there were some areas in Ashburton that were on the list including an area behind the town hall and Emmetts Park, those are the worst areas but there are three or four areas that will be dealt with in the new year.

DCC has been successful in getting the 100% pilot on business rates which will give DCC £16.6million extra. This money has to be used for creating economic growth.

Cllr Barker stated that a statistic regarding wages was that in the Ashburton/Buckfastleigh area there are 24 unemployed.

054/18 District Council report

Cllr Nutley stated that he had had the strategy performance report. Most is on track or projects completed. There are some areas of concern but the council is performing well. Recycling is now up to 55.7%. 33% take up on the green bin collections. Black bins are at 49%. Food waste 21.5% and general waste 9.3%. On the whole going quite well.

There was a presentation on energy. Cllr Nutley had information which would be passed to councillors.

Cllr Dennis stated that several months ago he had asked the Overview and Scrutiny Committee about the quality of air in Ashburton. He had a reply from TDC and this would be forwarded to councillors. There are two interesting points and one is that a survey was done in two points, one at 20 East Street and one at Hares Lane. The survey showed

there is nothing to worry about and they consider all the areas of Ashburton safe. This is the only survey they have done in the last 11 years. Cllr Dennis had mentioned Balland Lane and the amount of traffic that uses it. At rush hour it increases but does not reach any level above the national objective target. Even if there were significant build up of traffic pollution for short periods, the typography of the streets of the college is such that they do not provide any realistic or safe alternative routes. Because it is open and there is a lot of wind up there, any pollution is quickly dispersed.

Cllr Baker asked why they did not do the playground at the primary school due to its proximity to the A38. Cllr Dennis said he had no idea, he would ask.

Cllr Dennis stated that one of the great things about being the vice-chairman of TDC was being invited to some fantastic events and recently he had attended the Imperial Hotel Torquay for the South Devon College Apprentice of the Year Awards and it was great to see the young people, the apprenticeships being taken up, they are so motivated by their careers. In the near future he would be presenting awards at the Teignmouth and Dawlish Dramatic Society.

Cllr Barker stated that TDC and East Devon are vying to be the best recycler in the county. TDC has been the highest. Devon is the third best recycling authority in England. Because of the reductions in the New Homes Bonus and in the rates support grant. Council tax now that is factored and charged, pays for the cleaning, recycling and waste collection. Anything else that TDC provide has to be found from other income, either from rents or from car parking.

055/18 Dartmoor National Park report

The clerk stated that he had been informed by the officers at the National Park is Cllr Stuart Barker. Cllr Barker stated that there have been a number of discussions with the National Park about how this system should work. There was no meeting because of the weather to sort out the final details but the letter was sent out anyway. Ashburton's parish representative is going to be a link with Buckfastleigh (not Cllr Barker) and I am to be the link here until something is decided if this is the best system or not. It does not mean that I can represent you as such all I can be is a link and tell you what is going on. But obviously I haven't anything to report.

056/18 Increase to TDC parking charges

The clerk gave details of the increases to car park charges:

Short term

Half an hour, from 40p to 50p
Up to one hour, from 60p to 70p
Up to three hours, from £1.20 to £1.30

Long term

Up to 5 hours, from £2.10 to £2.20
All day, from £3.20 to £3.30

It was noted that car parking charges in Ashburton are cheap compared to other areas of Devon.

Cllr Nutley stated that in comparison to Tavistock are going up horrendously. The income from car parks is used to fund other areas.

Cllr Daw asked why the car park is not having meters that give change as TDC make a big profit by not giving change. Cllr Barker stated that there have not ever had given meters that give change and they are not on the market, the meters that give change are pay on exit car parks, that would take out at least one if not two spaces from the car park. Cllr Barker also stated that there is not a lot of money made from not giving change. Parking meters have a big sign saying this machine does not give change. There is also the opportunity to pay by phone or card, with no additional cost. Any money made out of car parks goes into the calculation that they make each year when they look at the changes to car park prices. Cllr Barker believed that around £30,000 was made and had been going down since they had introduced paying by card or phone. That figure would go down to almost nil and fines had been reduced because they can pay at the machine if they wish.

Cllr Nutley stated that to install the barriers would put up car parking charges by more because the installation would be extremely costly. The change of meters to ones where you had to put the last three digits of your registration number cost £18,000 to change them.

057/18 Highways sensitive street review

The clerk stated that this had been sent to councillors and would be taken to the GP meeting for further discussion.

Clerk to place on next GP agenda

058/18 Councillors' reports on attendance at sub-committees and meetings of other organisations

Cllr Vogel reported on the community land trust meeting:

On Thursday 15th February 2018 a meeting was held under the guidance of Amy Luxton (TDC Housing Enabler) and Alan Fox (Consultant to South Devon Rural, and the National Community Land Trust Network) at which the Town Council, the public and three directors of the Ashburton Development/CL Trust were present.

At the meeting it was agreed to form a Steering Committee to start the process of forming an Ashburton Community Land Trust that is compliant with the 2009 Housing Act and subsequent emerging legislation. I was nominated as Acting Chair and those present - Cllr Brewer and Baker, Rupert Baker, Barbara Dunball and Harry Stanifield agreed to be on the Committee and Bruce Broughton Town Clerk as Secretary.

Options for future development were discussed including, Social and Affordable rents, part ownership and direct development by a CLT, as well as appointing managing agents.

It was agreed that ACLT would apply to Teignbridge District Council Housing for an enabling grant to assist with promotional coats and registration with the National Community Land Trust Network, to receive the legal model constitutions for consideration. The maximum grant of £2500 has been received by the Council.

In order to promote awareness of what a Community Land Trust is, who might qualify for inclusion on a housing list, and who may wish to serve as directors or offer professional services, it was agreed a working definition of a CLT was needed and a stall at the Mayor's Civic event to launch the process- and lead to a public meeting.

Membership of the National Community Land Trust Network has been granted.

Members may wish to consider the following definition of a CLT based on the Statutory Definition for a CLT is in S.79, Chapter 2, Part 2, of the Housing and Regeneration Act, 2008...

'Community Land Trusts (CLTs) are a form of community-led housing, set up and run by ordinary people to develop and manage homes, as well as other assets. CLTs act as long-term stewards of housing, ensuring that it remains genuinely affordable, based on what people actually want'

Cllr Vogel had prepared a draft poster and Cllr Parker-Khan asked that councillors give their feedback on this directly to Cllr Vogel.

059/18 Correspondence

- i. Letter from resident complaining about street signage on pavements. This would be taken to the next GP meeting for further discussion.
- ii. Email from resident regarding trees felled at Pitley Lane. The clerks stated that there are no TPOs on the trees and they had been felled for safety and management.

060/18 Matters raised by councillors for information only or possible inclusion on a future agenda

- Cllr Dennis stated that a resident had put in a freedom of information to Teignbridge about fencing in the recreation ground. The resident thought more fencing had been added, but it hadn't. There was a place where children could get underneath so it was made safe. Cllr Dennis thought the fence was ugly and perhaps it could be painted a different colour. This would be taken to GP for further discussion
- Cllr Baker requested that allotments be placed on the next GP agenda.

There being no further business, the chairman closed the meeting at 8.28pm.

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CHAIRMAN