

**Uffculme Parish Council**  
**Minutes of meeting held**  
**Thursday 5 October 2017 at The Square Corner**

**Chairman:** E Hagelstein

**Present:** P Blackman    P Best            P Cornish        P Golding        R Kingdom            S Stimson  
D Wells

**17.10.1 Apologies**

J Gardner – Work            M Pollard - Holidays            P Mackian - Holidays

**17.10.2 Councillor Vacancies**

The meeting was advised that Sue Kidd wanted to be put forward for co-option as a member of the council. The Clerk confirmed she had received no further applications from interested parties. Councillor Golding proposed that Sue Kidd be co-opted this was seconded by Councillor Blackman and the meeting was in agreement.

**17.10.3 To Approve Minutes**

The minutes of the meeting held on 7 September 2017 approved and signed as a correct record.

**17.10.4. Finance**

**17.10.4.1 September Financial Statement**

Approved as official council minutes.

**17.10.4.2 2017 External Audit Report**

The Clerk advised the meeting that she had received the audit papers back from the external auditor, Grant Thornton, and that it was a clean report, no comments made. This was a good response and the Clerk was pleased.

**17.10.4.3 Magelake Crockery**

As discussed at the September meeting the Council had been discussing purchasing the crockery for Magelake. The total cost of the crockery was £5239.93. This cost included the new under counter fridges and also the freestanding table to ensure that there was adequate plating up area in the kitchen. As agreed Magelake will bear the cost of the freestanding table and therefore this will be reimbursed in due course.

**17.10.4.4 Magelake Projector/Audio Equipment**

The Magelake Committee had put forward a proposal to the Parish Council to purchase a projector and audio equipment for installation into the Pavillion end of Magelake. The cost of the equipment was £2681.10. This equipment would include a projector, ceiling mount speakers and new television. The Council would benefit from having a projector installed as planning meetings are quite difficult without this. Councillor Cornish proposed that the Council purchases the equipment and this was seconded by Councillor Blackman and the meeting was in agreement.

**17.10.4.5 Magelake Furniture & Redecoration**

The meeting discussed the quote that had been prepared for new furniture for the Pavillion at Magelake. This included new tables, chairs, chair trolley etc. There was also a quote for the redecoration of the Pavillion toilets bar areas and new lighting. The total cost was estimated to be in the region of £22,000.00. The meeting discussed the urgency of this work being carried out and that the hall would benefit from a refurb. Councillor Cornish proposed that the Council purchases the equipment in full and arranges the redecoration etc. This was

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seconded by Councillor Blackman and the meeting was in agreement. The Clerk will liaise with Martin Halse in arranging multiple quotes for consideration. This will be agreed by the Magelake Committee and the Parish Council will just arrange to pay the bill.

**17.10.4.6 Markers Pond Regeneration**

Councillor Hagelstein advised the meeting that she had received a quote from Blackdown Environmental to deal with the small stream leading down to the pond. However, since receiving the quote ABN Feedmill had been in contact with West Country Housing as there is a pipe leaking to the back of the pond into ABN. It is understood that West Country Housing will be arranging for remedial action.

**17.10.4.7 Other Finance Matters**

**The Village Hall**

The Council was made aware that the Village Hall was currently in the process of funding the works that had been carried out under the Viridor Credits Award and works were nearing completion.

**17.10.5 Business Arising**

**17.10.5.1 Uffculme Central**

A meeting took place on the 2 October to discuss the plans that Ian Sorenson had presented. Sue Warren of MDDC had looked at the plans and was in principal happy with them and therefore the working group would move forward with quotes in respect of decking and the meeting had been arranged for 13 October with a decking company to establish whether the works were possible and to obtain an indicative cost.

The Council would also look at gaining an estimated cost of works within Ayshford so that we knew where we were in terms of financial commitments.

**17.10.5.2 Mid Devon Local Plan – Inspection Delayed**

As the Council is aware the inspection of the Local Plan was delayed at the eleventh hour by MDDC officers. It is understood that the delay to allow for the drafting of an independent report into the land allocation at J27 to take in the region of six months. It was expected that the current inspector would remain allocated to the plan. However, the time delay will not be favourable on Mid Devon.

Councillors Evans and Doe advised the meeting that there are a large number of prospective planning applications within Mid Devon. It is apparent that the land owners/agents are taking advantage of the delay in the Local Plan and the previous decision at appeal by the inspector on the land at Harvesters which states that the five-year land supply is not satisfied within MDDC and therefore the area is open to more planning applications.

It was discussed at the meeting that there are a number of prospective planning applications that fall in the west of the MDDC area, Crediton and Coplestone, and it was Councillors from these regions who had pressed for the land at J27 to be included in the plan. Over the next few weeks/months we will see whether MDDC wish to take any further action other than those they have indicated, i.e., withdrawing the land at J27 and proceeding with examination of the Local Plan without J27. This may allow for prospective planning applications to be closed down before they get to appeal, and ultimately permission granted due to the lack of five-year land supply.

**17.10.5.3 Landfill Site at Broadpath**

There was a meeting earlier in the week that advised the landfill has reached a level where it needs to be topped up to allow for capping. While this work is being carried out another area has been opened up to allow for landfill. It is still expected that the landfill operations at Broadpath will end by 31 December 2018.

