

UGBOROUGH PARISH COUNCIL MEETING

Wednesday 1st December 2021 at 7pm

In the Main Hall, Ugborough Village Hall

Simon Niles, Strategic Planning Children's Services, presented the proposal to provide a school for high-functioning autistic secondary age children. The land, on the edge of Ivybridge, was currently allocated for employment use. The programme was to apply for outline planning permission, buy the site using Government funding and complete the £8-10m build by September 2024.

With high staff ratios, there would be job opportunities. The catchment area would be the South Hams, Plymouth and up to Tavistock. There would be 100 Years 7-11 pupils in classes of 8-10. Travel to school would be independently, by taxi or small minibuses, but no coaches, with provision to take off the traffic.

The school would be secure, with little antisocial behaviour, so little impact on the neighbourhood. Community access to the site may be available outside school hours, and dual use could be built into the design.

Councillors considered that, although the proposed use was not in accordance with the current local plan, it was now unlikely that the health centre would relocate to the site and DCC needed the facility. They therefore supported the proposal, in principle, but expressed disappointment that there would be no health centre on the site.

Questions from the Public

1. A complaint was received that there had been no progress clearing the drains on the lane down from Toby Cross. Drains were also blocked on the lane down from Hillhead, and there was a risk to flooding in the houses at the base of the hill.
2. A complaint had been received of inconsiderate parking by the school, which was blocking the road. Cllrs Beable and Holway would request that Police Community Support Officers visit the site.
3. The bus shelter on the south side of Bittaford would be cleaned after the winter.
4. The light above the conduit was awaiting a new fitting.

DCC Cllr Dan Thomas submitted a report highlighting covid figures. The school governors had added a desire for a 20mph zone to their travel/transport plan, and it was suggested that the Parish Council also make a formal request to DCC.

DCC would consider a motion, at its full Council Meeting, to lobby local MPs to strengthen the criteria for properties becoming liable for business rates, instead of council tax. This would avoid the huge amounts of business grants paid out over covid in Devon. Also at the Meeting, a motion would be moved that DCC would '...work with Government and local Government networks, to make sure the COP26 text is translated into meaningful local and national programmes to reduce carbon which are supported by agreed and sufficient funding by Government.' Councillors noted that Air BnBs, who may claim business tax relief, were not required to comply with the safety regulations of other holiday accommodation. The lane surface to Earlscombe Farm would be 'dragon patched' as a quick fix until the road could be added to the resurfacing list. No date had been given for the Kitterford Cross improvements, although it was now likely to be Spring 2022.

SHDC Cllr Holway reported that funding for climate change and biodiversity projects was progressing. The Better Lives for All consultation had produced a positive response. SHDC was working with DCC and Torbay over residential Electric Vehicle charging points, including a leasing agreement. Council tax was likely to be increased to the maximum, and SHDC supported the removal of business rates from holiday accommodation. More planning staff were being recruited. Cllr Holway had accompanied Cllr Abbott to look at the pedestrian access to the east side of Filham Park.

SHDC Cllr Abbott reported that SHDC would set up a Community Benefit Society to support the building of affordable homes, with a scheme being developed in St Ann's Chapel. SHDC had supported a motion to advise builders of the intention to implement any change to sustainable heating immediately. A Severe Weather Emergency Protocol relating to rough sleepers would be in place until 1st March 2022, and a Household Support Fund would provide rapid short-term financial support for people unable to afford food or heating.

Co-mingled recycling was collected from 14,500 households and a site visit to Viridor revealed the second sort was efficient, helped by the quality of the initial resident-sorted recycling. Forestry Commission funding of £250k had been granted to SHDC for trees. The 'standard' trees would come with 3 years maintenance.

MINUTES

Present: Cllrs Fletcher (Chair), Beable, Greaves, Holway, Hosking, Johns, Nelson & Slater: SHDC Cllr Abbott, Simon Niles & 1 public

21.142 Apologies for absence were accepted from Cllr Smallridge, Hart & Cooper; DCC Cllr Thomas

21.143 To note declarations of interest and consider granting dispensation requests None

21.144 The Minutes of the Meeting held on the 3rd November 2021, as previously circulated, were confirmed and signed by the Chairman

Those Councillors present at the Meeting confirmed that they would accept agenda and minutes by email.

