



# Ashburton Town Council

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

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

**In attendance:** The clerk. Cllr Stuart Barker, Also one member of the press and two members of the public

**126/17 Apologies**

Apologies were received from Cllr Baker (Annual Leave). Acceptance of the apology was proposed by Cllr Giles and seconded by Cllr Vogel. All in favour. Apologies were also received from PC Dudley.

**127/17 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:

A resident had reported a crime at Westabrook on 1st August and had not had any feedback from the Police since that time. And was concerned that no action had been taken about the reported crime and that more police resource had been used for dealing with anti-social behavior at a local public house.

Planning App 0439/17 (Ashburn Caravans)

Having read the agenda for tonight's Full Council Meeting I have assumed that the above application did not get to Ashburton Town Council in time for it to be included on this agenda. I support the development of this site on the proviso clarification is provided by DNPA on a number of issues.

I would like to make the following comments upon the application which I trust will be of some use to the Town Council.

I have today requested Ms Barattini the officer in charge of this application to confirm whether the DNP propose to use any of the information / evidence provided in compiling the Chuley Road masterplan (now abandoned by the DNPA in May this year) to determine this application. In addition that they request the applicant to provide a Transport Statement that relates to TDC and not South Hams DC as currently shown.

Should DNP rely upon Policy Ash 2, to determine this application, then it should be noted that I cannot see any provision for further "public car parking spaces be provided to serve the centre of Ashburton" as required by this policy.

I consider this application to be short on many important items of information. No doubt the Town Council planning committee will identify these and will raise the appropriate questions of the DNPA.

Clarification should also be sought as to DNP current policy in respect of social housing provision as opposed to that being suggested by the applicant.

On a separate issue but on tonight's agenda, I do not consider it appropriate for the Town Council to provide funding to subsidise a private events company to run the Ashburton Food Festival.

**128/17      Declarations of interest. To receive any declarations of interest on items on the agenda.**

There were no declarations of interest.

**129/17      Chairman's monthly report**

On Saturday 15<sup>th</sup> July the ancient tradition of Ale Tasting and Bread Weighing hit the streets of Ashburton. Wares were sampled and approved, bread was baked, donated and sold to the highest bidders and a fine medieval feast was held in the evening.

On Saturday 22<sup>nd</sup> July, I had the pleasure of attending the celebration of the 25<sup>th</sup> year of the Ashburton Information centre being open. The info centre couldn't operate without the dedication of a small number of volunteer, some of whom have been involved right from the beginning. Our thoughts are with Sylvia, a long standing volunteer who is particularly unwell at the moment - we wish her a speedy recovery.

On Thursday 24<sup>th</sup> August, the Town Clerk and I attend a meeting at the National Park HQ. Joanna Giles, the Post Office apprentice, had organised a meeting with local postmasters, Post Office banking Directors, Mel Stride and other District & County Council representatives. The purpose of the evening was to engage with the Post Office decision makers to help them understand the challenge rural communities are facing with the loss of banks in towns and where the Post Office can help meet the need. It was a very useful evening, with many important aspects being noted-hopefully for future improvements. Well done to Jo (and Stuart) for co-ordinating the event.

On Saturday 9<sup>th</sup> September I had the pleasure of attending the Ashburton Library Summer Reading Scheme prize giving. Children who had completed the task of reading 6 books over the school summer holidays were delighted to receive a certificate and a medal for their efforts. They were then treated to some comical entertainment from Elphic the Jester and some delicious treats supplied by the Friends of Ashburton Library. Congratulations to the volunteers at the library, particularly Ros Parkes, for encouraging so many children to develop a love for reading.

Saturday 9<sup>th</sup> also saw the streets of Ashburton filled with the delightful aromas of the food festival. Despite the changeable weather, there seemed to be many visitors into town to enjoy the variety of culinary delights on offer. I had the task of driving the Park & Ride bus

for the afternoon and was encouraged by so many folk who had discovered what a wonderful town we have and promising to return soon. My most notable passenger of the day was a young lady of 100 years old. When asked the obligatory question of what made for a long and happy life she replied without the blink of an eye-gin and lots of it! Again, thanks to all of the volunteers who helped behind the scenes to make the food festival successful again this year, most notably the youngsters from the army cadets.

**130/17 To receive the minutes of the previous meeting held on 11 July 2017**

These were signed by the chairman as a true record.

