Ashburton Town Council

MINUTES OF THE FULL TOWN COUNCIL HELD ON
Tuesday 18th January 2022
At 7.30pm in The Town Hall

Present: Cllr. Giles (Chair)
Cllrs. Baker, Distin, Nutley, Parker-Khan, Pickvance & Vogel
In attendance: The Clerk and Deputy Clerk, Cllr. Cox, Chair of the Chamber of Trade and the Portreeve.

001/22 Apologies.
Apologies were received from Cllr. Pugh who was unwell and Cllr. Bovey who had a previous engagement.
Cllr. Distin proposed these apologies be accepted, seconded by Cllr. Nutley.
All in favour.

002/22 Declarations of interest.
Cllr. Nutley noted he abstains on voting due to his membership of both the DNPA and Teignbridge Planning committees.
Cllr. Vogel abstains from voting decisions within the DNPA and comments only if asked his opinion. Cllr. Vogel also declared his positions of Chair ACLT; SDRHA Board Member; Community Led Homes Accredited Advisor and an ACT Member.

003/22 Public comments/statements.
No one wished to speak.

004/22 To receive the minutes of the previous meeting on 14th December 2021.
Cllr. Nutley proposed these minutes be accepted as a true and accurate record, seconded by Cllr. Baker. All in favour.

005/22 Police Report
No report available.
The Clerk advised the next Police Surgery is planned for 8th February.

006/22 Finance Committee Chair's report
Cllr. Distin proposed these minutes be accepted as a true and accurate record, seconded by Cllr. Parker Khan. All in favour.

007/22 Draft Precept 2022-2023
Cllr. Distin outlined the discussion at the last Finance Committee and welcomed any comments. He highlighted that the proposed plans would incur no additional tax burden to Ashburton residents.
Cllr. Distin proposed Council accept the 2022-23 Draft Precept, seconded by Cllr. Parker Khan. All in favour.

008/22 Planning Committee Chair's report
- Planning applications for consideration:

0698/21 21 Amberley Close, Ashburton.
Loft dormer extension with minor internal alterations.
Cllr Baker outlined her previously circulated report (see Appendix 1).

Cllr. Baker proposed this application be supported, seconded by Cllr. Pickvance. All in favour.

0702/21 Willow Tree Cottage, Ashburton.
Erection of family room.
Cllr. Pickvance provided an overview of his report (see Appendix 1), objecting to the application based on the potential flood risk.
Cllr. Parker Khan noted the detail of flood zone had not been established and needed clarification. She suggested we ask the applicant to provide more detail of the site in relation to the nearby Flood Zone 3 or return a neutral view on this ground. However, as all other aspects of the application is suitable, Cllr. Parker Khan suggested a counter proposal to support the application with a caveat that should the site fall within Flood Zone 3, the Town Council would request that any relevant action flood mitigation be taken before planning permission is granted. This counter proposal was seconded by Cllr. Hogbin and the amendment was carried by majority vote.

0706/21 Gages Mill (field adj. to)
Repair and re-construction of barn in field.
Due to the rearranged meeting, this application was supported and returned under delegated powers.

Cllr. Giles asked that Cllr. Baker provide an overview of her response to the **0626/21 Dolbeare** application at the DNPA Planning Committee where she spoke for three minutes.
Co-op to move and space to be utilised by a community hub. Asked to consider a bus to service the town.

Cllr. Vogel added that both speakers were congratulated. Cllrs. Vogel and Nutley were excluded from the meeting but were able to watch by livestream.
He noted that the bus route change was documented, and that no hot food outlets would be permitted within the four units. Cllr Vogel explained the DNPA will monitor what goes into these units.
Cllr. Nutley added in agreement with Cllr. Vogel, he had wanted to make a statement to clarify that not all the information received was circulated.

