



Ashburton Town Council

**MINUTES OF THE FULL TOWN COUNCIL HELD ON TUESDAY,
13 OCTOBER 2015 AT 7.30PM IN THE COUNCIL CHAMBERS OF
THE TOWN HALL**

Present: Cllr Brewer, Chairman Cllr Nutley, deputy chairman
Cllrs Distin, Irens, Hitchcock, Slater, Dennis, Giles, Daw, Khan, Ashford

In attendance: The clerk and deputy clerk, eleven members of the public.

129/15 Apologies

Apologies were received from Cllr Baker who was on annual leave. Acceptance of this apologies was proposed by Cllr Distin, seconded by Cllr Khan. All in favour. Also apologies from Cllr Barker.

130/15 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.

1. The resident stated that she had attended the General Purposes Committee meeting in September on behalf of the Ashburton Refugees Welcome Group. She had a 165 signatures from residents in support of the group's aims. She asked Ashburton Town Council to declare Ashburton refugee friendly as Buckfastleigh and Totnes Town Council's had. She stated that there is a groundswell of opinion which may help the town council take this stance.
2. The resident stated that having attended the planning meeting where this subject was debated I felt I should like to propose the following alternative. I refer to the planning application submitted by Devon and Cornwall Constabulary to improve the access to the new Police Building in Dolbeare Meadow. This is not the responsibility of the Constabulary it is the responsibility of the developers Poppy Properties. At a time when we are seeing further cuts to front line policing, this is not and never should be expenditure of Public Money, for personal gain. Would this Council consider writing to DNPA, the authors of this sorry situation and requesting that as long as it is only the Constabulary using this entrance that they be given a dispensation to do so? Since they started using it there have been no problems and so if that be the case, why do they need to spend money fixing a problem that is not broke? There is no need for a pedestrian crossing, no one would use it as members of the public do not attend this building on foot. If there were to be a crossing it should link up with the slip road footpath, as that is where pedestrians cross. My major concern is, that if this enhanced entrance is paid for using public money, what is there to stop the developer using it, when they want

to continue with the development? Don't say, it would be a condition of future planning, as it is the failure of DNPA our Planning Authority to enforce the original planning conditions that have led to this sorry state.

RESOLVE: CLERK TO PLACE ON PLANNING AGENDA FOR DISCUSSION.

131/15 Declarations of interest. To receive any declarations of interest on items on the agenda.

Cllr Slater declared a non-prejudicial interest on planning application 15/02608 – Lower Mead.

132/15 Chairman's monthly report

Cllr Brewer's report stated:

The Chef Director of Ashburton Cookery School Darrin Hosegrove and I declared the fifth Ashburton Food and Drink Festival officially open at 10.00 a.m. on Saturday, September 12th. The Ashburton Food and Drink Festival Committee thank the many volunteers and businesses for their help and support, which helps to make the day the success it is. The weather was kind, traders had a productive time and visitors seemed to enjoy themselves.

The following Saturday I together with the Deputy Mayor, the Portreeve and Master Bailiff attended the British Legion Coffee Morning in the Town Hall. From midday we spent sometime at the Rollers Skate Jam event in the Recreation Ground and it was very good to see a lot of young people participating in a series of competitions on the skate park, that were also organized, directed and judged by young people in a very competent manner. The event seemed to go exceptionally well with music in the background and the Bank Youth Project providing refreshment with Burgers and Drinks. I accompanied the Portreeve to open the Church Fete in St Andrews Church Hall at 2.00 p.m. and to round the day off I was pleased to attend the Portreeve's Charity Concert in the evening at the Town Hall with the Incon Singers and Paul Copley.

The following day on Sunday September 20th I together with Eileen, members of the Courts and many other people attended the Harvest Festival Service in the Methodist Chapel, which was also the final Methodist Church Service to take place in the Chapel. The Ashburton Methodist Church Community will continue to meet and worship elsewhere in the town and the Chapel is to be sold.

The Ashburton Pensioners Association celebrated their 70th anniversary on October 1st and I accompanied the Portreeve and Bailiff to the first hour of the celebration before adjourning to the Town Hall for the Annual six a side meeting, which is where the Town Council assumes it's role as Lord of the Borough with six members of the council meeting six members of the Ashburton Courts to determine a variety of issues including new membership proposals to the Leet and Baron Juries.

