



Ashburton Town Council

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

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

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

142/17 Apologies

Apologies were received from Cllr Daw (Annual Leave). Acceptance of the apology was proposed by Cllr Giles and seconded by Cllr Brewer. All in favour. Apologies were also received from Cllr Barker.

143/17 Public comments/statements. The public may speak for a maximum of 10 minutes on items on the agenda or items that may be considered for a future agenda at the chairman's discretion

No members of the public wished to speak.

144/17 Declarations of interest. To receive any declarations of interest on items on the agenda.

There were no declarations of interest.

145/17 Chairman's monthly report

On Thursday 21st September I had the pleasure of officially opening the new garden room at St Andrews House Residential Care Home. The new garden room and associated kitchens are a much welcomed investment that will see not only the residents of St Andrews benefit from the light, airy room and beautiful views, but also members of the wider community. The owners have been working closely with Ashburton Cookery School and are hoping to be able to encourage isolated, older folk to visit the home, have a wholesome meal and to spend some time with a bit of company. I had a wonderful time talking to the residents who were most engaging and had lots of stories to tell!

On Thursday 28th September I attended a meeting at Ashburton Hospital in my role not only as Chair of the League of Friends, but also as Town Mayor. The South Devon and Torbay NHS Trust appear to be committed to the future of the hospital site with plans and possibilities being discussed with the local Surgery as well as with DNP. There are still physiotherapy, podiatry and lower limb clinics happening at the hospital as well as the community therapy team, district nurses and now the volunteer co-ordinator being based there. We will wait to see what the future holds as far as plans for the Health & Well being Hub are concerned.

On Sunday 1st October Councillor Irens and I along with other councillors attended the joint Harvest service held at St Andrews Church with attendance from both the Methodist and Anglican congregations. It was a wonderfully collaborative service with some beautiful singing from a Kenyan visitor who managed to teach us all a song in Ki-Swahili with accompanying actions! It was also announced that the Rev. David Sherwood would be retiring his position at the end of October-we wish him a speedy recovery from his health issues and all the best for his future.

Saturday 7th October saw the AGM of the Royal British Legion. Much hard work has been undertaken over the last 12 months and plans are in place for a successful future. The poppy appeal and remembrance will begin in earnest on 28th October with collectors starting their rounds, along with the Poppy Ball on 10th November, raffle of poppy necklace (tickets available for sale from the deputy town clerk) and of course the remembrance events on 11th & 12th November. Your support, as always is most welcome.

The chairman then stated that she would now like to present the lottery grants: These were: Ashburton Cricket Club, £350; Guild of St Lawrence, £200; Ashburton Swimming Pool, £250; Ashburton Autumn Club, £100. All were collected by a representative of an organisation except the Swimming Pool.

- 146/17 To receive the minutes of the previous meeting held on 12 September 2017**
These were signed by the chairman as a true record.
- 147/17 Matters arising from the minutes of the previous meeting 12 September 2017**
The deputy clerk updated councilors on the elector fund. TDC had requested more details on the Bank Youth Project, Ashburton Swimming Pool and Ashburton Arts. She had forwarded these details and was awaiting confirmation of any grants given.
- 148/17 Police report**
There was no report.
- 149/17 Finance Committee Chairman's report (Sept)**
The minutes had been circulated. Cllr Distin proposed adoption of the minutes, this was seconded by Cllr Dennis. All in favour.
- 150/17 Planning Committee chairman's report (Sept).**
The minutes had been circulated and Cllr Nutley proposed adoption of the minutes, this was seconded by Cllr Baker. All in favour.

Planning applications for consideration

0477 – Woodthorpe

Rebuilding and relocation of garage

Cllr Parker Khan

Cllr Parker-Khan had been unable to visit the property and this application would now be dealt with under delegated powers.