Cllr. Parker Khan noted that many businesses in the centre of Ashburton would lose out from the footfall drawn by The Co-op. She suggested a working group might be arranged to discuss and mitigate the loss of Co-op from the town centre.
Cllr. Nutley agreed to take this to the GP committee for further discussion.
Cllr. Pickvance agreed, ATC should speak to Chamber of Trade. He also noted the Local Plan Part 3 consultation was due to close on Monday. He highlighted there was little immediately relevant to Ashburton apart from a traveller site proposed nearby. He welcomed individuals to comment individually online.

Cllr. Giles raised Buckfastleigh Town Council had sent a letter of complaint to DNPA regarding the lack of notice provided and asked if Cllr. Cox could provide further details.

Standing orders suspended to allow Cllr. Cox to speak.

Cllr. Cox explained that the Barn Park application in Buckfastleigh was commented on by Buckfastleigh Town Council in 2019, and they were unaware that the application was being called to committee for Jan 2022. As this process was initiated over the Christmas break, Buckfastleigh Town Council were not notified. The Council wrote a letter of complaint, and they still await a response. **Standing orders re-instated.**

Cllr. Giles proposed a letter constructed re lack of notice seconded Cllr. Baker all in favour.

Action

Cllr. Parker Khan suggested in the letter we request a DNPA consider a change of process when assessing all major applications so relevant parties are alerted to applications called into committee.
Cllr. Pickvance suggested the letter also to include the error that ATC report not received.

Cllr. Baker highlighted she had no mandate to speak until the DALC solicitors agreed and proposed standing orders to be amended for all major applications to allow a councillor to speak on behalf of ATC should the need arise. This was seconded by Cllr. Vogel, All in favour.

Action

009/22 General Purposes Committee Chair's Report
No meeting

010/22 Information Centre Committee Chair's Report
Cllr. Bovey report – read by The Clerk, thanking volunteers and the Clerk's Office (see Appendix 2.)

011/22 Platinum Jubilee Celebration update.
Cllr. Vogel gave an overview of the planning with Cllr. Bovey.
It was agreed that ATC would earmark £1,000 to fund the costs of initial bookings.
The Clerk to contact COVID-19 executive group to request use of residual funds.
A Family Church Service, followed by a community lunch/street party has been discussed for Sunday 5th June.
Cllr. Baker highlighted TDC funding has been made available to support the Jubilee celebrations. Cllr. Vogel noted that Cllr. Bovey was aware of this funding.
Cllr. Pugh is undertaking the necessary licenses and road closures.
Cllr. Baker suggested hire of St Lawrence Chapel be considered as inside space and a wet weather contingency.
Cllr. Nutley agreed the need for a 'Plan B' for bad weather.
Cllr. Vogel also noted that plans for celebration are also being made should the Monarch pass away prior to the June event.
Ideas have been sought and further decisions are to be made at the inaugural meeting on 27th Jan at 7:30pm.
Cllr. Crook noted that the beating of the bounds will also occur that weekend to mark the Jubilee.

011/22 Teignbridge District Council Report
Cllr. Cox highlighted refuse collection staffing was 25% down and so following the Christmas adjustments, it may take time to return to full operation.

Cllr. Hogbin requested her thanks be noted to the refuse collection staff for their continued work and for volunteering to work on Sundays to cover for the staff shortages.
Cllr. Cox also reminded Council that the invitations to the Glendinning's meeting were due soon. Cllr. Crook to represent on behalf of Ashburton Town Council.
Cllr. Nutley provided a summary of this report (Appendix 3.), noting TDC were finalising draft budget proposals for 22/23 to 24/25, highlighting a small increase would be seen in the council tax (Band D to increase by 2.87%). Responses will be reported to members for consideration, with the final budget proposals by the Executive on the 8th February 2022 and by the Full Council on the 22nd February.
Tidy Teignbridge funding is now open for initiatives to improve cleanliness for town and parish councils.
The decarbonisation work at Leisure Centres and at the offices at Forde House. to be completed by March 2022
Cllr. Parker Khan highlighted the Household Keeping Fund is now open.
Cllr. Parker Khan noted The Den revamp in Teignmouth costing £280K, and asked Cllr. Nutley if some additional funding could come Ashburton way.
Cllr. Nutley explained S106 and CIL is paying for these upgrades and hoped that these refurbishments may enable some salvage and reuse of the old equipment in less supported play areas such as ours.