On Friday October 9th I attended another concert for the Portreeve's Charity and had the pleasure of listening to and watching some really excellent performances by Paul Copley with Keedie and Lisa Walker.

I would like to draw members' attention to the 100 mile Dartmoor Pack Pony Challenge, which takes place between October 16th and 23rd, two Dartmoor Pack Ponies accompanied by Dru Butterfield from the Dartmoor Pony Heritage Trust, Sam Goodwin from Dartmoor Pony and Pack with Paul Rendell historian and moorland guide will cover some 100 miles between the four Stannary Towns of Chagford, Ashburton, Tavistock and Plympton. The event is being staged to raise awareness of the heritage, temperament and capability of the Dartmoor Pony, to celebrate the importance of pack animals to the tin mining industry and the four-stannary towns, and to raise £5000 in aid of the Pony Conservation Grazing Research Project. The Dartmoor Pony Heritage Trust is lead-funding this project, which is being delivered by Plymouth University and Dartmoor Zoo. The Pack Ponies will arrive in Ashburton, hopefully outside the Town Hall at 11.30 on Saturday October 17th and I will be there to greet them and invite others to join me.

You will remember at our last meeting that I displayed copies of a 2-page article about Ashburton, which had appeared in the Western Morning News on September 5th. I am pleased to say I am meeting with the same person from the Western Morning News on Wednesday to talk about another article, which will hopefully appear later in November. This article like the last will focus mainly on the traders in the town and promote Christmas Late Night Shopping.

Finally I would like to pay tribute to Barbara Daw who after 13 years as a volunteer in the Information Centre has decided to step down. Our sincere thanks to her for all her hard work over the years and our thanks to all our other volunteers who keep our Information Centre open.

133/15 To receive the minutes of the previous meeting held on 8 September 2015
These were signed by the chairman as a true record.

134/15 Matters arising from the minutes of the previous meeting 8 September 2015
There were no matters arising.

135/15 Presentation of lottery grants
Cllr Brewer presented the lottery grants. These were:

The Bank Youth Project - £500. Ashburton Rollers, £150. Ashburton Cricket Club, £460 and Ashburton Youth Football Club, £600.

136/15 Police report
There was no police report

137/15 Finance and Town Hall Buildings committee report
Cllr Khan stated that the minutes had been circulated and moved adoption of the minutes, this was seconded by Cllr Nutley. All in favour.

The clerk stated that under 101/15F, renovation of fire escapes. He had contacted the manufacturers of the specialist paint, who had recommended a local contractor. He was

awaiting an estimate. Once the work is completed the specialist paint company would give a lifetime guarantee on the work.

138/15 Planning Committee Chairman's report

In the absence of Cllr Baker, Cllr Khan moved adoption of the minutes, this was seconded by Cllr Distin. All in favour.

Planning applications awaiting decision

0478/15 – Maidenbrook House, Dolbeare Road

Cllr Ashford

First floor rear extension to existing dwelling with some minor internal alterations (report copied to councillors)

Cllr Ashford's report stated:

The application is for a first floor extension to the existing conservatory, which will provide an extra bedroom with en suite facilities. The plans also show the widening of the patio doors from the kitchen to the rear of the property and some minor internal alterations.

- The proposed finishes are as follows:
- Timber cladding
- Aluminium/timber windows and doors
- PVC gutters and downpipes
- Flat roof with two roof lights

The proposed extension does not alter the existing footprint of the house and being at the rear of the house cannot be seen from the road. I have spoken to the owners of the adjoining property and the two properties behind, they have no objections.

I would recommend that Ashburton Town Council support this application. This was seconded by Cllr Distin. All in favour.

SUPPORT

0470/15 – Little Court, Western Road

Cllr Irens

Erection of garage
(report copied to councillors)

Cllr Irens report stated:

The application is for a single story garage.
A small potting shed will be knocked down and be replaced by a 9x6 meter garage.

