

UGBOROUGH PARISH COUNCIL MEETING
Monday 14th November 2022 at 7.30pm
Ugborough Village Hall

Questions from the Public

1. Please could we contact DCC Highways to find out if mirrors would be allowed on the property at the junction of the A3121 and Parsonage Lane, to aid pulling out onto the A3121 and turning in from the A3121, and is there an official process to follow to install them. Alternatively, is there anything else that can be done, e.g. signage?
2. A question about the construction vehicles using David's Lane to access the Bloor Homes development. Unfortunately, there is no stipulation in the planning approval that they could not use David's Lane.
3. Could we ask DCC Highways to get the drain sucker to clear the drains on the B3213 at Wrangaton.
4. Concerns over the continued lack of mobile coverage due to problems with the mast at Forder Lane. Cllr Fletcher will ask DCC Councillor Dan Thomas if he has any update on the situation.

Reports from District & County Councillors

Cllr Thomas (DCC) had sent a written report which can be found on [UPC website](#)

Cllrs Holway and Abbott summarised their written report which can be found on the [website](#)

MINUTES

Present: Cllrs Fletcher (Chair), Cooper, Greaves, Hart, Holway, Hosking, May, Nelson & Slater; SHDC Cllr Abbott

(Apologies DCC Counsellor Thomas and DNP C Pannell)

22.139 Apologies for absence were received from Cllr Beable

22.140 Declarations of personal interest were received from Cllrs Slater and Hosking for Ivybridge Rugby Club planning application (3316/22/FUL) and from Cllr Hosking for the Taylor Wimpey application (3623/19/FUL)

22.141 The Minutes of the Meeting held on the 5th October 2022, as previously circulated, were confirmed and signed by the Chair (with an amendment to the last point under questions from members of the public • *Cllr Beable agreed to clean the War Memorial with support from Cllr Fletcher.*

Cllr Abbott left the meeting

22.142 Planning

1. The following planning applications were considered:

- a) [3623/19/FUL](#) Taylor Wimpey READVERTISEMENT (Revised plans received) Full planning application for the development of 104 residential dwellings with associated access, parking, landscaping, locally equipped play area and infrastructure Application re-advertised - within consultation/publicity period. Land off Godwell Lane Ivybridge

Object. Council re-iterated the objections made to the earlier application and agreed with those presented by Ivybridge Town Council to this application. Concern regarding traffic congestion was highlighted and Council consider that consideration of access to the A38 would be a significant improvement. UPC is concerned at the lack of infrastructure to serve the continual development and request confirmation that there is sufficient water treatment capacity. Council remains concerned at the cumulative effect of further development on the existing infrastructure.

- b) [3078/22/FUL](#) Readfern - A R Property Consultancy Limited The erection of two, three bedroomed houses with associated gardens & parking. Plot South of Coach House Inn at SX 683 577 Wrangaton

Support. Council would prefer that 2 parking spaces per property were included.

- c) [3566/22/VAR](#) Application for variation of condition 2 (approved drawings) of planning consent 57/1640/11/F Hollies. Wrangaton. TQ10 9HB

No comment

- d) [3235/22/FUL](#) Use of existing farm stables to farm office & formation of new building within stable courtyard to display & showcase farm produce. Fowlescombe Farm, Ugborough. PL21 0HW

2 members of the public gave a brief background to the project.

Support. Council would prefer that a slate roof be considered.

