

WILLAND PARISH COUNCIL
draft
MINUTES FOR THE FULL COUNCIL MEETING

ON THURSDAY 13 MAY 2004

Mr David Stephens – Low Cost Housing in Willand

Mr Stephens presented his wish to start a development, which would mix 40 private houses with 16 affordable rentable properties. The idea is that the sale properties would only be for first time buyers and that this would be written into the purchase contract on in the event of a subsequent sale. There are five possible sites in mind. Most of the properties would be on a timber frame basis which will keep costs down. Mr Stephens would like to develop in Willand if at all possible. Before the planning permission stage is required, the final price per house will be set for Willand Parish Council to approve.

Catherine Simmons – Rural Housing Development Officer, MDDC

353 affordable rented properties are estimated to be required in Mid Devon, figures which were obtained from a housing needs survey. In order to be offered an affordable house, individuals have to be on the housing register, otherwise they will not be entitled to apply. The Clerk to email Catherine Simmons with Brian Holmes' email address for an article for the Parish Magazine encouraging people to register on the housing register.

Present: Mr Maynard, Mr Street, Mrs Crook, Mr Mander, Dist Cllr Dennis, Dist Cllr Ward, Dist Cllr Burgess, Mrs Harrogate, Mr Hancock, Mr Betsworth, Mr Tancock, Mr Perrett, Mr Adair, PC M Davies and the Clerk.

1. Apologies

Mr Bush and Mr Berry.

2. Chairman's Announcements and Correspondence:

• **Draft Guidance to Monitoring Officers**

The original copy of this document appears to have gone missing. The Clerk to obtain a second copy from Denise Rushton.

• **Brian Bussell – Grass/Hedge Cutting contract price increase**

The Clerk has prepared a new price contract for Mr Bussell, unanimously agreed. The Clerk to sign and send off.

• **Speed Gun – Uffculme, Bradninch and Kentisbeare Parish Councils**

None of the other parishes are keen to jointly finance the project. It was agreed that the issue would be dropped.

• **Planned BT Phone Box Removal – Somerlea Estate – deadline 25 May**

BT would like to remove the phone box in the Somerlea estate and have asked the Council for approval. The Council were in agreement, the Clerk to write to that affect.

• **Local Forum – 19 May, 7pm at Two Moors Primary School, Tiverton**

Anyone interested is welcome to attend.

• **Mid Devon Association of Local Councils – AGM 24 June 7pm**

Anyone interested is welcome to attend.

• **Willand Village Hall Committee – Loan Request**

The Village Hall has requested the loan, which was suggested to enable the installation of the street crossing to go ahead. Terms and conditions are to be agreed. The Council will need to agree in principle. The Council unanimously agreed in order to benefit the community a sum to be agreed. The Council will need to know in advance what the funding is due to be spent on, repayment terms to be agreed. The Clerk to invite a representative to the next meeting to discuss the matter in more detail.

- **Willand Churchyard and Cemetery Inspection Quotation / New Specification**

The Clerk updated the meeting on the situation. During a preliminary visit by Fine Memorials it was suggested that a number of grave stones may be unsafe in both the churchyard and the cemetery. A full inspection would need to be carried out. A quotation has now been received from Fine Memorials but it was agreed that the cost was far too high. The Clerk had contacted the insurers to check the liability situation and it was agreed that providing the inspection/risk assessment was documented then the Council itself could undertake the inspection. This was also confirmed by Adrian Cook at Mid Devon District Council who also advised that as soon as a memorial was identified as unsafe, it should be carefully laid flat over the grave that it marked. It was agreed that Mr Mander, Mr Hancock, Mr Street and the Clerk to arrange and document an inspection one evening in fair weather and make safe any memorials deemed unsafe during the inspection. The Clerk is to organise a date and notices to be placed on the stones concerned. Notices will be placed on both notice boards advertising the inspection. Rev K Horsfall also to be notified especially with regard to the churchyard.

- **Regional One Day Conference – Community Funding £30,**

A conference is being held to help communities raise funding for community projects. The document was passed to Tony Hancock for a member of the Steering Group to assist them with their funding issues for the Parish Plan.

- **Willand Allotment Holders Association – Letter of thanks received**

The Clerk read out the letter of thanks received. The Council were pleased with the installation. The Clerk confirmed that most allotment holders were up to date with their rent.

3. **Minutes of the Meetings held:**

- **Planning Meeting – held on 19 April**
- **Full Council Meeting – held on 8 April**

The minutes were agreed as a true and correct record.

