



Ashburton Town Council

**MINUTES OF THE GENERAL PURPOSES COMMITTEE MEETING
HELD ON WEDNESDAY, 22 NOVEMBER 2017 AT 7.30PM IN THE
COUNCIL CHAMBERS OF THE TOWN HALL**

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

In attendance: The clerk, deputy clerk and one member of the public

075/17GP Apologies

There were no apologies received.

076/17GP 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 public statements

077/17GP Declarations of interest. To receive any declarations of interest on items on the agenda.

There were no declarations of interest.

078/17GP Minutes of the previous meeting of 25 October 2017

These were signed by the chairman as a true record.

079/17GP Matters arising from the previous minutes of 25 October 2017

Regarding the old youth club, the clerk had spoken to the solicitors dealing with the estate of an ex-councillor and there were no papers in their possession.

080/17GP Discussion of the Fire Service policy for manning stations

Cllr Distin stated that they are not closing any stations. However, the retained service is in dire straits over recruitment. Certain stations need to be operationally available all the time and Ashburton and Buckfastleigh stations are not near the top of the list for this. However, Bovey Tracey station is and recently Bovey Tracey needed three firefighters, Ashburton needed one and Buckfastleigh needed one. Three firefighters were paid to go to Bovey Tracey, if they had sent one to Ashburton and one to Buckfastleigh, two stations would have been available. Cllr Distin requested that the town council write to the fire service asking how these decisions are made, this was seconded by Cllr Irens. All in favour.

Recommend: Cllr Distin and the clerk to write a letter to the fire service.

The clerk stated he had looked through the fire service authority minutes but could find nothing. Cllr Parker-Khan asked if any recruitment drive had been done. Cllr Distin stated it had but not well publicised. A facebook page had been created but this had been withdrawn. The clerk had put information on the Ashburton page.

081/17GP Proposal for Ashburton Town Council to set up a land trust

Cllr Vogel reported:

Thoughts on forming a Community Land Trust by Ashburton Town Council to GP Committee 22-11-17

What is a Community Land Trust (CLT)?

Community Land Trusts are a form of community-led housing, set up and run by ordinary people to develop and manage homes as well as other assets important to that community, like community enterprises, food growing or workspaces. CLTs act as long-term stewards of housing, ensuring that it remains genuinely affordable, based on what people actually earn in their area, not just for now but for every future occupier. (<http://www.communitylandtrusts.org.uk/what-is-a-clt/about-clts>)

Why do CLTs exist?

People set up and join CLTs in particular for all sorts of different reasons.

It might be that there is a lack of affordable homes for young people or families in the village or neighbourhood, where local people are having to move out of the place they call home, and communities want to do something about it.

(<http://www.communitylandtrusts.org.uk/what-is-a-clt/about-clts>)

Who can be a member of a CLT?

Local people set up local CLTs

How are CLTs set up?

1. The community is integrally involved throughout the process in key decisions like what is provided, where, and for who. They don't necessarily have to initiate the conversation, or build homes themselves.
2. There is a presumption that the community group will take a long term formal role in the ownership, stewardship or management of the homes.
3. The benefits of the scheme to the local area and/or specified community group are clearly defined and legally protected in perpetuity.

(<http://www.communitylandtrusts.org.uk/what-is-a-clt/about-clts>)

Current Planning Applications Sites

Dartmoor National Park Authority (DNPA) has identified in the Ashburton Local Profile 5 potential development sites - DNP16015 (Tower Hill), DNP08052 and ASH1(Longstone Cross), DNP14112 (Kenwyn),and ASH 2 (Chuley Road) includes Outdoor Experience and Tuckers, as well as the to reinstate the railway. ATC is aware of the potential development at Dolbeare Road, proposed as part of the Greater Exeter Strategy Plan

within Teignbridge District Council Planning Authority (TDC). Dolbeare Meadow (DNP) as well as the Outdoor Experience/Tuckers sites are currently employment sites.

Relevance to Ashburton

The Neighbourhood Plan Steering Group(NPG) and the defunct Chuley Rd Masterplan identified, that parking close to the town centre and affordable housing were a priority. The NPG has written about this to TDC requesting direct assistance.