- e) [3076/22/HHO](#) Householder application for proposed first floor extension. 2 Erme Bridge Cottages. PL21 9NN

No comment – this is in Ermington Parish

- f) [3410/22/HHO](#) Mr & Mrs B McIntyre Householder application for side extension to provide kitchen & improvement to existing utility boot room, office & hall layout West Cannamore Avonwick TQ10 9HA

Support

- g) [3447/22/FUL](#) Mr Alex and Rachel Stephens. Application for construction of replacement dwelling in place of a barn with Class Q approval under planning reference 3557/21/PDM Venn Farm Ugborough PL21 0PE

Support

- h) [3316/22/FUL](#) Mr Alan Knight - Ivybridge Rugby Football Club Extension to provide additional changing rooms & new stand Ivybridge Rugby Football Club Filham PL21 0LR

Support (Cllrs Slater and Hosking abstained)

- i) [0421/22](#) A secure dog walking and exercise field including provision of off-road parking, 2m security fence and the provision of a shelter. Mr & Mrs Mabin Hazelmere Farm, Bittaford, Ivybridge, Devon, PL21 0ER

No comment

- j) [0424/22](#) Temporary retention of small timber buildings and a container. Mr Damien Pemberton Land On The Eastern Side Of Ugborough Road, North Of The A38, Bittaford,

UPC would like to receive further details of the proposed agricultural business but does not support any form of living accommodation.

- k) [0430/22](#) Retrospective planning permission for the laying of an area of hardstanding and track Mr & Mrs Raymont Land At Ruby Rose Farm, Wrangaton, South Brent, TQ10 9HJ

Support

- l) [2687/22/FUL](#) Mr Frederick Nurse Provision of an agricultural storage/livestock building. Field South of Kitterford Cross at SX 690 561 Ugborough

No comment. It was noted that work has already begun on the site – the access has been widened and parts of the hedge removed.

m) The Ivybridge proposal for cycling and walking routes

Noted

n) The request to meet with a group proposing the development of a live/work enterprise was considered.

It was agreed to invite a representative to the December meeting.

2. The following planning decisions made by SHDC were noted:

- a) **1534/22/ARC** Lutterburn Farm Lutterburn Street Ugborough Devon PL21 0NG
Application for approval of details reserved by conditions 4a, 12 15 and 19 of planning application 3460/17/OPA
Discharge of condition Approved
- b) **2529/22/FUL** Lower Bowcombe Farm Ugborough PL21 0HN Mr & Mrs S Haye
Proposed conversion of small barn into ancillary use to Farmhouse
Conditional Approval
- c) **2530/22/LBC** Lower Bowcombe Farm Ugborough PL21 0HN Mr & Mrs S Hayes
Listed Building consent for proposed conversion of small barn into ancillary use to Farmhouse
Conditional Approval
- d) **2760/22/FUL** Wadadli Lodge Bittaford PL21 0DS Mr Peter Duffy Change of use of existing holiday let to dwelling
Conditional Approval
- e) **3070/22/AGR** Witchcombe Barn Ugborough PL21 0HR Mr & Mrs J Short Application to determine if prior approval is required for a proposed agricultural building for storage of fodder measuring 9.14m x 7.32m x 4.17m height to ridge
Prior Approval Details required

3. There was no update on Ugborough West development

22.143 Finance

1. The following payments were approved:

Description	Net	VAT	Gross
DCC Pension Fund	169.09		169.09
J&MJ Widdicombe 1913 (From reserves)	48.00	8.00	40.00
Sutcliffe Play 6665	1,167.24	194.54	972.70
Salary	480.54		480.54
Modbury Parish Council	93.00		93.00
Clerk Expenses	86.83		86.83
Cllr Expenses (From P3 reserve)	27.00		27.00
Cutting Crew 1215	30.00	5.00	25.00
Cutting Crew 1213	30.00	5.00	25.00
Cutting Crew 1212	134.40	22.40	112.00

2. To note receipts:

Martin and Sons	300.00
Allwood of Totnes	300.00

3. The financial statement was received:

TRANSACTIONS	
Lloyds Current Account to 4.11.2022	£38,697.91
Less uncleared payments	£2,097.01
Plus uncleared receipts	£0.00
Less Transfers not on Bank Statement	£0.00
Total	£36,600.90
Plus: Santander Acc cash book (to 5th Sept.)	£30,651.85
Total Funds	£67,252.75