012/22 Devon County Council Report

Cllr. Parker Khan highlighted Devon CC were currently involved with budget planning, currently awaiting approval. The budget is extremely tight, with pinch points including:

- Adult social care due to increased workload and reduced staffing. Two main factors include the aging population and the effect of long covid. The Government have allocated some National Insurance funds to support the NHS initially, and then to consider allocating some additional funding to local authorities.
- Children's service – especially mental health and Special Education Needs due to increased diagnosis (especially autism and social interaction issues) and increasing pressure on young people during COVID.

Cllr. Parker Khan also outlined the Devon Carbon Plan to include onshore wind energy; less use of cars less; retrofitting buildings to reduce carbon emission.

Cllr. Nutley noted that in some areas the road white lining poor. Cllr. Parker Khan urged any deficiencies need to be reported and highlighted any issues requiring additional funding involved a balance of needs at this time.
Cllr. Pickvance requested Cllr. Parker Khan feedback any environmental aspects to the chair of the Ashburton Climate Emergency Group.

013/22 Chamber of Trade update

Cllr. Giles welcomed Mr. Nigel Ward.
The Chair noted he was 10 days in post, and thanked Lydia for the fabulous job she had done over the last two difficult years. He was pleased to announce Lydia had agreed to move to become the Publicity Officer.
He highlighted that the Loyalty Card to continue through 2022.
Review of Christmas late night shopping was mixed.

The Chamber of Trade noted their active involvement in Platinum Jubilee and the Big Build.
Mr. Ward highlighted they had sent an objection to Dolbeare application and noted they would be happy to be involved with subsequent discussions.
Cllr. Hogbin wished to feedback some comments she had received regarding lack of engagement with many businesses at this year's late night Christmas events.
Cllr. Hogbin also fed back concerns regarding the diminishing shops especially The Ark and Lloyds Pharmacy who has had recent opening issues.
Cllr. Pickvance also noted that a local trader had complained about individuals using a bench outside their premises.
Mr. Ward agreed to take these comments back to the members, noting that for many traders, the Christmas events, even when attended well, do not always increase trade.

014/22 Councillors' reports on attendance at sub committees and meetings of other organisations.

Cllr. Crook attended a meeting at the Ashburton Museum which is moving forward but notes that the rent is about to rise.

Cllr. Vogel met with Cllr. Baker and Housing Enabler regarding allocation of The Meads, one criterion re affordability could not be included, and BFL locality has been removed.
Cllr. Parker Khan asked if there is a plan for Town Council to remind locals to sign up. Cllr. Vogel explained it had already been discussed in Around Ashburton and readers will also be reminded for the next issue.
Cllr. Parker Khan suggested not all read this publication and recommended use of social media too. Cllr. Vogel to send details to the Clerk's Office for publication.

Action

Cllr. Vogel updated Council re the Stapleton Lane Youth Club. The solicitor has concluded that proof must be sought regarding how the building had been used in the past and whether there was an intention for the building to remain for the youth of the Town. Tozer's suggested they will collect names and capacities who may know anything.
Categories – those who attended; those who supervised/leaders; parents of children; funders.
This info would be submitted to The Land Registry, and if agreed, the Town Council may then have Trusteeship of the land.
Cllr. Hogbin noted that BYP documents refer to the Stapleton Lane premises. Cllr. Baker agreed to follow this up.

Action

Cllr. Vogel noted the ACLT are considering a preplanning application with TDC - Need specific detail from CLT consultant. The tree survey already completed, but discussions with the Landowner for right of access and a safety audit are still to be undertaken prior to the application being submitted. Due to the Homes England funding, the site has to be 100% affordable.

Cllr. Baker noted she had attended BYP meeting and highlighted staffing issues. A new post had been advertised.

