



WILLAND PARISH COUNCIL

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MINUTES OF THE FULL MEETING OF WILLAND PARISH COUNCIL HELD ON THURSDAY 9 FEBRUARY 2017 AT WILLAND VILLAGE HALL COMMENCING AT 19.00

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

Present: Councillor Grantham, Councillor Mander, Councillor Sellick, Councillor Tobin [Part], Councillor Warren [Chair & Minutes], Councillor Wilcox, MDDC Councillor Chesterton, MDDC Councillor Evans, DCC Councillor Radford + 1 member of the public.

1. **Apologies** Councillor Bartlett, Councillor Phare, MDDC Councillor Doe, Clerk K Taylor.
2. The Chair opened the meeting at 19:03 and informed that it would be recorded. He further advised of the current construction of the slide on the Jubilee Field and the planned visit the following day by the contractor for the light standard to accommodate the Devon Air Ambulance night landing.
3. There were no public questions.
4. The minutes of the meeting held on 12 January 2017 had been previously circulated. It was proposed by Councillor Grantham, seconded by Councillor Mander and unanimously agreed that they be signed as a true and correct record.

5. Progress Reports for information

a) Lease for the Gables S106 five-year extension request to MDDC. – Councillor Warren had circulated a draft deed supplied by MDDC and he had referred it to the Parish Council solicitor in accord with agreement. A response had been circulated. Members agreed to defer further discussion to later in the agenda under item 8b).

b) Playground leases – Councillor Warren and MDDC Councillor Evans explained the brief history of the leases and the fact that the Parish Council had now had to incur legal expenses which had not been expected under the agreement. Three MDDC Cabinet members had failed to resolve the issue but Councillor Evans had been able to secure an offer for MDDC to meet 50% of the Parish legal expenses. He was thanked for his very positive action and outcome. The leases had been lodged with the Land Registry for registering in December 2016 but confirmation was still awaited from them. If members agreed a copy of the account would be forwarded to MDDC and the agreed refund credited to our account. Proposed by Councillor Wilcox and seconded by Councillor Sellick that the MDDC offer be accepted. Unanimously agreed. **ACTION:** Councillor Warren

c) Signs for the playgrounds – Councillor Grantham confirmed that he had the new signs and they would be fitted by the handyman as soon as he was back at work. Members agreed that the item could be discharged.

6. Reports

a) The report from Devon and Cornwall Police had been circulated. Councillor Warren advised that the new PCSO was already responsible for Bradninch, Outer Cullompton and Kentisbeare and was now to additionally take over the 9 parishes previously covered by PCSO Sims. PCSO Morris only works three days a week so our cover would be greatly reduced. Councillor Warren had expressed his concerns on behalf of the Parish and had a visit from Constable Legg, out Neighbourhood beat manager. Members expressed their concern and would monitor the situation closely.

b) District Councillor Chesterton advised of his recent commitments which took him out of circulation. He advised of arrangements being made to enable Towns and Parishes to spend S106 monies on their own land without having to go through such an arduous procedure. He also advised on the procedures for consultation on the Local Plan and responded to members questions as to procedure and being able to address the Inspector.

District Councillor Evans updated members on his activities around the Co-Op site planning amendments with regard to a crossing and also discussions in relation to the application to build 259 houses on the edge of the village. He was still heavily involved with aspects of quarrying in the area.

c) County Councillor Radford had provided a report that had been circulated. He highlighted a number of budgetary matters including how a potential £500k overspend had been reversed to a £800 surplus. He advised on the new Highways maintenance contract and government grants which had been obtained towards road repairs due to good practice. The pressures on finances by added demands on the Care Services were explained.

Councillor Grantham raised concerns as to the need for a footpath between Willand and Hitchcocks Farm as a number of people were walking to work from the village to the site but having to walk on a busy road. Councillor Sellick raised concerns as to the poor state of Muxbeare Lane which had to be used as part of the cycle way to Tiverton Parkway Station.

7. Finance

- a) Payment Authorisation.
- b) Income in January 2017

PAYMENTS		
Astra Printing	Dec invoice for Jan/Feb magazine paid 31/01	£ 885.00
Ashfords	Leases for Public Open Space and Play Areas with	£ 2,850.00
Countrywide	Ground Maintenance Jubilee Field Jan 17	£ 180.90
Quarlfox Services (D Williams)	Invoices 363, 364,365, 372	£ 551.46
EDF	Electric for Christmas lights	£ 66.21
K Taylor	Office	£ 18.00
Vodafone	Clerk Telephone	£ 10.23
RECEIPTS IN JANUARY		
Magazine	Advertising	£ 7.50
Willand Community Composting	Allotment water contribution	£ 17.22

Councillor Warren proposed that the monthly accounts be accepted and actioned, Seconded Councillor Mander and unanimously agreed.