4. **Accounts:**

- **Cheque signing** – all cheques were agreed and signed.
- **Precept Received** – payment has now been received in the Treasurers Account.
- **Litter Warden – pay award**, it was agreed 4% unanimously from 1 April 2004.
- **Parish Clerk – hours increase and pay award SCP18 (3 years service)**. It was unanimously agreed that the Clerk would now be paid for 15 hours per week from 1 April 2004.

5. **Matters Arising:**

- **Mid Devon District Councillors Burgess, Dennis and Ward**

Matthew Burgess:

Waste management and recycling has been examined in detail at MDDC and consideration is being given to whether to go out of house for waste collection and the recycling contract.

Eddie Dennis:

Wheelie bins will be issued for all next year.

Planning Guide has now been issued for Parish Councillors in terms of what can be used as a planning reason to refuse an application. A training course will be held in Willand.

Adrian Cook has been contacted with regard to the length of the grass in the village.

Road signs on Jaycroft – the new names are now in force.

Procurement – the way we fund things and set up out contracts, this will come into effect for Parish Council shortly. Training will be given.

Westbury Homes funding – this has been chased by MDDC on our behalf. Funds should be available by the end of June hopefully.

Staff parking – still continuing to park free but have to park in the top floors of the multi-storey car park.

MDDC is a debt free council. As a result £3.5million is available to spend on affordable housing.

Colin Ward:

Parking fees are due to be paid at the new Sports Centre although it is hoped that members will be able to claim it back on arrival.

- **Devon County Councillor Berry**

Absent.

- **Devon and Cornwall Police**

PC Malcolm Davies stated that there have been 7 crimes reported. Criminal damage, shop lifting, theft from motor vehicles, burglary to a commercial premises. Other associated matters, such as missing persons reports relating to the Gables. Verbeer Manor has had the PEL revoked as it was out of date. Sale of the lease is expected in due course. A man has been making house to house calls relating to scissor sharpening and tarmac replacing. Speed control training is due within the next couple of weeks. John Adair raised the problems between the new estate now that the road is open, stone throwing is a problem about 5.30pm. Girls throwing the bricks in the same area reported by Mr Dennis. Large tractors are passing through Gables road from Uplowman to Cullompton. These vehicles are not authorised to pass down Gables road. This is happening at 9pm at night as well as in the day.

Mr Perrett asked for an update on the antisocial behaviour crackdown as promised by Sgt Dan Evans. Unfortunately time has not permitted for this crackdown to take place.

Mrs Lane asked for an update on the trip out accompanying the Police. To be arranged very shortly.

- **Parish Plan Steering Group – update**

Mr Hancock updated the meeting that the full grant may not be received. The Parish Council agreed that the grant towards the Parish Plan from the Council would be in cash and not in kind. This was unanimously agreed. The Clerk passed the Plan to Mr Maynard for his signature. The document is then to be returned to Sue Turner.

- **Emergency Planning update**

The Clerk produced the draft document for discussion. The welcomed all ideas for a better layout and all comments are to be made via email to John Adair in the first instance.

- **Play Equipment – 4 May installation / surveillance camera**

The Clerk indicated that the play area should be finally completed next week. It was agreed that full payment would not be made until the swings are in place and all snagging are completed.

- **Robin Hood – Contract Signing/D Maynard**

The contract was signed by Mr Maynard. With regard to the collection, it was suggested that donations should be collected on the night and handed to the Clerk or the Chairman. Large advertising boards are to be made by Nick Street, Clerk to liaise with him.

- **Parish Lengthsman – areas for attention**

No areas reported. Please contact the Clerk if there is any problem noticed.

- **Woodland Trust - update**

It was agreed that all four sections should be requested to be maintained by the Parish Council. The Clerk has already responded that that effect.

6. Police Authority Letter - Update

A pending letter has been received but no formal response as yet.

7. Planning – See separate agenda

8. Public Questions

Fir Close – people are experiencing problems with their televisions. The problem should be reported to Radio Investigations Service. Post office have a form for complaints.

Fir Close – Somerlea sign posts requested – Mr Dennis to action.

One Stop – pot holes now a danger. Clerk has written to the manager and copied the letter to Environmental Health at Mid Devon District Council.

Silver Street – Somerlea – path overgrown – Mr Dennis to action.

Affordable Housing – David Stephens Presentation

7 Councillors remaining at the meeting agreed that the proposal made by David Stephens was not of interest to Willand Parish Council. Mr Dennis to provide the clerk with the address to write to.

The meeting was closed at 10.15pm.