0467 & 0470/17 – Flat 7, Ireland House, 83 East Street

Replacement windows

Cllr Parker-Khan

Cllr Parker-Khan's report stated:

This application and listed building consent is for the replacement of windows. Ireland House is located on East St and is a Grade II listed property. The property has had several extensions and alterations but is currently divided into 9 domestic flats. The proposal is to replace the existing windows in Flat 7. The windows have had unsuccessful repairs carried out upon them, it is now felt that a like for like replacement of the three windows on the upper floor at the front of the property will restore the current appearance. The new windows will be like for like in style and appearance yet the glazing will have a thin double glazed unit that will not increase the overall thickness of the window but will improve the heat loss and reduce the noise impact externally. This application is a sensible proposal that will replace windows that are no longer fit for purpose with windows that have an unaltered appearance. I therefore recommend that Ashburton Town Council supports this application. This was seconded by Cllr Nutley. All in favour.

SUPPORT

0463 & 0464/17 – 6 East Street

Cllr Baker

Change of use of rear workshop to workshop/retail, provision of tea room facilities, replacement doors to rear, demolition of internal wall and internal alterations to provide toilet facilities

Cllr Baker's reports stated:

This application is for full planning permission at 6, East Street for change of use of rear workshop to workshop/retail, provision of tea room facilities, replacement doors to rear, demolition of internal wall and internal alterations to provide toilet facilities.

6, East Street is occupied by Tess Designs a gift shop. Applicant owns the area behind the shop (former joinery workshop) which is accessed via a wide passage way at right angles to the East Street and accessed via St. Lawrence Lane.

I reported on application no.0157/16 in March 2016 for removal of a stud wall to extend the shop floor space and facilitate the creation of toilet facilities in Tess Designs Gift shop. This application was approved by DNP and Ashburton Town Council. The building works have not been done and this new application includes the original stud wall but the toilet facilities are now proposed to be disabled toilet facilities with a lobby to facilitate wheelchair access.

The applicant was unable to give me access for a site visit due to being on holiday in Scotland, however the premises are familiar to me as I did a site visit for the previous application.

The premises have access to a small courtyard via a half-timbered glazed door, it is proposed to widen the entrance and replace this door with bi-folding four glazed French window type doors, with dark grey aluminium frames, to improve the light levels in the proposed workshop/retail premises. It is also proposed to provide a disabled toilet with lobby to provide wheelchair access in the proposed workshop/retail area. A small section of block wall is proposed to be removed.

Provision of tea, coffee and snacks to prospective customers of the proposed workshop/retail area are also included in this planning application. The proposed change from workshop, B2, to workshop and retail, A1 does not include sale of food and drink but if the food and beverages are provided freely the A1 designation is valid.

These premises have been empty since October 2015 and this application if successful would enable a new business, renovating antique and retro items to have a workshop/retail space in the centre of Ashburton.

I propose that Ashburton Town Council supports this application. 9/10/17

**Listed Building consent
Application No.0464/17**

No.6, East Street is Grade 2 listed, (Building ID 1200972). The listing is primarily for the façade on East Street and no mention is made of the rear of the building nor of the entrance on St. Lawrence Lane. Therefore I believe that there will be no impact on the heritage listing of the building if proposed internal building works are completed.

I propose that Ashburton Town Council supports this application.

Both applications were seconded by Cllr Distin. All in favour.

SUPPORT

Grants of conditional planning permission NOTED

Lower Whiddon Farm

Erection of agricultural building for storage, machinery repairs and implement workshop with adjacent cattle crush and handling race

Discussion re: town council's preferred priorities for either affordable housing or parking at the old Outdoor Experience site.

Councillors discussed this in detail. Comments made were:

- The site is close to town and a rare opportunity for parking.
- Only 16% of houses were being offered for affordable housing.
- The town will only get busier and a better place could not be found for parking near the centre of town.
- There was unlikely to be another chance like this for additional parking.
- The town has been asking for affordable housing for a long time and the town needs to take this opportunity for more affordable housing.
- Since the car park has been changed to long and short term a councillor who used it on a regular basis very rarely had trouble parking.
- The Tuckers site when it comes forward would provide some parking.

