

HENNOCK PARISH COUNCIL

MINUTES OF THE PARISH COUNCIL MEETING HELD ON TUESDAY 10TH JULY 2018 IN HENNOCK VILLAGE HALL STARTING AT 7.30PM.

PRESENT: Cllrs P Baker, M Curran, R Dixon, B Kelly, J Parker [Chairperson] and C Webb
County Cllr F J Brook
District Cllr R Keeling
Mr A Cooper, Dartmoor National Park Authority [DNPA] Parish Link Member
H Reynolds, Clerk to the Parish Council

PART I (Open to the Public)

1. FILMING AND RECORDING OF MEETINGS: The Chairperson reminded all in attendance at the meeting that they may be filmed, recorded, photographed or otherwise reported about. Hennock Parish Council's protocol on the filming and recording of meetings was on display and those undertaking these activities were deemed to have accepted them whether they had read them or not.

2. TO ACCEPT APOLOGIES FOR ABSENCE: Apologies were received by Cllr J Williamson and the reason for her absence were accepted. Apologies were also received from District Cllr L Evans.

3. DECLARATION OF INTEREST FOR ITEMS INCLUDED ON THE AGENDA & A REMINDER TO COUNCILLORS TO UPDATE THEIR REGISTER OF INTERESTS WHERE APPROPRIATE: None.

4. REQUESTS FOR DISPENSATIONS: None.

5. PUBLIC PARTICIPATION: AN OPPORTUNITY FOR MEMBERS OF THE PUBLIC TO SPEAK TO THE COUNCIL ABOUT MATTERS WHICH CONCERN THEM: None.

6.1. Police Officer's report: There were 3 reported crimes for the month of June 2018 as follows: (i) 1 x Criminal Damage to property / under £500 – Entry has been gained to a quarry by cutting some Harris fencing panels. Nothing appears to have been taken. It is believed that entry was gained to interfere with nesting birds at the site. Extra security measures are being taken and the Neighbourhood Policing Team are aware; (ii) 1 x persistently make use of public communications to cause annoyance – A member of the public has persistently called 999 and asked for the police when there has been no emergency. The offender has been given strong words of advice due to their age; & (iii) 1 x Arson – A hedge and gate post have been set alight after a stolen vehicle was abandoned and then set alight by unknown means causing fire and smoke damage. There are no active lines of enquiry.

6.2. County Councillor's report: In response to an invitation by Cllr Brook for the County to look at speed, the Chairperson explained that a community meeting had taken place with PCSO Mark Easton from which 10 people have come forward to form a Community Speedwatch at the 3 entrances to Chudleigh Knighton. The police will undertake speed checks in the first instance to establish a need. The Chairperson explained that the community will no longer tolerate bad traffic, speed or parking and it will report everything; the community has "no faith in Devon County Council [DCC] and it is taking matters in to its own hands". Cllr Brook responded, "I think that's excellent". In response to questions, the Chairperson explained that if the PCSO identifies a need, the community will be supplied with a speed gun and training. Cllr Brook acknowledged that the Council did not want him to do anything at the moment in this regard.

Cllr Baker asked whose responsibility it was to clear the vegetation from the slip road from Exeter to Chudleigh which is hindering visibility. Cllr Brook explained that it was the responsibility of Highways England. Cllr Webb kindly agreed to clear it himself.

6.3. District Councillor's report: The written report covered the delivery of affordable units in Dawlish, the consultation on the proposed potential merger of Devon & Cornwall Police and Dorset Police and a message from Sir Richard Ibbotson, Torbay and South Devon NHS Foundation Trust. Cllr Keeling also reported that he had attended a Local Government conference in Birmingham. The key issues were housing and social care: (i) they are asking for all new developments to have fibre optic to the door i.e. treated as a utility; & (ii) the

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Government is admitting that the big 5 housebuilders are not building enough houses, suggesting District Councils like TDC build houses itself either to build and sell for profit or for social rent. The Chairperson made it clear that she expected Cllr Keeling to favour the social housing option.