Total uncommitted funds	£29,979.30
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RESERVES	
P.3 grant	£1,265.91
Open space sport & recreation	£7,850.00
TAP: Community Education	£366.00
Dementia Awareness	£150.00
Community Highway equipment	£96.69
Community Lengthsman	£221.00
Post office disabled access	£377.58
Coronavirus support	£446.27
Burial ground	£1,500.00
Climate Emergency Reserve	£5,000.00
Community Projects & Support*	£20,000.00
Total	£37,273.45

4. The on-going payment of the clerk's salary and pension fund on the first working day of each month was agreed
5. Grant funding of £300 towards the Ugborough Parish Newsletter was agreed (TH declared a personal interest)
6. Payment of up to £22.00 for land registry documents relating to the village hall boundary was agreed
7. It was agreed to donate £50 to Ugborough Church, £25 to Bittaford Methodist Church and £25 to Bittaford Community Hall for Christmas lights.

*Community Projects: New Pre School building, Amenity green space (Ugborough village), Bittaford play park equipment and surfaces, Conduit repair and maintenance, Tidying village centres and planters, Grant towards community use of redundant WC buildings, Walking leaflets, 20mph speed limit.

22.144 Climate Emergency

- a) It was agreed to establish a working group comprising Cllrs Fletcher, Hart, Holway, Hosking and May and members of the public to prioritise spending of the climate emergency reserve based on the [carbon footprint report](#)
- b) It was agreed that UPC would join Modbury Parish Council to lobby SWW regarding water pollution in the area. Cllr May to be the point of contact.
- c) The report regarding the establishment of the Moorhaven [Local Energy Club](#) was considered. [Here is an example in Wales.](#) It was agreed to set aside a reserve during the budget setting process at the December meeting.

22.145 [Parish Emergency Plan](#)

It was agreed to simplify the plan and hold a community workshop to co-ordinate support available and support needed.

22.146 Asset Management

- a) It was agreed to consider the use and maintenance of the land under the viaduct in Bittaford at the December meeting.
- b) The decision of SHDC to designate the field alongside the Bittaford Play Park as an asset of community value was noted.

- c) **Bittaford Play Park** – The see-saw has been repaired. **CH will contact RhinoPlay to dispute that the repair work done previously was adequate.** The latest inspection report was considered. **Cllr Hart is researching replacement for the climbing bars.**
- d) **Decoration of Bittaford bus shelter with folk art flowers in recognition of the Ukrainians living in Moorhaven and surrounding areas.** It was agreed to invite the co-ordinator to the next meeting.
- e) **Defibrillator training** – It was agreed that this would be held in Bittaford Hall in January. Cllr Nelson to confirm room availability.

22.147 Highways & Rights of Way

- a) It was agreed to wait for Cllr Beable's report on location before making a decision on relocating the VAS camera to Beacon View
- b) The meeting with DCC on Tuesday 10th January at 10am to discuss the implementation of a 20mph speed limit in Ugborough was noted.
- c) The P3 Risk Assessment was adopted by Council with minor formatting amendments

22.148 Community Engagement

It was agreed that the clerk would join the Ugborough Parish Matters group and use this as a channel of communication rather than establish a separate Facebook account.

22.149 Community Use of the School Field:

There is a meeting with the school on 17th Nov. 2022

22.150 The following correspondence was received:

- a) Dartmoor National Park Authority. 4 November 2022. DARTMOOR COMMONS ACT 'Minded-to-Make' Amendments to Byelaws following Consultation in 2021
- b) [South Hams garden waste subscriptions](#) are now live

22.151 Meetings attended:

1. Cllr Holway reported on discussions with SHDC regarding the future of the public toilets in Ugborough and Bittaford. **It was agreed that Council would consider taking on the cleaning costs (subject to costings) if SHDC agreed to maintain ownership and responsibility for all maintenance. Cllr Holway to pursue.**
2. Cllr Hosking reported on his meeting with a resident to discuss a site for the pre-school. No options are available at present but there is a possibility that a future planning proposal could include the build of a pre-school.

Meeting closed at 10.15pm