Cllr Parker Khan proposed that the town council should respond that its preference is for parking, this was seconded by Cllr Ashford. Cllr Baker made a counter proposal stating that the town council should say its preference is for affordable housing, this was seconded by Cllr Brewer. A vote was taken on the second proposal, there were three in favour and eight against. A vote was taken on the original proposal, there were eight in favour and three against. Therefore the original proposal stating that the town council would prefer parking was passed.

Cllr Parker-Khan stated that she had written to Nigel Pratt at DNP regarding The Hall, Eastern Road. The response stated:

I have now had clarification from Chris Hart. In planning terms, there is no change of use from 7 social housing residential units to 7 open market residential units, so no planning application is required for this and there are no obligations for these existing units to be affordable. A planning application is, however, required for the external works. The applicant has been informed of this but I understand is awaiting the outcome of the current listed building consent application before submitting. The listed building application will be determined on the basis of the impact of the works on the significance of the listed building.

Cllr Parker-Khan stated that this would therefore mean that seven affordable units would be lost and nothing was being proposed to replace them. Cllr Nutley stated that he believed Teign Housing may be in financial trouble.

The clerk was asked to place on the Planning agenda for further discussion.

Cllr Parker-Khan stated that an approach had been made by the architects of the Tuckers site who would be coming to the planning meeting on 25 October to present proposals. Cllr Parker-Khan had stressed to the architects that in no way would the town council be endorsing their proposals until a planning application was submitted.

151/17 General Purpose committee Chairman's report (Sept)

The details of the town litter pick had been advertised. TDC will lend the town council litter pickers, etc and collect the rubbish. Cllrs Giles, Nutley, Baker, Irens, Vogel and Dennis would take part.

Cllr Baker proposed that the town council adopt the minutes, this was seconded by Cllr Irens. All in favour.

152/17 Devon County Council (DCC) Report

In the absence of Cllr Barker, Cllr Irens read a report from Cllr Barker, which stated:

Sorry I can't be with you tonight, we are meeting many Devon businesses at Powderham in order to see how we can create more jobs and generate more inward investment.
School Funding

As you know we have been campaigning to increase the share of the education budget that Devon receives. Whilst the increase is welcome it still does not fully represent fairer funding which we continue to campaign and lobby for. From a position of losing money a few months ago we now have increases and a one off payment to every school. The result for Devon means that over the last three years we will have had a £23.5m increase in school funding. We are still below the National Average so the campaigning for fairer funding will go on.

The data released on 14th September 2017 provides the schools notional allocations under the National Funding Formula that have been aggregated to calculate the allocation the LA will receive for 2018-19. However, in 2018-19 the LA will continue to determine the final funding allocations for schools through a local formula that will be agreed by consultation with Devon Schools, this may see variations from the national

funding allocations. The LA will also have the ability to have a local formula for 2019-20 with the 'Hard' national funding formula coming in to place in 2020-21.

We also anticipate an additional £300K in funding for High Needs which, whilst welcome, does not reflect the additional demands placed on this budget.

Highways

Highways have now agreed to replace the raised crossing points and will be using the alternative fawn colour that Ashburton requested.

I have included a request for the parking restrictions in North Street to overcome the parking on the pavement.

Stuart Barker

Devon County Council Cabinet Member, Economy, Skills and Training

Cllr Parker-Khan stated that the increase in funding for the school was still not enough and that the south west are the poor cousins when it comes to school funding.

153/17 Teignbridge District Council (TDC) report

Cllr Dennis gave details of meetings he had attended and also attended civic services as Vice-Chairman.

154/17 Councillors' Reports on attendance at sub-committees and meetings of other organisations

Cllr Parker-Khan had attended the Bank Youth Project management committee meeting. She stated that work continues and it is phenomenal what they do. There are employed works and volunteers. There is an idea to get covered seating outside. She had been asked to bring to the town council the fact that there had been a lot of interaction with the previous PCSO but to date they had not seen the new one and could be contact and request the PCSO visits the Project.