6.4. Dartmoor National Park Parish Link Member's report: Mr Cooper reported as follows: (i) the fire risk for moorland and grass has never been higher. If anyone sees a fire they should immediately call 999 – in response to a question, Mr Cooper advised that DNPA is telling people not to have barbecues on the moors but it is not covered by law; (ii) Car parking charges have been introduced at Haytor and Postbridge – it's going quite well and there have not been many complaints. In response to a question, Mr Cooper confirmed that the introduction of charges had not pushed cars on to other areas. He also reported that some vehicles are still driving too fast on the moors and gave an example of a car overtaking on a hillside at 63 miles per hour on the road from Princetown to Dartmeet which was caught by the Speedwatch group; (iii) Mr Bill Hitchins has been re-elected as Chairman of DNPA; & (iv) ticks are prevalent with the very warm weather – fortunately GPs now recognise the symptoms of Lyne disease.

7. APPROVAL AND SIGNING OF THE MINUTES: The minutes of the Parish Council meeting held on 12th June 2018 were approved subject to a correction to the spelling of "Easton" and duly signed.

8. MATTERS ARISING FROM THE MINUTES:

8.1. Devon Air Ambulance night landing sites: There has still been no written response from NALC [National Association of Local Councils] on the VAT issue despite "chasing". The Clerk was instructed to ask DALC [Devon Association of Local Councils] to convey to NALC the Parish Council's disquiet at the lack of response/clarification on this matter.

8.2. A Nation's Tribute: 11th November 2018: After some discussion, the following was agreed: (i) Cllr Parker will check whether the landlord of the Palk Arms is happy to provide a barbecue at Bottor Rock Farm on 11th November; (ii) Cllr Curran will confirm timings with Jeremy Butcher who will play the Last Post; (iii) Ruth's husband, Rob, will produce posters advertising the Lighting of the Beacon event at Bottor Rock Farm; (iv) bins for rubbish will be made available; (v) councillors will act as wardens to direct people to the beacon (the Council has Hi-Viz jackets); (vi) Cllr Parker will have a portable first aid kit but in case of emergency people will need to dial 999; & (vii) there will not be a religious element to the event – the Council agreed it should be more inclusive and people could choose to go to Church in the morning.

8.3. Articles for Parish News: The following articles were to be included in July's Parish News: (i) Help prevent moorland fires; (ii) Teignbridge Garden waste collection service – time to renew annual subscriptions; & (iii) Battle's Over – A Nation's Tribute: 11th November 2018 advertising the Parish's event and encouraging people to participate/attend.

9. VACANCIES IN THE OFFICE OF PARISH COUNCILLOR/CO-OPTION OF COUNCILLORS: 3 vacancies remain on the Parish Council which can be filled by co-option.

10. AGREEMENT OF AGENDA BETWEEN PARTS I & II: There were no items to be considered in Part II.

11. FINANCIAL MATTERS AND PAYMENTS:

11.1. Payment of invoices: The Parish Council resolved to make the following payments:

Payee	Chq no.	Purpose	Amount (£)
NEST	Direct Debit	Auto enrolment pension contributions: Employer: £1293.92 less £502.67 = £791.15 [Qualifying earnings for 2018/19 tax year are between £6032 & £46350] x 2% = <u>£15.82</u> Employee: £791.15 x 3% x 80% (as tax is deducted at source) = <u>£18.98</u>	34.80

