



## WILLAND PARISH COUNCIL

Clerk to Parish Council Mrs T Leaman, 11 Lower Town,  
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### THE MINUTES OF THE FULL MEETING OF THE PARISH COUNCIL HELD ON THURSDAY 10<sup>TH</sup> OCTOBER 2013 AT WILLAND VILLAGE HALL COMMENCING AT 19.00

***PLEASE NOTE: All Council Meetings are electronically recorded in the interests of accuracy.***

#### MINUTES

**Present:** Cllrs Ursell, Warren, Phare, Firkins, Thompson, District Cllrs Brandon, Volunteer Brian Holmes, Regan Aldridge, Jim Myers, Keith Grantham, 1 x member of the public

- 1. Apologies:** Cllrs Wilcox, Mander,
- 2. Chairman's announcements:** Meeting recorded.
- 3. Public questions:** The hedge along the footpath between Fir Close and Somerlea has been cut but the trimming have not been removed – Simon Newcombe. The road from Willand to Halberton is in need of repairs – Halberton Parish. The grit bin in Somerville Park is jammed solid – William Pike. The member of the Public thanked the Police for clearing the vehicles from Somerville Road and Park.
- 4. Minutes of the meeting held:** Thursday 12<sup>th</sup> September 2013. Item 9 amended, *Chairmen and Cllr Firkins will decide which quote to accept.* Proposed Cllr Phare, Seconded Cllr Thompson that they be signed as a true and correct record, unanimously agreed.
- 5. Matters arising**
  - Dog warden inspections Jubilee Parish Field - carried out.
  - Light Plum Close/Victoria Way – to be repositioned.
- 6. Reports**
  - Devon and Cornwall Police - absent
  - District Councillor Brandon – Planning Committee procedures are being reviewed.
  - Cllr Warren reiterated that Enforcement procedures need to be addressed. The draft master plan for the Tiverton Eastern Urban Extension was considered by the Council's Cabinet and was not approved for public consultation, pending further work. The Policy Development group is meeting next month to implement time

line for recycling goals. Cllr Warren confirmed the road sweeper sweeps one side of B3181 on each visit. Cllr Ursell confirmed that the recent meeting with 2 Sisters was positive, the noise problems have been eradicated, and the odour problems have been virtually eliminated by the use of new equipment. One piece of equipment is being retained as a backup and as this is finally cleaned, there is a small possibility of odour escape. 2 Sisters will work to keep this to an absolute minimum.

County Councillor Radford – joined the meeting later

- 7. Round table update:** Muxbeare Lane – Cllr Thompson is awaiting a reply from Halberton Parish Council. Cllr Firkins will be replacing bird nesting boxes. Churchyard wall complete, turf will be placed.

Cllr Radford joined the meeting 19:16

County Cllr Radford - DCC will be cutting its budget next four years. John Hart will be in Tiverton 16<sup>th</sup> October. Road management conference – small roads cannot be closed without DCC liaising with Parish Councils. Mobile libraries – there will be a consultation later this month. Cllr Ursell will be visiting DCC with County Cllr Radford on 24<sup>th</sup> October to raise awareness of the Gables project..

## 8. Finance:

### PAYMENTS

T Leaman	Office expenses, telephone and internet	£21.00
T Leaman	Stationary	£7.00
T Leaman	Projector	£391.30
Grant Thornton	External Audit	£390.00
HMRC	NI/PAYE	£220.80
Ken Broom	Churchyard grass	£135.00
MDDC	Play equipment inspections – 6 months	£150.00
EDF	Christmas lighting	50.87
JTT Contracting Ltd	Churchyard wall dish channel	£3840.00
Countrywide	Jubilee Parish Field hedge	£220.00

### RECEIPTS

Rayda Plastics Ltd	Christmas lights donation	£300.00
Willand Pharmacy	Christmas lights donation	£50.00
Community Composting	Christmas lights donation	£100.00
Cllr Allotment tenants	Allotment rent	£461.20
MDDC	Precept	£16168.50
Magazine	Advertising	£302.00

Expenditure accepted Cllr Phare Seconded Cllr Warren unanimously agreed.

- 9. The Gables -- acquisition and planning consent:** MDDC have indicated the Parish

Council will be able to acquire the Gables plot as part of the S106 agreement for £5220.68. This is approximately £20,000 less than anticipated. Thea Billeter has indicated that solicitor is needed to manage the conveyancing Cllr Ursell is acquiring two quotes from Dunn and Baker and Hole and Pugsley. There are two conditions: - a planning application is submitted within six months and the facilities are used for community services within 5 years or lose the site. The start date for this will be the transfer completion date. In order to submit a planning application plans will need to be drawn up for the extension so that the Parish Council can apply for change of use and the new extension.

The Parish Council allocated £20,000 of reserves for this project, there is also the Ray Radford locality donation of £15,000 and the TAPS donation of £2,891. Totalling £37,891.

The first steps are

- to acquire the land and buildings (£5220.68)
- cover the legal costs of conveyancing (£970 - £1215) plus VAT (includes search fees)
- provide insurance cover and security (insurance approx. £350.00)
- commission an architect to produce the plans for the extension (Estimated at £4000-5000 + VAT)
- submit a planning application for change of use and the extension. (£600.00 estimate)
- survey (£500.00)

Totalling £12900 for this phase

Cllr Ursell proposed allocating the £15000 grant from Ray Radford to cover these costs and allow the chairmen to approve the individual costs up to this amount which will then provide some contingency. Following a discussion Cllr Thompson Seconded, unanimously agreed. A meeting of the Community sub-committee will be held to discuss how to move the project forward. The project will be given the holding name of Willand Health and Community Project. The community will then be asked for name ideas before a final decision is made. The Parish Council thanked County Cllr Radford for his grant allocation.

- 10. Mid Devon Association of Local Councils:** Cllr Warren proposed that the association would not be of value to Willand at this stage. Seconded Cllr Phare, unanimously agreed.

**11. Meeting dates**

Sunday 20<sup>th</sup> October Parish Walk 2.30pm Village Hall

Thursday 24<sup>th</sup> October Planning and Environment committee meetings

Thursday 14<sup>th</sup> November Full Council and Planning committee meetings

Thursday 28<sup>th</sup> November Planning and Environment committee meetings

**12. Communications received:**

Email from Willand Beavers re: planting bulbs along Silver Street – 26<sup>th</sup> September  
Environment Committee

MDDC Planning Meeting Consultation – 26<sup>th</sup> September Planning Committee

DCC - Devon Youth Service Review – forwarded to Cllrs 19<sup>th</sup> September

Willand Rovers – re use of Parish Field – email forwarded to Cllr Ursell 23<sup>rd</sup>  
September

MDDC Masterplanning of the Tiverton Eastern Urban Extension – briefing  
meetings – pass to Planning committee

Copy of a letter to MDDC from a parishioner in Blenheim Drive re overgrown trees

Allotment tenant requesting permission to erect a shed – passed to Environment  
Committee

25<sup>th</sup> and 26<sup>th</sup> September emails from Parishioner re planning

27<sup>th</sup> Sept Cullompton Town Team TAP fund application -Project - Notice boards –  
forwarded to Cllrs 3<sup>rd</sup> October – not supporting – wish well.

**13. Co-option**

Jim Myers

Regan Aldridge

Keith Grantham

Following a discussion Cllr Warren proposed accepting all applicants, Cllr Phare  
Seconded, unanimously agreed.

**Meeting closed: 19:55**

**Cllr Ray Ursell**

**Chair Willand Parish Council**