

**UGBOROUGH PARISH COUNCIL MEETING**  
**Monday 12<sup>th</sup> December 2022 at 7.30pm**  
**Ugborough Village Hall**

**Present: Cllrs Fletcher (Chair), Beable, Greaves, Hosking, Johns, May, Nelson & Slater and DNP Councillor Pannell.**

**22.152 Apologies for absence were received from Cllrs Hart and Holway and SHDC Cllr Abbott and DCC Counsellor Thomas**

**Questions from the Public**

4 Members of the public were in attendance

1) The future of the public toilets in Bittaford and Ugborough was raised. Three members of the public supported the re-opening of the toilets and ideas were presented for using the Ugborough block for additional purposes. UPC has also received 4 emails supporting the re-opening of the toilets.

There are still many questions including responsibility for repair and maintenance, cost and responsibility for cleaning and utility bills and whether the buildings can be used differently and the impact this might have on the overage.

2) A member of the public thanked DCC for redoing the white lines in the village and requests that the yellow lines outside the school also be done

**Report from DNP Councillor Pannell**

- The new bye-laws are progressing
- DNP is defending the right to wild camping at the recent High Court case.
- There has been no increase in the budget for next year and so it is a reduction in the current climate

Cllr Pannell left at 8.05pm

**DCC Councillor submitted [this report](#)**

Headlines:

Winter holiday food support for low-income families in Devon

Donna Manson confirmed as Council's new Chief Executive

Devon Electric Vehicle Charging Strategy Consultation

**SHDC Councillors submitted [this report](#)**

Headlines:

Government funding to the South Hams

Severe Weather Emergency Protocol

SHDC winter fund

Garden Waste Collections

**MINUTES**

**22.153 Cllr Hosking declared an interest in planning applications 3859/22/FUL and 3860/22/LBC and Cllr Fletcher in application 4290/22/TPO**

**22.154 The Minutes of the Meeting held on the 14<sup>th</sup> November 2022, as previously circulated, were confirmed and will be signed by the Chair**

## 22.155 Planning

### 1. The following planning applications were considered:

[3859/22/FUL](#) Mr & Mrs S Hayes Proposed conversion of vacant barn into holiday accommodation, together with works to existing farmhouse (Resubmission of 2536/22/FUL) Lower Bowcombe Farm Ugborough PL21 0HN

**Support (Cllr Hosking abstained)**

[3860/22/LBC](#) Mr & Mrs S Hayes Listed Building consent for proposed conversion of vacant barn into holiday accommodation, together with works to existing farmhouse (Resubmission of 2537/22/LBC) Lower Bowcombe Farm Ugborough PL21 0HN

**Support (Cllr Hosking abstained)**

[3745/22/HHO](#) Mr Orr. Householder application for replacement & relocation of existing rear roof dormer feature along with the incorporation of 2 new conservation rooflights

The Cottage The Square Ugborough PL21 0N

**Support**

[0457/22](#) Mr & Mrs Osborne Single storey extension including patio area 02/11/2022 Cheston Farm, Wrangaton, South Brent, Devon, TQ10 9HL Ugborough

**Two Councillors voted for a neutral response stating that UPC would prefer to see something more in keeping with the existing style of the house.**

**Five Councillors voted to support the application and the progressive architecture**

The following application was received after publication of the agenda and will be ratified at the next meeting. **Cllr Fletcher left the room**

[4290/22/TPO](#) Mr George Fletcher T1: Beech - Removal of tree due to minimise the risk of the wall collapsing as it is severly cracked in several places 21 Lutterburn Street Ugborough PL21 0NG

UPC regret the loss of a mature tree but accept the owner has no choice considering the damage to the wall. **Support**

[0472/22](#) Erection of detached bungalow with parking Mr & Mrs Gregor & Andrea Macgregor 5, Beacon Terrace, Wrangaton, South Brent, Devon, TQ10 9HD

**UPC is neutral about this application subject to DCC confirming the suitability of the junction for the two additional vehicles using the entrance driveway.**

**2. The planning decisions made by SHDC ([See app. 1](#)) were noted**

**3. The effectiveness of planning enforcement procedures and time-scales was deferred to the next meeting**

**4. There was no update on Ugborough West development**

## 22.156 Finance

### 1. The following payments were approved:

	Gross	VAT
Sally Smale	570.41	
Cutting Crew 1235	134.40	22.40
Sarah Woodman	226.50	
J&MJ Widdicombe 1921 (£221 from reserves)	343.20	57.20
Cutting Crew 1268	30.00	5.00
Cutting Crew 1253	67.20	11.20
Cutting Crew 1254	30.00	5.00
Sally Smale expenses	35.86	
Corden Hardware (re-imburse TH from reserve)	319.20	53.20
<b>TOTAL</b>	<b>1,756.77</b>	<b>154.00</b>