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Chudleigh Knighton PCC	2618	Grant for churchyard maintenance and Knighton News – replaces cheque 2613 (destroyed) payable to St Paul's Church, Chudleigh Knighton	300.00
H Reynolds	2619	Clerk's net salary N.B. Clerk took 3 hours 45 minutes sick leave during week commencing 11 th June 2018	1142.71
HMRC	2620	PAYE & NI	213.91
S & W Lygo Engineering	2621	Chudleigh Knighton, Hennock & Teign Village Car parks and Play Parks inspection & cleaning, and cleaning of Hennock and Teign Village bus shelters	180.00
H Reynolds	2622	Clerk's expenses*	109.24
Linda Harvey	2623	For Hennock Gardening Club for the upkeep of village flower baskets and troughs as agreed by the Parish Council at its meeting on 12 th June 2018: Minute ref: 19.1. <i>Cheque made payable to Linda Harvey as treasurer of the Garden Club as the Gardening Club no longer have a bank account because Barclays Bank asked them to close it due to a lack of use; Linda Harvey will acknowledge receipt of cheque in writing on behalf of the Gardening Club.</i>	50.00
Information Commissioner	2624	Annual data protection fee	40.00
Janette Parker	2625	<u>Parish Plan</u> : Reimbursement for taxi fares to/from Hennock Primary School to present book token for design of Operation Awesome Village logo	18.00
NSALG (National Society of Allotment and Leisure Gardeners Ltd)	2626	Annual membership renewal: £55.00 plus VAT £11.00	66.00
Chudleigh Knighton Village Hall Committee	2627	Room hire: 27/3/18 & 10/4/18: £22.00 and <u>Parish Plan</u> launch event on 17/4/18: £17.00	39.00
Dartmoor Heathers & Gardens	2628	Parish Lengthsman duties: £605.30 plus VAT £121.06 Allotments: strimming of Hennock allotment paths as agreed by Allotments Committee at its meeting on 15 th May 2018: £25.00 plus VAT £5.00 Allotments: Removal of broken glass buried in Chudleigh Knighton allotments – Plot 5b: £80.00 plus VAT £16.00	852.36
South West Grounds Maintenance	2629	Grounds maintenance contract: £349.30 plus VAT £69.86 Parks & open spaces (fence repair at Chudleigh Knighton Play Park): £60.00 plus VAT £12.00	491.16

*Clerk's Expenses £

Working from home expenses	14.00
Stationery: A4 paper	2.75
HP 951XL yellow ink cartridge [£22.19] & HP 951XL cyan ink cartridge [£21.95]	44.14
Domain renewal with Heart Internet	9.59
Giffgaff "goodybag" – monthly bundle of minutes, texts & data for Parish Council's mobile phone	10.00
Mileage: 29/6/2018: Teign Village to place notices on "dumped" vehicles and inspect Hennock to Teign Village road: 13 miles less mileage to/from CKVH of 9 miles = 4 miles; & 29/6/2018: Teign Village and Hennock to undertake review of annual inspection reports and identify action required at Play Parks: 13 miles less mileage to/from CKVH of 9 miles = 4 miles: Total: 8 miles @ 60.1p per mile	4.80
Postage/stamps	18.46
2 x box files for Parish Plan questionnaire responses [2 x £2.75]	5.50
Total	109.24
Cheque No.	2622

11.2. Financial Statements including Fixed Assets schedule: A Receipts and Payments Account and a Bank Reconciliation for the 3 months ended 30th June 2018 were presented to the Council, which showed the current account credit balance of £43480.59 and the Savings Account credit balance of £7,140.00, the balance of which after adjusting for unrepresented cheques totalling £350.00, equated to the Receipts and Payments closing credit balance of £50270.59. A Fixed Assets Register [Appendix A] as at 30th June 2018 was also presented to the

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Council which showed the addition of the 2 x 6 panel display boards (purchased for the Parish Plan consultations) at £218 and the Clerk's mobile 'phone & case at £248 which increased the total value of fixed assets from £174703 to £175169. It was resolved that the financial statements be approved. It was also agreed that a comparison of actual expenditure to date against budget should be presented at the September Parish Council meeting.