8. The Gables

a) Suggested lease amendments submitted by WH&CC Trustees. Councillors Grantham, Mander & Wilcox were identified as being Trustees of WH&CC but had no individual pecuniary interest. Detailed discussion took place on suggested amendments to Schedule 2 Clauses 9.5, 9.6 and 9.7. Mr Wood, (member of public & trustee) contributed to discussion. Proposed by Councillor Sellick and seconded by Councillor Mander "*Councillor Warren to liaise with Parish Council solicitor to obtain legal/practical advice on the following suggested amendments/actions:*

Clause 9.5 to be removed;

Clause 9.6 a) to be either removed or reworded in line with suggested wording provided by trustees. Clauses b), c) & d) to remain;

Clause 9.7 to remain as it is unless solicitor advises otherwise." Unanimously agreed.

ACTION: Councillor Warren

Councillor Warren advised that this would incur further expenditure and that for future clarification approval should be clearly recorded and that the budget heading to cover it should be clearly identified. He proposed "*The additional expenditure for work on the lease be approved and that it should come from monies identified for 'The Gables' project.*" This was seconded by Councillor Mander and unanimously agreed. **ACTION:** Clerk

b) Suggested amendment deed to S106 agreement to extend time period. A deed of amendment had been received from MDDC Legal Department and circulated to Councillors for information. A decision had been taken to refer it to the Parish solicitor as there was some concern as to where any affordable housing would be built as it was not specific that it would be on the Gables site if it were not used for a community purpose. The solicitor had responded with a suggested amended deed which tidied it up and clarified some points. A point was raised for clarification and Councillor Warren would go back to the solicitor for advice. **ACTION:** Councillor Warren

Councillor Warren advised that MDDC had quoted £300 charge for preparing the deed and the Parish solicitor would probably cost £450 and proposed "*The expenditure be approved to complete this work and that it should come from monies identified for 'The Gables' project.*" This was seconded by Councillor Grantham and unanimously agreed.

ACTION: Clerk

2040 hours Councillor Tobin joined the meeting.

9. Future Meeting Dates

Thursday 09 February 2017 – Full Council and Planning Committee meetings.

Thursday 23 February 2017 – Planning and Environment Committee meetings.

Thursday 09 March 2017 – Full Council and Planning Committee meetings.

Friday 24 March 2015 – Annual Parish Meeting – Main Hall 1830 hours.

The Chair advised that, subject to clarification by the Clerk on her return, the following dates should be considered for the diary:

Thursday 16 March 2017 – Finance and Administration meeting.

Thursday 23 March 2017 - Planning and Environment Committee meetings.

Members agreed to pencil in these additional dates.

10. Local Plan Review January 2017

Various elements of the plan and the process had been discussed over a period of time. The Chair had prepared his thoughts as to a response and circulated it to members in accord with an earlier decision of Council. He explained some elements of his suggestion and there was further discussion. It was proposed by Councillor Tobin and seconded by Councillor Wilcox that the response prepared by the Chair should be submitted as the response of the Parish Council and that we should ask that a representative be permitted to address the Inspector at any hearing. Unanimously agreed. **ACTION:** Councillor Warren.

11. Councillors Roundtable

a) Village Hall Clock. Councillor Grantham reminded members of an earlier decision of the Council but before he went to the Village Hall Committee he needed to have a budget in mind which the Parish Council would support. Councillor Wilcox declared an interest as she was a member of the Village Hall Committee. After discussion Councillor Tobin proposed a budget ceiling of £1,500 but if cost rose from those indicated in the brochure the matter could be referred back to the Parish Council for reconsideration. Councillor Mander seconded the proposal. There were no amendments and on a vote 4 voted FOR and 2 voted AGAINST the proposal. Proposal carried **ACTION:** Councillor Grantham.

b) Uffculme Parish Council TAPs Fund Application. Chairman advised members of an email he had received earlier in the day from the Clerk of Uffculme PC seeking permission to show Willand PC as supporting their application for replacement goals to their MUGA and another to replace 'flooring' to a play area that the Parish were taking over from MDDC. Councillor Mander

proposed and Councillor Sellick seconded that Willand agree to support the application.
Unanimously agreed.

ACTION: Councillor Warren

12. Communications

a) To consider

None

b) Communications received and forwarded to Councillors by email:

Citizens Advice Newsletter

MDDC Parish Newsletter

DCC Road Closure Notice – Brithem Bottom

2 x MDDC News Releases

2 x Emails re change of PCSO for Area

Community Safety Partnership Meeting 5/4/2017 Broadclyst

DCC Community Enhancement Fund

c) Communications not referred to Councillors

17 Various Circulations regarding Services, Seminars or equipment

The list of correspondence was noted

The meeting closed at 2103 hours.

Councillor Barry G J Warren
Chair of Willand Parish Council