Building materials that are proposed are as follows:

- Walls to be rendered,
- Roof to slate tiles,
- Windows timber,
- Door Timber,

- Garage door to have vertical boarding,
- 3 velux rooflights,

The building will be adjunct to old stable building of neighbouring house. They are aware of this and when visited had no objection to the proposal. Other neighbours were not available but have been informed by the applicants and also have no objection.

There is no adverse impact by the building. It is not overlooked by any other building.

Therefore, I propose that Ashburton Town Council supports this application. This was seconded by Cllr Daw. All in favour.

SUPPORT

0481/15 – Unit 1, 31a East Street
 External alterations to existing building
 (report copied to councillors)

Cllr Nutley

Cllr Nutley's report stated:

In May 2015 a report was completed on application, No 0216/15 and was for a change of use from storage to two open market residential flats. Cllr Baker carried out the report and recommended the town council object to the application. Cllr Baker did a further report when an amendment to the application was received in June 2015 to which a neutral view was then proposed by the town council.

The application is now for Full Planning Permission to carry out external alterations to the existing storage and office building with associated works.

The proposed external work is to the south west and south east elevations. The south west elevation on the ground floor would have new timber door and windows fitted in existing openings, and a new window fitted into a new opening. The first floor to have a new window fitted in existing opening and to carry out alterations to two existing openings and fitted with larger windows. Natural slate hanging to be fitted to existing masonry walls from roof line to top of ground floor windows and door. The existing external foul drainage pipework to be removed and relocated within the building and boxed.

The south east elevation on the ground floor to have an existing window replaced with a new door and two small windows fitted either side of the door, with a canopy fitted above the door. The first floor to have a small existing window repositioned to the far right to allow light to the stairs and fitted with obscure glazing and to be fixed shut. Natural slate hanging to be fitted as south west elevation. The external ground floor masonry walls to be painted to match existing colour.

The internal layout to the ground and first floors to be used for offices and storage with cloakroom and wc's.

An added bonus is that the building has parking for two vehicles.

I visited the residents whose garden has the rear wall of the above property as their boundary. They were happy with the proposed work stating it would soften the hardness of the building by having the hanging slate. They also said they would object should the

applicant in the future apply for planning to install windows to the rear wall overlooking their property.

I left a card with the next door neighbor's nanny asking if she could ask them to phone me. At the time of this report I have not received a phone call.

A close neighbour to the application site who I left a card with lives at the end of the access lane. On phoning me we discussed the planning application at some length, and although he is reasonably happy with the proposed work, making a similar comment as the other neighbour in that it would soften the hardness of the building. However, he went on to say that he would be objecting to the application as the Design and Access Statement is the same one that has been used for the other change of use applications. It is mainly down to the legal issues with the access lane and the turning area in front of the garages. He also went on to say that the access into the lane off the main East Street road is dangerous. Vehicles have to cross the pavement to gain access to the lane and this is putting pedestrians at risk. It is also difficult for drivers when entering and accessing the lane. He feels that Devon Highways should make the entrance similar to that of Stapleton Lane which would make it much safer for both pedestrians and vehicles. Although I agree with some of the points raised, I do feel that the issues with the access lane and the turning area can be overcome through legal negotiations should it be necessary.

However, this should not detract from the proposed external alterations of this planning application. The proposed alterations will enhance this dominating and rather unsightly building and be more in keeping with a number of other buildings in the area in having slate hanging walls.

I would ask that two conditions be applied to this property.

1. That at no time in the future the property is allowed to become open market residential dwellings.
2. That no openings for windows etc be allowed in the rear wall of the building which is also the boundary wall of the neighbouring property.

Having taken into considerations the points and views of the neighbours, I see no reasons to refuse the proposed works to be carried out.

I therefore propose that Ashburton Town Council Supports this planning application.

Cllr Daw approached the adjacent resident who owns the access lane and showed him Cllr Nutley's report which he found no problem with. Cllr Khan had concerns as there was a new law making it easier for change of use to residential dwellings from commercial. Cllr Nutley stated he doubted that DNPA would allow residential use due to its location.

Cllr Distin seconded Cllr Nutley's proposal to support the application. All in favour.

