

**Uffculme Parish Council**  
**Minutes of meeting held**  
**Thursday 15 March 2018 at The Square Corner**

**Chairman:** E Hagelstein

**Present:** P Best            P Blackman    J Gardner        P Golding        R Kingdom        S Kidd    P Mackian  
S Stimson        D Wells

**18.3.1 Apologies**

P Cornish – Prior Commitment            M Pollard - Illness  
R Chesterton – Another Meeting            G Doe – Another Meeting  
R Radford – Another Meeting

**18.3.2 Councillor Vacancies**

The Clerk once again reminded the meeting that there was currently a vacancy on the Council and that all Councillors should do all they can to find a suitable candidate.

**18.3.3 To Approve Minutes of Meeting**

The minutes of the meeting held on 18 January 2018, including the Budget pack, approved and signed as a correct record.

**18.3.4. Finance**

**18.3.4.1 January Financial Statement**

Approved as official council minutes.

**18.3.4.2 February Financial Statement**

Approved as official council minutes.

**18.3.4.3 Uffculme Bowling Club – New Canopy**

The Clerk advised the meeting that she had been provided with information from Uffculme Bowling Club as to details of a new canopy that they were looking to install at the Bowling Club. There had been a meeting between representatives of the Bowling Club, The Clerk, The Chairman and Councillor Kingdom, Parish Council representative at Bowling Club meetings. At the meeting the Bowling Club committee members were able to share details of an extensive plans they have to try and improve the facilities at the Bowling Club over the next 3-5 years. In the immediate future they were looking to replace the canopy and the Clerk shared a picture of the existing canopy which would be replaced. The Bowling Club was seeking approval of the Parish Council, as owners of the building, and also to ask whether the Parish Council would facilitate payment of the canopy. The total cost of the canopy was £4,019.67, inc vat. The Bowling Club had funds of just over £3,000.00 that they would be looking to donate to the Parish Council towards the cost of the new canopy. The meeting discussed the proposal and Councillor Gardner proposed that the Parish Council purchases the new canopy, this was seconded by Councillor Kingdom and all Councillors agreed.

**18.3.4.4 Markers Pond**

The Clerk advised the meeting that Councillor Pollard had provided her with a quote to clear the Markers Pond site, erect new fencing, take down a number of trees and deal with the drainage works that were required to stop the ABN Feedmill being flooded. The meeting discussed the works and the arrangements where the Parish Council could pay for these works to be carried out. The total cost of works is estimated to be just over £5,000.00, as per the quote from Blackdown Environmental. Councillor Pollard advised that the Uffculme Trust

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would make a donation towards the cost of the works for around £1,500-£2,000. The meeting discussed the Clerk contacting West Country Housing to find out whether they would be willing to lease the site to the Parish Council. The meeting agreed that it wasn't appropriate to arrange for works to be carried out without the security of a long term lease in place. The Clerk would progress this.

**18.3.4.5 Magelake**

The Clerk advised the meeting that she had been making a number of payments, as set out on the January and February financial statement. These were for amounts agreed by the Council at the October Parish Council meeting. Since the budget was approved at the October Parish Council meeting there had been savings achieved across some of the expenditure and as a result additional works, including new carpeting, had been able to be carried out.

The Clerk reminded Councillors that there would be an opening of the Pavilion room on Friday 16 March between 5-7pm.

**18.3.4.6 Ashill Village Hall Heating Repairs**

As set aside in the budget a bill had arrived for the repairs to Ashill Village Hall heating totalling £409.49, inc vat and the Clerk would arrange payment.

**18.3.4.7 Allotment Payment 2018-19**

The Clerk advised that she had been provided with allotment details for the 2018-19 year and there were 55 out of 60 plots being rented to Uffculme parishioners and therefore the Parish Council's 50% contribution totalled £1,604.17, and the Clerk had arranged a cheque to this effect.

**18.3.5 Business Arising**

**18.3.5.1 Uffculme Central**

The Clerk advised that she had now received an estimate from a contractor who could arrange the management of a decking project for The Square, the Clerk shared with the meeting an initial draft design following a site meeting with the Clerk and Councillor Pollard. The initial estimate was £95,000.00, although there was some scope and this would need to increase as the quote as it stands, does not include any services, water and electric, being provided within the centre of the Square, and it had previously been agreed to include in any new works.

The Clerk also confirmed the estimate she had received for the tarmacking and the groundworks for the parking area at Ayshford and this had come in at around £65,000.00. The Clerk has discussed the estimates and proposals with Councillor Pollard and it was estimated that the total project would cost in the region of £200,000.00. This is still an estimate at this time as we only have very rough costings and drawings from the contractors.

Councillors liked the design of the Square layout and thought that it would provide options in terms of using the space, whilst also providing a more defined parking structure to vehicles. Some Councillors raised concerns as to whether parishioners wanted to see the Square developed and the meeting was reminded of the original mandate given to the Council a few years ago. The meeting was also reminded that the Parish Council has to date spent a significant sum of money on the proposals and they have not progressed.