**131/17 Matters arising from the minutes of the previous meeting 11 July 2017**

There were no matters arising.

**132/17 Police report**

Cllr Parker Khan read the police report:

I wish to update you on Policing matters in the Town over the last month. 104 incidents were reported. 21 of these concerned the A38. Another 10 were traffic related in the Town and surrounding area. 4 incidents of anti - social behaviour were reported. 3 of these related to rowdy persons leaving the Silent Whistle in the early hours.

19 crimes were recorded. These included -

2 offences of Criminal Damage

4 thefts - including the theft of a Peugeot 205 from Balland Lane on 7<sup>th</sup> September.

A protected bird - a peregrine falcon - was found poisoned in the Town on 15<sup>th</sup> August.

2 burglaries were recorded - both offences were committed at Ashburton Cricket Club overnight on 12<sup>th</sup> and 13<sup>th</sup> August.

The Ashburton and Chudleigh Neighbourhood Team has a new Sergeant.

Sgt Seth SAUNDERS joined us last week from Newton Abbot. He is based at Conway House and will contribute to the Policing of the Town.

PCSO Paul TUCKER and I held a Police Surgery at the Information Centre on 29<sup>th</sup> August. My next one is scheduled for the Info Centre from 10-11am on 26<sup>th</sup> September.

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](mailto:Teignbridge@devonandcornwall.pnn.police.uk)

**133/17 Finance Committee Chairman's report (June)**

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

**134/17 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**

### **0428/17 58 West Street**

Proposed: Construction of single storey side extension with alterations to existing store areas

Cllr Baker's report stated:

58, West Street is at the top of West Street and the commencement of Bowden Hill and is the Eastern side of a pair of unlisted semi-detached Edwardian houses.

Applicant proposes to build a small, single storey side extension which would necessitate removal of part of their side garden and garden wall.

I visited the site and discussed the application with the applicant on the morning of Thursday 7<sup>th</sup> September 2017.

The proposed extension would provide a separate dining area, a utility room and cloakroom by extending and using a storage area at the side of the house. The size of the proposed extension would provide an additional floor space of just over 6 sq.metres and would be built of matching materials and roofed with natural slate.

The proposed extension would be visible to the nearest neighbouring cottage and only from their bathroom window. I visited these neighbours and was told that they had no objections but would look at the plans online again and inform ATC if they had any concerns about the application.

This seems a sensible solution to provide extra needed accommodation and I propose that Ashburton Town Council supports this application.

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

**SUPPORT**

### **0426/17 The Hall, Eastern Road**

**Cllr Daw**

Cllr Daws report states:

I attended site at 15.00hrs on Tuesday 5<sup>th</sup> September and surveyed the application.

This is a planning application to upgrade 7 flats in a Grade 2 Listed building. The building was previously owned by Teign Housing for the provision of 7 Social Housing flats and has been sold to a private developer.

The building will have some alterations to its exterior and interior.

It is proposed for the removal of some partition walls, replacement of internal and external doors and internal/external redecoration. The parking area to have refurbishment of surfacing and the establishment of fencing/railings to demark the boundaries. These

proposed alterations are not detrimental to the building as it was previously altered when originally converted in to 7 flats.

**Unfortunately the sale has removed 7 Social Housing flats and placed them in to the private sector. According to the Dartmoor National Park there is no regulation that can be enforced to ensure that a number of the flats are to be provided as affordable housing.**

There is also no requirement to apply for change of use as the building was already housing 7 flats.

There is some concern about re-establishing plot demarcation as this will restrict access across the parking area which is often used by local residents to visit the Surgery. There is an alternative route but it is not suitable for some of the elderly residents of the adjacent housing estate.

There are also two gates on to the property from the rear gardens of two plots on the adjacent housing estate which will be blocked off.

As no regulation can be applied for the provision of Affordable Housing or the loss of Social Housing I recommend that the Council submits **No Objection** to this application.

Cllr Vogel stated:

This application 0426/17 The Hall is unusual, but our response may have consequences for any application forthcoming for Ireland House and 0439/17 Outdoor Experience. I would draw Members' attention to DNP Authority Meeting Friday 28th July 2017 Minutes 3285 'Site Size Threshold for Use of Section 106 and Affordable Housing Contributions'.

My understanding is that: this building is still in the ownership of Teign Housing and that a sale has been agreed in principle.