The clerk was asked to send an email regarding this

Cllr Parker-Khan had attended the Devon Association of Local Councils conference. There had been significant speakers at this event and one of the main messages coming out was that town councils would need to provide additional funding, other than the precept, to take on work that is not being done by district and county. She had attended one seminar which gave details of protecting green spaces.

155/17 Peripatetic town centre manager for five Dartmoor towns

The clerk had sent details of this to the Chairman of the Chamber of Trade and his response was:

I think the idea of a TCM is interesting and something we should seriously consider. However, I am not clear what the role actually entails – what is the actual job description. Also the measures of success are very general desires and I think there needs to be a more concrete focus on delivering actual benefit to the town. I'm also not clear who they would report to and work with – clearly we already have some groups in the town working towards improving our environment and it would sense for a TCM to provide a more focused resource to assist those groups rather than introducing new groups. I think the way forward would be to have a local board comprising representatives from the various

local groups that could establish direction and also leverage their own groups to achieve a shared vision or shared targets. That board would also set and measure targets.

I also think there is quite a lot of work to do in one day a week, so unless they are working very closely with the existing community groups they will achieve very little – even so I question whether that will be enough.

So that's my starter for 10. I would like to see a job description and/or job ad, and I would like to know who would be responsible for running the initiative. As far as getting funding – I think this could be straightforward once businesses understand how the TCM will benefit the town, I'm sure we could appeal for financial support.

The clerk was requested to place on the GP agenda for further discussion

Cllr Irens pointed out that when this was discussed two years ago, the town council had felt there was no need for this. She also pointed out that the Chamber of Trade is a much more organised and useful body now than it had been.

156/17 Correspondence

- i. Email from resident re carriageway at Eastern Road and possibility of pedestrian crossing at Eastern Road/Balland Lane.

Cllr Parker-Khan read the email from the resident:

The occupants of the last house in Jordan Meadow have recently cut back some trees. This has revealed the fact that those trees are in fact growing in the carriageway of Eastern Road, as confirmed by a conversation with Cllr Dennis. The removal, and reinstatement of the highway is the responsibility of DCC. I would estimate three feet of the roads width has been lost at this point.

There is more to be done adjacent to the Town sign on the corner of the A38 off slip, if this was done it would greatly improve visibility at this busy junction which also includes Balland Lane.

There is also a need for a pedestrian crossing from the corner of Balland Lane and Eastern Road, adjacent to GlenTor, and the footpath that runs beside the slip road. More people and school pupils are now walking into Town via the slip road, and they take their lives in their hands as they attempt to cross.

The clerk was requested to place on the Planning agenda and invite the resident to attend

- ii. Traffic order for parts of Church path, No waiting at any time
Councillors discussed the proposal for "No Waiting" on Church Path. Councillors discussed this in great detail and it was felt that parking in this area is no problem. Cllr Irens proposed the town council object to the No Waiting on Church Path, this was seconded by Cllr Ashford. A vote was taken, there was 10 in favour of objecting and one against. Therefore it was passed that the town council Object.

157/17 Matters raised by councillors for information only or possible inclusion on a future agenda.

- Cllr Baker gave details of new large signage at the Golden Lion car park. She had written to Highways and Cllr Barker and was awaiting a response.

- Cllr Vogel gave details of the bulb planting for Rotary “Purple for Polio”. Bulbs would be planted at St Lawrence Chapel, St Andrews, The Atrium, Sands School and various other places in town. Residents were requested to join The Portreeve, Mayor and Rotarians on 21 October at 10am to noon to plant crocus bulbs. They would be meeting at the town hall.
- Cllr Slater stated that his van had been broken into three months ago. To date he had not heard from the police.
- Cllr Ashford asked if there is an update on Affordable Housing. Cllr Parker-Khan stated that Amy Luxton, Housing Enabling Officer for TDC, will be meeting with the Neighbourhood Planning Group. Cllr Vogel stated that they would be coming to the town council soon to discuss plans.
- The deputy clerk stated that the General Purposes meeting would start at 8pm due to the planning meeting of 25 October having a long agenda.

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

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CHAIRMAN