21.145 Planning

Planning Application recommendations

1. [3507/21/FUL](#) READVERTISEMENT (Revised plans received) Change of use of land from storage to lorry parking in association with Ivybridge Waste Transfer Station at Land at SX 633555 Ermington Road, Ivybridge **Neutral. A Travel Plan was needed to ensure unnecessary trips through residential areas to reach destinations were avoided.**

The Clerk would complain about parking along Ermington Road to DCC Cllr Thomas

2. [0665/21](#) Demolition of existing extension and erection of replacement extension and garage at Cheston Farm Cottage, South Brent **Deferred until plans provided**

Planning Decisions Noted

3. [0795/21/OPA](#) Outline application with all matters reserved for demolition of garage and erection of a single split level dwelling at 7 Filham Cottages, Filham **Conditional permission**

4. [1885/21/FUL](#) Change of use from domestic garden to outside eating area at The Ship Inn, Ware Hill, Ugborough **Refuse**

5. [3557/21/PDM](#) Application to determine if prior approval is required for a proposed change of use of Agricultural building to 1no. dwellinghouse (Class C3) at Venn Farm Ugborough Prior approval agricultural building to dwelling C3 **Required and Given**

Planning Correspondence

6. Planning guidance & climate emergency.

A parishioner noted that, despite DCC & SHDC declaring climate emergencies, a brand new estate of more than 300 houses was being built on a greenfield site on the border of Dartmoor National Park. All the properties were built with the lowest insulation standards possible under building regulations, with gas boilers for their heating and hot water. To retrofit with noisy space demanding Air source heat pumps, which was the Governments preferred solution to domestic CO2 production, would mean foregoing part of their tiny gardens. The developments included no Solar Hot water or PV panels, no cycle path, no EV charging points and 800 metres of hedgerow had been ripped out. Planning guidance should require housebuilders to build for a greener world.

The Clerk would forward the letter to Gary Streeter MP and Councillors confirmed the need to flag up these issues when commenting on planning applications.

7. Developments, Ugborough West Complaints had been received from Lucerne Fields residents about the lack of grit bins. The Clerk would ask Nick Colton if grit sacks could be provided or, alternatively, sacks could be provided by the snow warden. Residents had also complained about their management charge, but had been advised that they had legally agreed to the arrangement when they purchased their houses.

21.146 Finance

1. Resolved to approve payments and receipts:

Payments	Description	Gross
BACS	Stocksigns (Messagemaker) – Vehicle Activated Speed Sign	3690.00
BACS	S Woodman – December pay	528.27
BACS	S Woodman – Expenses (net): Travel £45.90, office £51.92, signs £8.65	108.53
BACS	Cutting Crew	164.40
BACS	J&MJ Widdicombe – Community Lengthsman	273.00
BACS	Ugborough Village Hall hire	130.00
DD	Information Commissioner (Data Protection)	40.00
BACS	IJ & CJ Talbot Ltd – Cemetery spoil heap removal	205.20

Receipts

Chq	Hutchinson - memorial	140.00
BGC	SHDC – Locality grant (Speed sensor)	200.00
BGC	DCC – Locality grant (Speed sensor)	600.00
Chq	CH Webber – Burial space reservation	450.00

2. Resolved to approve the Financial Statement

Earmarked Reserves

Lloyds Current Account to 7.11.21	27,101.36	P.3 grant	1168.91
<i>Less uncleared payments</i>	5,249.39	Open space sport & recreation	7,850.00
<i>Plus uncleared receipts</i>	600.00	TAP: Commuinity Education	366.00
<i>Less Transfers not on Bank Statement</i>	0.00	Dementia Awareness	150.00
Total	22451.97	Community Highway equipment	129.62
<i>Plus: Santander Acc cash book</i>	30,637.69	Community Lengthsman	1,046.25
Total Funds	53,089.66	Post office disabled access	500.00
		G-UP	520.00
		Coronavirus support	523.77
		Burial ground	1500.00
		Community Projects & Support	20,000.00
		Total	33,754.55

Total uncommitted funds
£ 19,335.11

A £1500 grant had been awarded from Vision Zero South West towards the cost of the Vehicle Activated Speed Sign.