The applicant, Regal Heritage Ltd is requesting planning consent to carry out renovation works on a Listed Building. No change of use has been applied for.

Members may wish to consider the following:

I have spoken to DNP Fwd Planning and spoken to and received an email from Teignbridge District Council Housing Manager in answer to the following questions that could assist us in determining the status of the building;

Does the sale of the 7 units at The Hall:

1. Come under the Portfolio Holders for Housing, and does TDC receive a receipt from the sale?

*The Hall is being disposed of but the sale is not yet completed. There is a clause that enables any surplus on sale to be split 50/50 with the Council but the calculation of this is based on current use value and Teign can offset their costs so there is unlikely to be a receipt for us. Teign have committed to use any surplus towards delivery of affordable housing in Teignbridge*

2. If a receipt is received what is the amount? See above

3. If receipts are to be received, will these be used to subsidise the Longstone Cross development?  
*There is no need for additional subsidy at Longstone cross currently -100% affordable scheme*
4. What is the current projection for the Longstone Cross subsidy?  
*Subsidy is £100k TDC*
5. Could any receipts - if received - also be used to kick start affordable units on the 'Outdoor Experience' site Ashburton?  
*In principle yes if Teign are RP delivery partner*

Should Members wish to endorse Cllr Daw's No Objection to the application as submitted, they may wish to consider adding caveats to this response regarding the status and any future use of the building and any receipt that may be forthcoming to Teignbridge.

Cllr Ashford asked that with the lack of social housing would it not be cheaper to renovate the flats, what is the cost of renovation and how have they calculated the cost? Cllr Nutley agreed with Cllr Ashford confirming that the flats were in a poor condition, but having spoken to Teign Housing, they cannot afford to renovate the flats. Cllr suggested that we write to Teign Housing and Teignbridge district council.

Cllr Nutley proposed that the clerk discuss the planning proposal and caveats raised with the Dartmoor National park and write to Teign Housing and Teignbridge District Council. The proposal was seconded by Cllr Irens. All in favour.

**Application completed under delegated powers - NOTED**

**17/01974 Riseley Nurseries Cllr Parker-Khan Support**  
**0383/17 7 North Street Cllr Baker Object**  
**0384/17 Lower Whiddon Farm Support**

**135/17 General Purpose committee Chairman's report (July)**  
 There was no meeting in July.

**136/17 Devon County Council (DCC) Report**  
 Cllr Barker said work was continuing on the Greater Exeter Plan, work is concentrating on the Science and Sky Parks, trying to bring inward investment. In terms of Ashburton, there is an inward migration on a daily basis of about 800 people, they are looking at the commute and housing type required.

Broad band coverage has increased with access to Air Band and they are now working to increase the speed. They now have 90 % connected to broadband the challenge is going to be getting the last 5 % connected.

- 137/17 Teignbridge District Council (TDC) report**  
Cllr Dennis had attended an Overview and scrutiny meeting and they had a presentation about a housing group set up by the Mendip Council and a review of the council procedures and performance.
- 138/17 Elector Fund Application for 2018**  
Clerk stated that the elector fund application was due and that he has spoken to a number of organisations to complete the application which is due on the 29<sup>th</sup> September.
- 138/17 November 2018 Celebration of the 100 years of the end of WW1**  
The clerk suggested that a subcommittee be formed to arrange the celebrations for the town, this would include a number of organisations and the council. Cllrs Irens, Nutley, Daw, Vogel and Giles have put their names forward.  
The Clerk will write to local organisations.
- 139/17 Review of Internal Audit Contract**  
The Clerk provided the cost information and New Contract for three years for councillors stating that it was very useful to him. Cllr Brewer proposed that the council sign the contract this was seconded by Cllr Ashford. All in favour.
- 140/17 Purple for Polio Campaign Cllr Vogel**  
Purple4Polio Purple Croci planting in Ashburton arrangements Executive Summary follow up to April 2017 FC: Diagnosed Cases Update:  
As at 6th Sept 17 there were 10 reported cases – as opposed to 23 last year. Government have announced its intension to contribute £100m to Polio eradication. World Polio Day 24th October 2017. Illumination in Purple of a Public/Private Building on 24th Oct.
- Proposed date:** (dependent on delivery of corms) Saturday 21st October 2017 10am Cleder Place Central Flower Bed; Raised Flower outside Information Centre by Town Hall Fire Escape; Town Hall hanging baskets, seat outside Town Hall.
- Proposed ceremonial planting:** Rotary would like to invite - **the Porteeve, Mayor** and **Town Councillors** to join the **President of Rotary**, residents of Ashburton, and Rotarians. (Apologies received from **Master Bailiff**)
- Proposed additional sites for residents, groups and associations and Rotary Club:** Two plots either side of the RBL Hut, Bulliver's Way at the Pear Tree end of the Way so as to be visible from the road. Flower bed at the junction of Eastern Road, Balland Lane and the walk way to Miners Close. **Atrium proposed planting:** The Atrium has already had a talk from Rtn. Peter Cross who was among the group of Rotarians who took part in the mass immunisation on World Polio Day in India earlier this year. The Atrium has offered to plant croci when they are available.
- Rotary are in the process of speaking to BYP** for their input either to assist in planting for example Bulliver's Way, or anther agreed site. **Proposed Publicity** to encourage residents to join planting on the day, or at a time suitable to the group etc.: Thanks go to Judy Marshall and both editions of Around Ashburton and Around Buckfastleigh for publishing the event and offering to be present.  
Proposed use of Social Media (Twitter and Town Facebook and council Web Site), contact with local groups, including Gardening Assoc. **Commerative Signage:** Enquiries currently underway to make Rotary Plaques available (RIBI) to commemorate plantings.