12. POSSIBLE AFFORDABLE HOUSING DEVELOPMENTS: *Hennock:* Mary Ridgway, Housing Enabling Officer at TDC, provided an update by email as follows: (i) On Monday 9th July the project was presented to the Council's Capital Review Board which is made up of senior officers. The aim of the meeting was to obtain the necessary internal approvals to continue to the next stage of the project. This was successful. One outcome of this is the setting up of a larger, multi-disciplinary project team, which brings additional capacity and expertise, particularly from TDC's Assets team; (ii) DNPA has allocated a case officer to the project. Two meetings have recently taken place which have been part of the pre-app discussions to clarify the detailed surveys required for validation of any planning application and to identify what is needed for the heads of terms for the s106 agreement; (iii) There are a number of on-going strands of the technical work including: (a) Title to the land is now registered with Land Registry. Searches have identified 2 restrictive covenants which are being looked at more closely; (b) Estimates have been obtained for the detailed design work for the foul and surface water drainage. The costs to be shared between TDC and the landowner. The work will be commissioned once they are satisfied there are no 'show stoppers' in the title to the land and heads of terms agreed for the land transfer/options agreement. This work is important as the design and position of the soakaway will determine site layout and the number of affordable homes that can be accommodated; (c) The principles of the cross subsidy required have been set out and these will need to be formally agreed probably as part of the options agreement/land transfer agreement; & (d) There is a lot of technical work underway, the next to include an independent viability assessment (required by DNPA) and costings from Western Power on electrical supply.

Overall the project is progressing. There has not been recent direct contact with potential applicants which is being deferred until late summer/autumn when they have reached key milestones in the project so the potential applicants can have confidence in the direction of travel and TDC has the detailed proposals to put to them.

This is one of first pilots for affordable Custom and Self Build and TDC & DNPA are learning at each stage as they need to build a replicable model of delivery, cover all risks and deliver a successful project. They are currently working with the National Right to Build Task Force who are providing some consultancy advice for their pilots on some technical aspects of the work.

Cllr Curran commented that the restrictive covenants should have been established at the outset to establish whether it is a viable piece of land on which to build.

Cllr Dixon reiterated that the Housing Needs survey identified a need for rented properties – Mary Ridgway advised in a telephone conversation to the Clerk that TDC needs a very clear exit strategy in case of need, e.g. a switch to an alternative tenure such as social rent but this would obviously be a much bigger ask from TDC's own capital (TDC is looking to borrow c£500k to deliver the custom-builds to shell level).

Mary Ridgway will attend the October Parish Council meeting to provide a further update.

Chudleigh Knighton: Amy Luxton, Housing Enabling Officer at TDC, provided an update by email as follows: They have moved into the first pre-app discussions phase on a scheme of 45 (20@Affordable Homes 20@Open Market and 5@self-builds). The Housing Enabling Officers have provided a full briefing for the Planning Officer about the background of this case and the first meeting with Marcel Venn of Inox will take place in the week commencing 9th July. Housing Enablers are a consultee to this process, which is led by Planning - hence to a degree they must let the planning assessments and negotiations take their course - re details of site layout etc. There are matters which are likely to require further negotiation - which is to be expected at pre-app stage. In response to a question, the Chairperson confirmed that the Parish Council cannot be involved in the pre-app discussions.

13. CONSIDER OBTAINING VALUATION OF FORMER ANCHOR INN SITE: After some discussion and an acknowledgement that Parish Plan questions will feed back residents' views on this site, the Council agreed that

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the Clerk should contact TDC with regard to the former Anchor Inn site with a view to asking TDC to consider purchasing the site and building some affordable housing on it, accepting that this may need to include some open market housing to cross subsidise.

The Council was made aware that the site might be up for sale and asked for the opportunity to purchase the land for the benefit of the community. Initially the Council thought it would be an ideal position for a community car park but accepted that this would not be financially feasible given the suggested purchase price. In response, the landowner advised that if the Council wished to purchase the site, the cost to purchase the land, demolition of the pub and costs associated with rendering a party cob wall have been considerable and the price the Council would need to pay for the land would be £300K.

The Council has obtained a quote for a red book valuation of the site (but not taken this forward) and meanwhile obtained an informal guide to the price; the Council accepted at its meeting that the cost to purchase the site, which would need to be funded by borrowing, would require too large an increase in the Parish Council's precept. However, the Council considers the possibility to acquire the land for some affordable housing (possibly social housing with supported living for older people) a "golden opportunity" and it would very much like TDC to consider the proposal. The Clerk was instructed to copy District Cllrs Keeling and Evans in to the communication.