015/22 Matters raised by Councillors for information only or possible inclusion on a future agenda.

i. Cllr. Parker Khan reminded Council of the Ashburton Carnival AGM wed 7pm zoom depleted committee and urged Councillors to attend the meeting and support Carnival.

ii. Cllr. Parker Khan then tendered her resignation from Ashburton Town Council. Cllr. Giles expressed her understanding and thanked Cllr. Parker Khan for her service and dedication to the community, noting she would be sorely missed. Cllr. Vogel wished to echo this, adding his thanks and dedication to ACLT. Cllr. Distin also added his thanks for her leadership.

iii Cllr. Distin updated Councillors on the new fire engine, noting the Fire Service had upgraded the cutting tool issued, but the new engine still lacks water storage capacity. The Ashburton Station Manager understands these concerns and potential issues.
Cllr. Distin agreed provide a presentation at next Full Council.

Action

Cllr. Giles thanked everyone for attending and closed the meeting at 21:06

Signed_____Date _____

Summary of actions

008/22	**Planning Committee Chair's report**
	The Clerk to draft a letter to the DNPA re **0626/21 Dolbeare** to highlight the lack of notice given for a major application and request the DNPA consider a change of process when assessing all major applications so relevant parties are alerted to applications called into committee. The letter to also include the error that stated the ATC report not received.
	Standing orders to be amended for all major applications to allow a councillor can speak on behalf of ATC should the need arise
014/22	**Councillors' reports on attendance at sub committees and meetings of other organisations.**
	Cllr. Vogel to send details of Local Affordable Housing to the Clerk's Office for publication on social media
	Cllr. Baker agreed to follow up BYP documents that refer to the Stapleton Lane Youth Club.
015/22	**Matters raised by Councillors for information only or possible inclusion on a future agenda.** Cllr. Distin to provide a presentation on the new fire engine at next Full Council.

Appendix 1. – Planning reports

0698/21 21 Amberley Close, Ashburton.

Planning Report on Application No.0691/21 21, Amberley Close, Ashburton

Applicant proposes to build a first-floor extension over a garage attached to their bungalow in Amberley Close.

21, Amberley Close is in the north-west corner of the housing estate and is a 3 bedroomed bungalow with what appears to be either a raised plot or an under croft and thus there are steps up to the living area. The proposal is for an additional bedroom and ensuite bathroom above the garage raising the garage roof to the same height as the main area of the bungalow. The increase in floor area is 21% (114.21 -138. 04sq.metres) thus below the maximum 30% allowable increase. The proposed extension will be a dormer extension with a large, glazed gable end.

Although I am concerned about the possible loss of neighbours' privacy with this additional large window there are no letters of objection on DNP's website: there is, however, one letter of support. An ecological report raises no concerns about birds. The presence of long eared bats is acknowledged and mitigated for by the proposed roof having 4 raised roof tiles providing possible bat roosting sites. Materials for the proposed extension will match like for like e.g., concrete roof tiles.

I propose that Ashburton Town Council SUPPORT this application. Cllr. Elaine Baker 11th January 2022

0702/21 Willow Tree Cottage, Ashburton.

Planning Application 0702/21 Willow Tree Cottage, Rew Road, Ashburton, TQ13 7EJ Application for an east-facing garden facing family room.

I viewed all online documentation on 6/1/22. To date there are no public comments relating to this application shown on the DNP planning portal. No hedges, trees, access for pedestrians or vehicles, including parking provision, or any rights of way will be affected by this proposal.

The property lies extremely close to, if not within Flood Zone 3. The applicant and their agent Mr. Leon Bell, 31 Lipson Road, Plymouth, PL4 8PL have not sought pre-application advice from DNP planning officers.

The applicant is seeking permission for a garden room extension to the rear of the property facing away from the road and not overlooking any neighbouring

property. The proposed room would be constructed of stone and timber as is the house, with the exception of roofing slates which would be of natural slate in place of asbestos slates and aluminium windows and sliding doors to replace existing timber.

It is difficult to ascertain the exact location of the property in relation to flood risk zones shown on HM Government flood risk website. Many of the properties in this postcode area are shown as within Flood Zone 3 but Westabrook Farm, the closest neighbouring property is not. However, the documentation shown as a 'flood risk assessment' on the DNP planning portal is simply the government advice to applicants and there is no indication of any flood risk mitigation planned within the drawings supplied by the applicant and their agent.