SUPPORT

15/02608 – Barn, Lower Mead

Cllr Ashford

Change of use from light industrial to nursery school (Use Class D1)

Cllr Ashford's report stated:

The application is for a change of use from light industrial to Nursery school. Ashburton Town council have previously supported the change of application for use as a nursery. The historic barn is of a stone construction with a slate roof, with most of the work now complete. It has been sympathetically restored and developed to a good standard. The applicant is Skylarks Nursery, they are a registered charity and are already operating a Montessori based nursery that incorporates forest school principles. The nursery is currently based at Hannahs at Seale Hayne, in premises they now have to vacate. Most of the children who currently attend the Nursery come from local communities; this makes the barn a viable proposition. Internally the barn would provide a Montessori classroom, craft area, play area, reading area, kitchen and toilets, including a disabled toilet. The space on the upper floor would be utilized as an admin office. Teignbridge District Council has refused previous applications for this usage for the following reasons:

- 1) The proposed nursery would result in the loss of a business unit and employment site.
- 2) The use would be inappropriate in this location, due to having a poor relationship with settlements for which this would be a facility and introducing conflict with existing employment uses.

Conclusions:

- 1) Skylark Nursery would be a sustainable use of building that has had no other viable interest. They currently employ 13 full and part time staff, so it is hard to see any loss of employment. The building is not being compromised for any other usage in the future.
- 2) The barn may seem remote but is a good setting for the nursery, their clients are mainly from the surrounding area, but some travel up to 25 miles.
- 3) The close proximity to the A38 makes the access good
- 4) The other units on the site are lock ups with separate access, so neither should impact on each other

I cannot see any grounds for objection so propose that Ashburton Town Council support this application.

Cllr Nutley said this had been going on for a while. 14 letters of support had been received. Cllr Dennis said the new site would be a fantastic set up. Cllr Nutley seconded Cllr Ashford's proposal to support the application. All in favour.

SUPPORT

Grant of listed building consent

0407/15 – 26 St Lawrence Lane - NOTED

Works in association with change of use from domestic ancillary to B1 business use

Refusal of planning permission

0406/15 – 26 St Lawrence Lane - NOTED

Change of use from domestic ancillary to B1 business use

139/15

General Purposes Committee Chairman's report

Cllr Slater moved adoption of the minutes, this was seconded by Cllr Distin. Carried. All in favour.

054/15 – Queen's 90th birthday celebrations. The clerk stated that there had been nine volunteers for the organising group so far and asked whether any other councillors would like to join. Cllr Giles stated she would like to join.

Cllr Brewer read the draft statement regarding refugees, which stated:

Europe is facing the worst refugee crisis since the Second World War. We, at Ashburton Town Council, continue to be shocked by this humanitarian crisis unfolding across Europe and the death toll among people fleeing war, persecution, sexual violence and destitution.

We all want to live in a country we're proud of. We want to be part of a nation that's driven by hope and compassion, not fear and hatred. The Town Council recognises that it has limited power and resources, but has resolved to do what it can, to help facilitate the proper protection for the most vulnerable refugees.

We can:

- sign post local residents, willing to offer accommodation to refugees, to the relevant, recognised charities.
- facilitate a dialogue with the District and County Councils and our MP of our support for assimilating refugees into our communities.
- sign post local people to the relevant petitions that will encourage the government to fulfil its responsibility towards the most vulnerable refugees.
- encourage local people to raise and donate funds to the appropriate agencies working with refugees across Europe
- demonstrate the community's welcome and acceptance of any new arrivals into our locality and introduce them to local services and opportunities
- guard against separatism and social polarisation.

The action we take today will help to decide the landscape of the future: we have a moral duty to extend the hand of friendship to those most in need.

The clerk read an update from Cllr Barker on the refugee crisis, which stated:

We have notified government that we will support refugees and are working alongside our housing authority colleagues. We are awaiting government confirmation about how any need will be communicated to us and what the arrangements will be. At the present time it isn't clear about the government's preferences because there are views that location might be best with already established Syrian communities. Government is currently collecting information about which authorities are able to accommodate families in housing, local authorities have nominated link officers.

Cllr Khan proposed that the town council endorse the statement, this was seconded by Cllr Distin. All in favour.