14. AUTHORITY FOR CLERK TO ACT DURING THE SUMMER RECESS: The Council resolved that the Clerk should be given authority, in consultation with the Chairperson or Vice-Chairman, to deal with all urgent and normal business and payments. The Clerk should present a report to the Council at its September meeting.

15. CORRESPONDENCE FOR CONSIDERATION AND ACTION:

15.1. Teignbridge District Council re Code of Conduct review: Neil Aggett, Democratic Services Manager/Monitoring Officer, spoke to the Clerk on 14th June 2018 in relation to the question raised by the Parish Council in March about whether social media and emails should have the same rules applied as if the writer was in a meeting. Neil is retiring from the Council and will leave a copy of the Parish Council's email for the new Monitoring Officer when he/she reviews Teignbridge's Code of Conduct; for the time being Teignbridge is leaving its Code of Conduct unchanged. The Parish Council adopted Teignbridge's Code of Conduct and it can review this again in the light of Teignbridge's review in due course.

15.2. Devon & Cornwall Police: Devon & Cornwall Police and Dorset Police merger survey: <http://www.futurepolicing.co.uk> Cllr Webb advised that there is already an alliance between the two forces. Cllrs/residents were encouraged to complete the survey on an individual basis.

15.3. Resident of Chudleigh Knighton: Complaint regarding bonfires being lit on Chudleigh Knighton allotments. There has been more than one complaint about the nuisance from bonfires on the allotments and a letter has been written to an offending tenant. The Clerk agreed to visit the allotments the following day, identify which plots had evidence of fires and write to the tenants, accordingly. There are no laws against having a bonfire but there are laws for the nuisance they can cause.

15.4. St Paul's Church, Chudleigh Knighton: Letter of thanks for the grant of £300.00. (Maintenance of the churchyard is being addressed: refer to item 17).

16. PLAY PARKS MATTERS:

16.1. Review of Play Parks in the light of the annual inspection reports: The Clerk undertook inspections of the Council's 3 Play Parks with Steve Lygo on 29th June and agreed what action is required; details will be included in the Clerk's summer recess report. Cllr Curran reported that a young boy stated he was going to write to the Council requesting the roundabout is removed from Hennock Play Park so there is an area to play football. The Chairperson responded by advising that this would not be a suitable space because of the proximity of other play equipment; ideally the area above the Play Park needs to be developed but it will require a full Council to take on such a large project.

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17. REPORTS FROM PARISH COUNCIL REPRESENTATIVES ON OUTSIDE BODIES: The Vice-Chairman, Cllr Kelly, attended the raising of the Armed Forces Flag, on behalf of the Council, at Old Forde House on 25th June to commemorate Armed Forces week.

The Chairperson reported: (i) St Paul's Church, Chudleigh Knighton, was having difficulties finding a contractor to strim the churchyard. It has engaged somebody temporarily and the Clerk has provided contact details of suitable contractors used by Hennock Parish Council and Chudleigh Town Council; & (ii) the community meeting which established a Speedwatch Group was really positive and she hoped it was the start of something more substantial.

18. MATTERS BROUGHT FORWARD BY PARISH COUNCILLORS: None.

19. DATES, VENUES AND TIMES OF NEXT PARISH COUNCIL MEETINGS:

- Tuesday 24th July 2018: Planning Committee meeting in The Old Library Room in Chudleigh Knighton Village Hall at 7.30pm.
- Tuesday 14th August 2018: Parish Plan Steering Group meeting in The Old Library Room in Chudleigh Knighton Village Hall at 7.30pm.
- Tuesday 11th September 2018: Parish Council meeting in Chudleigh Knighton Village Hall starting at 7.30pm.

PART II (Private): None.

As there was no further business the meeting ended at 8.50pm.

..... **Chairperson**

Dated.....