I therefore propose that Ashburton Town Council Conditionally Support this application if the location is confirmed to be outside of Flood Zone 3. If the location is in Flood Zone 3 the Town Council would request that any relevant action flood mitigation be taken before planning permission is granted.

Cllr Ian Pickvance 07/01/2022

Appendix 2. – Information Centre Committee Chair's Report

Full Council Meeting Tuesday 18 January 2022

Sincere apologies for not be able to attend the meeting tonight.

Sorry to say we have been unable to arrange a Committee Meeting obviously due to Xmas and New Year. But Councillor Giles and I are in contact with the volunteers on a regular basis as well as staffing the Centre when necessary and have been able with their support to open the centre between the holidays. We would like to again thank the volunteers for their continued support in stepping up to the challenge.

Many thanks to the Town Clerk Bruce and his deputy Jacqui for their prompt help at times.

This time of year, can be very slow in respect of locals and visitors alike, but should pick up in the schools half term in February.

Councillor Giles and I, have and will be continuing to dress the window appropriately, as you would have seen at Xmas, at the present we have decorated the window with children's goods and party accessories. We will continue the window displays for each event; we have already spoken to a local craft lady to

display her beautiful wooden heart items ready for St Valentine's Day. Then of course its Mothering Sunday and Easter.

Councillor Vogel and I will be putting together an 'Antiques' talk for an evening in March, the Book Review evening was a success that we held in November, and we have sold quite a few books. I'm sure this will be just as good.

We are still trying to buy and sell locally made items and of course NO plastic, Gary's Bird Boxes are still top sellers and maps.

It has been quite difficult for all of us, in respect of what is going on in Ashburton, especially whether the 'shops' are open and indeed what times. As we are primarily open for information perhaps, we could address this problem.

Its good to know we now have a Town Diary, but it needs to be kept up to date and work in conjunction with the Information Centre and to encourage the organisations to use not just the up-and-coming events in the Town Hall.

We have had two replies in respect of businesses paying for space to advertise, hopefully this will escalate as its money in the bank.

Finally, a big thank you to the Ashburton Singers for their performance on late night Xmas Shopping. Jacque Bartram for being an 'elf'. Gary for making more Bird Boxes just before Xmas.

Many thanks

Councillor Ann Bovey

Appendix 3 – Cllr. John Nutley - District Councillors Report.

We have been carrying out the draft budget proposals for 22/23 to 24/25
These will be brought to the full council meeting next month for approval.
The proposals are for an increase in the Band D council tax of £5 to £185.17 for 22/23 (2.87%).
Continued funding for a climate change officer and enhanced planning enforcement, increasing climate change projects.

There is an awful lot more in the budget proposals which I am not going to bore you with now. However, should you wish to look, a budget survey is planned which will be put on the website and publicised to encourage feedback. In particular it will be brought to the attention of businesses, the residents' panel and Teignbridge relationship groups.

Responses will be reported to members for consideration with the final budget proposals by the Executive on the 8th February 22 and by the full council on the 22nd February.

We still have a number of our recycling staff suffering with covid and having to self-isolate. Although some collections are not being carried out on their normal days, they are doing their best under difficult circumstances and some have been working weekends in trying to catch up, and I hope you will agree, are doing a great job.

As I think was mentioned, there is a new two-year pot of £40,000 per annum for 'Tidy Teignbridge' initiatives to improve cleanliness for town and parish councils. I know we do our own Town Tidy but hopefully it will encourage others to do it as well.

At the moment and which comes under my PH role, we are having to carry out decarbonisation work on our sport and leisure centres and at our offices at Forde House. It is hoped the work will be completed by March.

And just to say, we had yet another disruptive council meeting, only this time it was the anti vaxxers. They were so disruptive in shouting out that the meeting had to be suspended for a short time. We are now looking to have security in order to safeguard Councillors and officers.