Action -Peter Cross **Purple Marker Pen**: Enquiries currently underway to source non-toxic purple dye to mark those taking part to remind planters of the reasons for the planting. Action - Diana Fitch

**Briefings**: Details of why Rotary is involved with the End Polio Now campaign and the planting have already appeared in the MDA and Around Ashburton/Buckfastleigh, but will be available together. Proposed to invite media to ceremonial event and as appropriate to publicise post

planting at other locations. **Risk Assessment and Insurance**: Rotary has insurance and a risk assessment protocol and insurance. Action -

Philip Vogel John Austin **Rotary Members**: Members will be asked to volunteer to assist as required at the events. **Ashburton Town Councillors**: An invitations been extended to all Councillors to join any of the planting events. PV to action unless otherwise noted.

### 139/17 **Councillors' Reports on attendance at sub-committees and meetings of other organisations**

Cllr Parker-Khan wanted to congratulate the New Chair of the Carnival committee Ellen Tapp after attending the carnival AGM.

Cllr Dennis reported everything was in place for the Christmas lights and donations were flowing in from the community.

Cllr Daw voiced his disappointment at the poor turn out at the Harvest festival by Councillors.

### 140/17 **Correspondence**

#### I. Email form PCC regarding meeting on the burial grounds

This has been difficult to set a date the Clerk will keep working on this.

#### II. Resident Complaint about parking on Cleder Place

The Clerk mentioned that this was a Police matter as there were no double yellow lines for the enforcement officers to enforce and the police had spoken to the drivers concerned. The Cllrs discussed the matter and Cllr Parker Khan proposed that the council request that double yellow lines are painted along the Cleder Place Side of North Street. This was seconded by Cllr Irens. All in Favour.

Cllr Barker agreed to take the matter away and have double lines put down on that side of the road.

Cllr Irens asked that this be added to the agenda of the next traffic management meeting.

#### III. Request for funding from the Food Festival.

The food festival had requested funding for the extra bins and extending the public toilets opening times. Cllr Dennis confirmed that he had given money from his community funds. A lively discussion followed. Cllr Dennis Proposed that the town council should not fund the festival this was seconded by Cllr Giles. All in Favour.

### 141/17 **Matters raised by councillors for information only or possible inclusion on a future agenda.**

Cllr Slater mentioned that he was concerned that there were no stickers to be put on the green bins confirming that residents had paid to have garden rubbish removed as the collectors had been told to check their computers for confirmation of payment. This was

going to be very difficult to achieve and where bins going to be emptied for residents that had not signed up to the scheme?

Cllr Parker Khan, wanted to thank the residents of Ashburton that had got together over two weekends and cleaned up the Church path, as they had done a wonderful job. Cllr Parker-Khan also asked if another town litter pick could be arranged.

This will be placed on the General Purposes and the clerk to investigate.

There being no further business, the chairman closed the meeting at 8.40pm.

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CHAIRMAN