After much discussion it was agreed that the Clerk would arrange a meeting with the Conservation Officer of MDDC, Sue Warren to discuss whether the rough designs we had received to date would meet with her approval. It was agreed that there seemed little point in progressing matters if the overall design was not one that would meet the requirements of MDDC. In the meantime, the Clerk would also ask for the designer of the Square area to cost in dealing with the services.

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Councillor Gardner also offered the Clerk some additional details of a company to contact who may be able to provide a quote for the decking area on the Square. It was agreed that no further quotes would be requested until after the meeting with Sue Warren, if appropriate.

**18.3.5.2 Mid Devon Local Plan**

The Clerk reminded Councillors that there was a new consultation on the documents prepared, following the independent review, on the work that MDDC had carried out on the Local Plan. The Clerk urged all Councillors to be involved in the consultation and she would circulate a response to present to MDDC prior to the April meeting. The response would need to be agreed at the April meeting so that it could be submitted in time.

**18.3.5.3 Landfill Site at Broadpath**

Councillor Hagelstein updated the meeting on the recent Broadpath liaison meeting. Councillor Hagelstein thought that the meeting was very useful and Aggregate Industries seemed, for the first time in a while, to be listening to concerns locally.

**18.3.5.4 ABN Feed Mill**

It was agreed further to the discussions surrounding the Markers Pond that if West Country Housing would consider leasing the area to the Parish Council that we should approach ABN Feed Mill to see if they would like to be involved in the works, both in respect of the works and also financially.

It was reported that the Feed Mill had been smelling recently and all members of the Council were urged to keep log if they noticed the Feed Mill smelling.

The next meeting will be scheduled for June.

**18.3.5.5 Uffculme Men's Club**

The Clerk advised that she had received the 2017 figures as prepared by the Club and she had been asked to look at them within her accounting capacity because they did not understand why their loss did not reflect the movement on the bank statement. The Clerk advised the meeting that she had yet not looked at the figures, but it seemed that they were including their purchases within the figures but also them providing for the wastage whereas actually this could be a note as opposed to an additional cost.

The next meeting of the Men's Club is scheduled for 10 April 2018.

**18.3.5.6 Uffculme Bowling Club – Meeting 9/2/18 and Extension Plans**

As discussed with regards to the canopy the Bowling Club is currently looking at developing their facilities and as part of the overall plan for the next 3-5 years they were looking to build a significant extension to provide male changing rooms and improved kitchen facilities. The committee believes that the improvement of the building will then attract further competitions and county matches.

The Clerk had received an e mail from the Secretary of the Committee to advise that they had looked into the Viridor funding requirements, which had changed since their last application, and they now realise that they were unlikely to be successful in an application for funding from Viridor as they were looking to increase the footprint of the building, and Viridor no longer supported these applications. The committee was going to discuss this further with Viridor and look at other options.

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**18.3.5.7 Belle Vue Planning Applications**

The Planning committee had submitted responses to MDDC and it was agreed that this item should be removed from the agenda going forward

**18.3.5.8 Green Team**

Councillor Kingdom advised that she was not aware of any specific news to report from the Green Team at the current time.

The meeting did discuss the Green Team using Magelake later in the year as a community day, as set up in agreement with MRH Management within Magelake and the Clerk would make sure that no charge was applied to the Green Team for this.

**18.3.5.9 Blackborough House Planning**

The meeting was advised that a representative of a local action group had attended the planning meeting the previous week in respect of the application to develop Blackborough House into a luxury hotel with outdoor facilities and spa facilities and also for the erection of 7 dwellings within the estate. The Parish Council has prepared a draft response which highlights the issues that would present Uffculme, mainly increased traffic through the village and the unsuitable roads that vehicles would be travelling on as well as the potential noise and light pollution.

**18.3.5.10 Hitchcocks Future Planning**

The planning meeting was also attended by Richard Persey to advise about future plans to extend Hitchcocks Business Park and the plans were shown to the meeting.

Although the Council would prefer to see the area left as green fields it was felt that the proposed development was of a sympathetic nature, given the very high standard of maintenance around the existing site and that the Council shouldn't have any issues with the development.

**18.3.5.11 Contract for Works between Uffculme Parish Council and Jess Lucas**

The Clerk once again explained the principal for the contract between the Council and Jess Lucas for grass cutting. This was as set out in the budget in January and since then Councillor Mackian had attended the meeting with the Clerk and independently reviewed a draft contract to which he found no fault and it was therefore agreed that the contract for Jess Lucas be signed as official council minutes.

**18.3.5.12 Uffculme School Drinks Licence**

The Clerk advised she had received notification that Uffculme School have applied for a drinks licence within The Venue, the new theatre facility. The Council discussed this and supported their application to ensure that The Venue is successful.