3. Cllr Holway advised that G-UP had set up a constitution and bank account, into which the G-UP Reserve could be paid, together with £150 SHDC Locality Funding towards Ugborough Steepers (hedge layers) for tools and training

4. Resolved to grant £200 towards producing the Parish Newsletter

5. Resolved to grant CAB £200

6. It was suggested that a Santa outfit could be borrowed from the Preschool

7. Community Lengthsman: Charges to increase to £20ph w/e/f 1.11.21 - Noted

8. Resolved to purchase replacement solar fairy lights for Ugborough Square at a cost of £65

21.147 Correspondence Received

1. Devon County Council Autumn Briefings 5.30pm 15th December – Cllrs Holway, Fletcher, Hosking & Beable would attend

2. Devon & Somerset Fire & Rescue Service: [Community Risk Management Plan](#) 2022-2027 (draft), consultation to 14.1.22 – to be completed by Cllr Fletcher

3. SHDC: Broadband champion [webinar](#), 9&13 December – Cllr Holway would attend

4. SHDC: [Pitch Perfect](#) Sports playing fields consultation to 23.12.21 – the Clerk would acknowledge interest, pending a review of playing field needs in the Parish. Stafford Williams would be invited to attend the January Parish Council Meeting to discuss playing field requirements.

5. SHDC: Draft proposed [SHDC Grounds Maintenance](#) layer (to enhance biodiversity on Council green spaces) & [Schedule](#) Noted. Await schedule

6. G-UP had detailed landscaping plans for Ugborough playpark. Councillors confirmed support for the scheme, providing neighbours were happy with the proposals and the plants were not poisonous or injurious to children. Approval would be required from SHDC, as owner of the playpark.

21.148 Asset Management The former slide posts had now been cut back and covered. The South Hams Park Inspection Report had revealed the extremely slippery mat by the hut. The Clerk would look at alternative solutions, including the possibility of the solution used by SHDC on slipways.

21.149 Highways & Rights of Way

1. Ch.8 training had been discussed with Nick Colton, who confirmed that the online Safety Awareness Course would be adequate for Councillors undertaking basic tasks in the village. No expiry date was given on the Ch.8 Card. Volunteers should conduct a risk assessment, and first consult him if they had any concerns. Parish Council Public liability and personal accident cover were provided for Council members and volunteers whilst undertaking Parish Council duties and activities.

2. The developer would be providing a speed camera in Wrangaton, facing towards Ivybridge. The new vehicle activated speed sign for Bittaford had been delivered, which would be erected by Cllrs Johns, Beable & Holway.

21.150 Travellers The SHDC Housing Strategy was looking to help travellers if they find land to live on.

21.151 Reports on Meetings attended

1. Cllr Holway – G-Up: A more inclusive meeting would be held in the new year. The Parish Council would write to DCC in support of a 20mph speed limit in Ugborough and Bittaford, based on the area currently subject to a 30mph speed limit. Cllr Holway had also attended a hedgehog event.

2. Cllr Greaves – Preschool Meeting: Building costs were estimated at £100-120K, with possible additional costs for rainwater harvesting and solar panels. Currently, they held £55K reserves for the building project. The new building was due for completion in September 2022 to accommodate up to 24 children, and the Summer Holiday Club would generate additional income. Cllr Greaves offered to look into whether VAT would be payable. The Primary School would not be able to contribute towards capital costs, and Tania was given advice on grants. She would provide audited accounts for the past years with a view to applying for Parish Council funding.

3. Cllrs Beable & Holway had attended the Police Commissioners thankyou event for volunteers. The Newton Abbot Mayor talked about his regular contact with police, and Cllr Beable asked for similar contact. Where excessive speeds could be proved by data capture records, average speed signs could be provided.

4. Cllrs Fletcher & Hosking attended the Parish & Town Council Conference, which confirmed that enforcement would be taken against pavement parking adjacent to double yellow lines and at electric charging points. Devon Tree Services had entered into a 5 year contract to identify dangerous trees along A&B roads, which they would require the owner to remove. Highways services had systems, but lacked resources.

5. Cllr Fletcher attended the Climate Change Forum, which discussed community-led schemes for EV Charging points. To be included on the February agenda.

21.152 Correspondence available at the Meeting Noted

1. Clerks & Council Direct, November 2021

Meeting ended 9.40pm

Date of next Meeting 5.1.21

Privacy policy – visit ugboroughparishcouncil.gov.uk