Cllr Khan asked what will happen now. Cllr Brewer stated that a letter needs to be sent to Mel Stride MP, DCC and TDC. Cllr Brewer stated that the town council does not have housing stock but the town council can bring pressure on those that do.

140/15 Devon County Council Report

Cllr Barker had sent a report, which stated:

Kenwyn

A decision has just been taken to declare Kenwyn surplus to DCC Social Care requirements. The site appraisal and assessment included discussions with DNP planners about their potential conditions on development which were taken into account when determining the cost effectiveness of potential extra care development. DCC is required by legislation to achieve best value for all property disposals and it does this by using a 'sale by tender' process. The tender documents have information that the highest bid may not be the one selected as it gives the opportunity for bidders to qualify their bids and demonstrate how their bid meets the best value requirement. There are no issues with residential care capacity in the local area. In other areas there have been bids for sites from care providers as well as housing providers.

Chapter 8 Highway Training

Highways Officers have established 2 dates for Town and Parish Council Conferences on 14th and 21st October, which will include an update on Community Self- Help, amongst other things. This is, therefore, a really good opportunity to hear from Devon Highways and share views and experience with the service and with other Town and Parish Councils.

The dates of the two events are:

Wednesday 14 October 2015 at Ashill Village Hall

Wednesday 21 October at Bradford & Cookbury Village Hall

Both events will have the same agenda which will be sent out soon. Arrival time is 9.30 am for a 10.00 am start.

In addition a new website has been set up so this can also be a useful resource for Parish Councils and other interested parties. This can be accessed at <https://new.devon.gov.uk/roadsandtransport/maintaining-roads/self-help-and-community-support/>

To register for one of the Conferences you have already been sent an electronic invitation which allows registration for the event.

If you haven't received an invitation, then let me know and I can arrange for one to be sent.

141/15 District Council Report

Cllr Nutley stated that TDC would be discussing the refugee crisis at a meeting on 3 November and perhaps the town council's letter could be sent before that meeting.

Cllr Nutley gave details of universal credit and concerns that one person will now be receiving all the money in one payment per month.

Cllr Nutley gave the clerk details on housing strategy and asked him to scan and forward to all councillors.

Cllr Nutley stated that children below the poverty line in Ashburton and Buckfastleigh amounted to 32.1% and he was surprised that, with that number, more people had not been using the food bank.

Cllr Dennis stated that there had been a meeting on the 10-year plan for Teignbridge and councillors had listed to presentations.

The GWR had been awarded the new franchise and there would be new trains etc. A charity train had been run from Paddington to Buckfastleigh and back in aid of prostate cancer charity.

142/15 Councillors' Reports on attendance at sub-committees and meetings of other organisations

Cllr Khan reported on the Bank Youth Project: She reported that she had attended a management meeting, the windows have been repaired, there had been the most attendees one evening in September. BYP had received a cheque for £2,000 from Glendinnings towards the new computer suite. There is a shortfall in funding and they are exploring avenues for areas of funding.

143/15 Correspondence

- Temporary road closure notice, 10 December, Druid Road.
- Ashburton Cleder Twinning Association thank you letter.
- Bank Youth Project candidates for community award scheme. The clerk was asked to place this on the next GP agenda.

RESOLVE: CLERK TO PLACE ON GENERAL PURPOSES AGENDA FOR DISCUSSION.

144/15 Matters raised by councillors for information only or possible inclusion on a future agenda.

- Cllr Nutley stated he was concerned with the situation with the graveyard as there is no room left in it and the council needs to put pressure on DCC. Cllr Irens endorsed this as a friend's mother had recently died and her last wishes could not be fulfilled to be buried in the graveyard.
- Cllr Nutley asked if the town council still pays £4,000 towards the graveyard maintenance. The clerk said it does.
- Cllr Khan stated that there are problems with parking at Dolbeare Road and whether this was for residents or not and asked that the clerk get clarification on this. Cllr Dennis stated the town council had been offered this car park but had

turned it down and the had been deemed free for everyone. He would contact TDC and make enquiries to see if they have any plans for the area.

- The clerk wished to point out that most organisations only take a petition as one voice. It is better for people to write individually.

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

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CHAIRMAN