**2. The following receipts were noted:**

Widdicombe refund		y		184.80
Martin and Sons		y		150.00

**3. The financial statement was noted:**

TRANSACTIONS		RESERVES	
Lloyds Current Account to 30.11.2022	£36,808.71	P.3 grant	£1,265.91
Less uncleared payments	£1,756.77	Open space sport & recreation	£7,850.00
Plus uncleared receipts	£0.00	TAP: Commuinity Education	£366.00
Less Transfers not on Bank Statement	£0.00	Dementia Awareness	£150.00
Total	£35,051.94	Community Highway equipment	£96.69
Plus: Santander Acc cash book (to 5th \$	£30,651.85	Community Lengthsman	£0.00
<b>Total Funds</b>	<b>£65,703.79</b>	Post office disabled access	£111.58
		Coronavirus support	£446.27
		Burial ground	£1,500.00
<b>Total uncommitted funds</b>	<b>£28,917.34</b>	Climate Emergency Reserve	£5,000.00
		Community Projects & Support*	£20,000.00
		<b>Total</b>	<b>£36,786.45</b>

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.

**4. It was agreed to grant fund CAB South Hams £300****5. The national salary award of £1.00 per hour for the clerk was noted****6. It was agreed to adopt the updated Financial Regulations****22.157 Budget**

Council considered 2 proposed budgets for 2023- 2024 and the impact on the precept Band D equivalent payment

**It was agreed to maintain a status quo for the payment in order not to put further financial burden on the community. This would still increase the precept to cover additional Council expenditure due to a higher number of properties than last year.**

**Clerk to make finer adjustments to the budget for approval at the January meeting.**

**22.158 Climate Emergency update**

The working group will meet in the New Year

**22.159 Asset Management****1. Public toilets in Bittaford and Ugborough**

Council considered the financial risk if it took the toilets on (especially if the use was changed). Cleaning, maintenance and utility costs and were also considered. It was agreed that more information was needed before making a decision:

- Whether SHDC would restore the toilets to a reasonable condition?
- Is there an option for SHDC to retain ownership of the toilets and rent to UPC?
- Is there an option for SHDC to retain ownership and maintenance and UPC to just be responsible for cleaning costs up to a value of £3,000 per annum?
- Can there be any movement on the overage clause?
- If the toilets were developed to offer additional **community** facilities would the overage apply?
- Is there any grant funding available to help with the project?
- Would planning permission be required for change of use?

It was also agreed that a business plan would be needed for any agreed additional facilities to ensure it was a sustainable option.

It was agreed that TH would continue his discussions with SHDC offering UPC's proposal to pay cleaning costs up to £3,000 if SHDC retained ownership and that the clerk would invite someone from SHDC Assets team to the January Council meeting.

## 2. Plans for the use and maintenance of the land under the viaduct in Bittaford

It was agreed that Cllr Nelson and the clerk would apply for grant funding from SHDC and DCC for this project.

## 3. Bittaford Play Park update

The latest inspection had not identified significant issues apart from the start of some rotting on the woodwork.

## 4. It was agreed to purchase a portable shovel for incidental drain clearing

### 22.160 Highways & Rights of Way

#### a) Moving the VAS camera to Beacon View

There is currently a fault with the camera and Cllrs Beable and Johns will check the batteries. It was agreed that moving the camera would be a significant task.

**Cllr Beable will source a "Blind junction" sign and the impact of this monitored before further consideration of this matter.**

#### b) The draft [TTRO](#) for Filham

Cllr Hosking declared an interest

**It was agreed that Council would support this as a temporary measure subject to it remaining open to non-motorised road users and being kept in a fit state of repair.**

#### c) It was noted that there is a meeting with DCC to discuss a 20mph speed limit on 11<sup>th</sup> January

### 22.161 School Field update

A meeting was held with the Chief Executive of the Academy and their lawyers are now looking at licence agreements.

### 22.162 Correspondence received:

1) Request that UPC confirm that the new £50 charge for garden waste collection will be included in any calculation of council tax rises for 2023/24 to ensure any restrictive percentage increase thresholds are not breached by this charge.

**Agreed that Cllr Holway reply as this is a SHDC matter**

2) Planning Enforcement Correspondence noted

3) David's Lane correspondence noted

### 22.163 To receive reports on any meetings attended:

Cllr Hosking continues to investigate ownership of the wall behind the Village Hall but findings are inconclusive to date.

Meeting closed at 9.57pm

**Date of next meeting: Monday 9<sup>th</sup> January 2023 7.30pm in The Village Hall**