**18.3.6 Police Report**

No Police report had been provided to the Clerk however she had been invited to a meeting at Cullompton Police Station on 25 April 2018 where she will receive an update on behalf of local police as to work they are carrying out and who we should contact. An update would be provided at the April meeting.

**18.3.7 Highway Matters Road & Traffic**

**18.3.7.1 Issues Around School Traffic**

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Again, the issues surrounding traffic to and from the Primary and Secondary schools especially nearing 9am and 3.30pm continued to be an issue.

**18.3.7.2 New Highways Neighbourhood Officer Dave Ashford**

The Clerk advised that she had met with the new neighbourhood officer who replaced Nick Allen. The Clerk advised the meeting that she found Dave to be very amiable and understanding of the concerns in Uffculme. He was also able to provide an update on the resurfacing works around Ashley Road and this work was not undertaken due to the accident on the motorway in the days during which the works were due to be scheduled.

As highlighted by Councillor Bob Evans the issues on the Willand/Cullompton road continue to cause issues. This is a DCC issue and Bob has been putting pressure on the DCC Councillor responsible for this area, Colin Slade, and it is understood that the issue is due to damaged drains as a result of the soil being deposited in the field. It appears that there is an ongoing case with the DCC and landowner which is being enforced by the Environment Agency.

**18.3.8 Clerks Report**

**18.3.8.1 Dog Waste Bins Signage - Prizes to Children**

The Clerk advised that she had now purchased and distributed prizes to the children and that Councillor Pollard had arranged to put the signs up. Positive comments have been received from residents which was encouraging.

Councillors suggested that some signs had already gone missing and the Clerk would look at this with Councillor Pollard when he was able again.

**18.3.8.2 Devon Air Ambulance Night Landing Site**

The Devon Air Ambulance had attended a meeting at Magelake with Councillor Pollard and the Clerk to ascertain whether the site would be suitable for Devon Air Ambulance to use at night. Although not conclusive it was suggested during the meeting that the site would be ideal. The co-ordinator for Devon Air Ambulance would arrange for an electrical survey to establish whether lights could be fitted and they would come back to us in due course.

**18.3.8.3 Website**

The Clerk advised the meeting that she had attended a meeting with Councillor Best and the website developer Jacob Lane and the domain and e mail account have been purchased. The Clerk was still hopeful that the website would be up and running by her initial proposed date of 31 March 2018.

All Councillors would receive a new e mail address for council matters once the accounts were set up. The Clerk advised how essential it would be to use the Parish Council e mail address as opposed to any personal e mail address to ensure council matters were separate to personal.

**18.3.8.4 Proposed New Planning Response Policy**

The Planning meeting had prepared a proposed variation to the planning response policy that was initially drafted in excess of 10 years ago. Councillor Wells, Chairman of the Planning Committee gave a brief rundown of the reasons for having a planning response policy.

The meeting agreed that this document would be reviewed again before the next meeting and would be an agenda item to sign it off.

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**18.3.9 County Councillors Report**

Councillor Radford provided his apologies.

**18.3.10 District Councillors Report**

Councillor Chesterton and Councillor Doe provided their apologies to the meeting.

The following report came from Councillor Evans.

There was a district walkabout arranged for 24 May 2018 and Councillor Evans suggested that at least one Parish Councillor attended alongwith Councillor Doe and Councillors Evans and Chesterton were otherwise engaged.

It was reported that at appeal 74 houses had been granted permission in Cullompton.

It was a common theme within the area that prospective planning applications were still being received, with the areas worst affected are Copplestone, Crediton and Lower Culm.

The application for 259 houses at Willand, which was refused at appeal, have now been re-submitted by the applicant on a smaller scale, 125 houses.

There had also been an application for 30 houses on the site of the Esso garage at Willand. This had been refused permission by MDDC Planning committee although an appeal was expected.

Councillor Evans suggested that the Local Plan, although at consultation once again was unlikely to be seen by an inspector for at least 6 months assuming the plan is resubmitted to the Secretary of State in mid April.

The site of Broadpath Landfill continues the capping process and the soil compound is now full to enable works to be carried out. The site was also proceeding with the Leachate project and this was currently with Environmental Health. The site and the activities proposed presented issues as this would be the first of its type and therefore the Environment Agency needs to make sure that they have adequate controls in place to monitor the site and its activities.

The restoration issues continue at Houndaller, with Aggregate Industries not making good on the areas that they have now finished quarrying. They also have the added issue that they are going through the Romp process to renew the extraction and quarrying rights which expire by 31 December 2018. Under the proposal to renew the licence they are looking to combine the review dates to 2042, this is longer than is usually expected, although may provide greater pressure for dealing with items that have not been adequately dealt with in the past.

Councillor Evans suggested that those who have encountered issues on the Willand/Cullompton road should perhaps contact their local MP Neill Parrish who it is understood, has not received many complaints on this issue. Neill Parrish can then apply additional pressure to DCC to get the works actioned.

**The next meeting will be held on Thursday 5 April 2018 at The Square Corner.**