ATC is being presented with proposals on the possible sites, but lacks the mechanisms to actively participate in determining the mix, number and location of any affordable/social housing for rent, shared ownership, sale or car parking solutions.

A CLT in partnership with Ashburton Town Council could develop a strategy to use funds from Community Infrastructure Levy(CIL) raised on the TDC open market houses, as well as lobby DNP to introduce CIL in Ashburton. This would amount to 11% of the total levied without a Neighbourhood Plan, or 25% with a plan.

Possible Way Forward:

- 1 That Ashburton Town Council is instrumental in forming a not for profit charitable limited liability Community Land Trust, for the purposes of acquiring and managing affordable housing, parking places, and any other social enterprise that may be required by the Town and residents of Ashburton in perpetuity.
- 2 A CLT sub-Committee is formed, and at the first meeting TDC and DNP be invited to send Senior Officers, as well as representatives from e.g:- the NPG, Affordable Housing Group, Chamber of Trade, Ashburton Futures, Ashburton Arts Centre, Ashburton Refugee Support and interested residents, to determine the best way forward.

Additional Information: Funding a CLT

The community led housing fund is intended to support projects that deliver community led, affordable homes for local people. Typically this means that projects are:

- 1 led by a parish, or town council, a formal community group, or a community land trust
- 2 engaged with the community at all stages of the project, including site identification
- 3 working to deliver affordable homes for local people in partnership with a housing association, or self-build group

The homes developed must meet with the definition of 'affordable homes', as set out in the current National Planning Policy Framework.

Applications -must be made with the knowledge of the local town and parish councils, or community based organisations, such as a community land trust or a housing co-operative.

If the Housing Enabling Team are not already working with you please contact them for further advice and guidance.

The fund will close on 31 March 2019.

Community led housing fund APPLICATION 171110
(<https://www.teignbridge.gov.uk/media/6072/community-led-housing-fund-application-171110.pdf>)

See also HCA presentation.

Cllr Irens stated that she understood a land trust had been set up in Bickington and the land had been given by the local council.

Cllr Distin asked if there would be any costs to the town council. Cllr Vogel hoped there would not be as there is possible funding available.

The clerk would try to set up a meeting with the relevant person at Teignbridge Council.

082/17GP Feedback on intermediate care services provision at Ashburton Hospital

Cllr Ashford stated that a resident had had an ulcer on his leg and in the past the district nurses dealt with this. Now, however, this was done by the lower limbs team and there is a wait of three to four months. Unfortunately, the doctors and nurses at the surgery are not trained to administer this care.

Cllr Parker-Khan stated that the League of Friends is asking for this kind of feedback. She stated that there is also an online form for people to put in their experiences.

Cllr Vogel believed that any information should also be passed to the Health and Wellbeing Committee at Teignbridge Council. The contact is Sylvia Russell.

The clerk stated that a resident had wanted to make an enquiry from one of the doctors and was told to send a text or email.

Cllr Baker proposed that the clerk contact the CCG, League of Friends and The Health and Wellbeing Committee at TDC regarding feedback from residents. This was seconded by Cllr Nutley. All in favour.

Recommend: Clerk to send letters as requested.

083/17GP Letter to be written to Police Commissioner re local policing

Councillors discussed the current availability or not of PCSOs and PC Dudley. Cllr Baker proposed that the town council write to Alison Hernandez, Police Commissioner, stating how valuable they are to the community and that the town council be informed of when they would be available. This was seconded by Cllr Vogel. All in favour.

Recommend: Clerk to write as requested

084/17GP Correspondence

- i. Letter from two residents asking that Ashburton Town Council supports a plastic free town.

Cllr Baker read the letter from the residents. The clerk also read a response from the chairman of the Chamber of Trade. Cllr Baker proposed that the town council support this initiative, this was seconded by Cllr Giles. All in favour.

085/17GP Matters raised by councillors for information only or possible inclusion on a future agenda.

- There had been a feasibility study completed regarding a cycle path from Ashburton to South Brent and the impact this may have on Bulliver's Way. The clerk was requested to place on the next Full Council agenda for discussion.
- Cllr Parker-Khan stated that in the new year appraisals would be completed on all staff.

There being no further business the chairman closed the meeting at 8.30pm.

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CHAIRMAN