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**Clay Lane Road Widening**

Councillor Evans advised the meeting that it was a precondition for the widening of the road prior to any of the 1.5 million tonne of material for processing be brought onto site. Although permission had not yet been granted it was expected to be and this works had been approved as being a precondition. The works are likely to be taking place within the next 12 months.

**17.10.5.4 ABN Feedmill**

Councillor Hagelstein advised the meeting that she was trying to arrange a meeting which the Environment Agency would attend in December, on the same date as the Broadpath meeting.

**17.10.5.5 Willand - Proposed Boundary Change**

The Clerk, along with Councillors Hagelstein, Blackman and Wells attended a meeting with Willand on 2 October 2017 to discuss the Boundary Change and other issues that are facing the Parishes. It was agreed that we would write to the Chief Executive asking that we be consulted on all land within Halberton, which we have proposed be reallocated to Uffculme, until they can come back to the Council on when a boundary review is likely to take place. The meeting was made aware of an e mail from the Head of Planning to Councillor Evans which advised that they would try to engage this process on all prospective planning applications. It should be noted that the Council had not received a request to comment on the application at Hitchcocks Farm for the removal of conditions which would allow the rental of a unit, supposedly built for storing Hitchcocks machinery, however the Council would be responding on this application.

**17.10.5.6 Magelake Update**

The Clerk advised the meeting that things were now moving forward in an organised manner and Martin was happy with the arrangements. The Clerk also advised the meeting that she would be arranging to meet with Martin and Councillor Hagelstein to discuss the structure going forward to see if we can further streamline the arrangement with effect from January.

**17.10.5.7 Uffculme Mens Club**

Many Councillors were aware that the Clerk had been in discussions with people who are involved with the Mens Club due to the issue of potentially letting women attend the club. It is understood that the club changed its rules in 2014 to allow women to enter the club as part of a sports team to partake in games, ie, pool, darts and skittles. The club had arranged a team evening on 30 September which is understood to have been a success in terms of revenues. This did not however placate those who had issues with regards to allowing women entry to the club. A further evening was scheduled for early October and following this the club would make a decision as to whether it wanted to move forward to allow women into the premises on a more regular basis.

There was wide discussion regarding the legalities of allowing women into the club, allowing non members into the club, and the insurance and licensing issues that each presents. It was agreed that the Parish Council should not get involved with the day to day management of the Mens Club, however, we should ensure that the club is being run in a proper fashion. The Parish Council is ultimately responsible for the premises in which the club operates, and should the club get into any financial difficulties then the premises are effectively handed back to the Parish Council to deal with.

It was agreed that two Councillors would attend the Mens Club meeting which was scheduled for Tuesday 12 October 2017 to be present to offer any advice if they wanted any, although to reiterate we were not looking to interfere.

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Councillors Best and Kingdom agreed to attend the meeting on behalf of the Parish Council.

**17.10.5.8 Land West of Harvesters Existing Permission for 60 Houses Application Submitted**

A meeting had taken place with DCH with regards to the full application they had submitted. The Parish Council prepared a response following this meeting. The layout of the site generally met with the approval from Councillors and they were pleased that there was a mix of housing sizes as well as providing affordable housing.

**17.10.5.9 Land West of Harvesters 30 Houses**

In the last couple of days at appeal permission had been granted for the additional 30 houses. This was again based on the land supply and Councillors were not surprised at this decision.

The Clerk advised the meeting that she had requested Section 106 Monies be allocated towards the refurbishment of the MUGA at Magelake and therefore funds would follow in due course.

**17.10.5.10 Belle Vue Planning Application for 9 Houses**

The Clerk advised she had arranged for the agent acting on behalf of the applicant to attend the planning meeting on Thursday 12 October to discuss the application as Councillors had concerns about the poor layout and design of houses.

**17.10.5.11 Councillor Working Groups and Committees**

The meeting discussed which committees each Councillor wanted to be involved in and this was agreed.

The list of working groups and committees is attached to the minutes.

**17.10.6 Police Report**

No Police report was available at the meeting.

**17.10.7 Highway Matters/Road and Traffic**

**17.10.7.1 Ashill 30mph**

The Council was still waiting to hear that the funds that had previously allocated against the George Footpath could be re-allocated to the Ashill 30mph. A further update will be available at the November meeting.

**17.10.7.2 Meeting with Nick Allen**

The Clerk and Councillor Hagelstein had met with Nick Allen and Ray Radford following a number of issues being reported and it being deemed that they were 'acceptable'. The meeting was actually very useful because we were able to establish in greater detail what the County Council considered to be acceptable. It should be noted that prior to the meeting we had arranged one of the areas of work that we had previously reported and were told was acceptable had been carried out, hedge trimming at Chapel Hill. Nick Allen also suggested that we may wish to look to use the Community Pay Back Scheme for off road works ie, footpath maintenance. Nick Allen had agreed to provide the Clerk with details of the contact and the Council would consider if this is something we would like to use in the future.

**17.10.7.3 Uffculme Flashing 30mph Sign**

The funds allocated to The George Footpath were in the region of £6,000, although the cost of the Ashill 30mph was currently estimated to be in the region of £3,000 and therefore there would be a further £3,000 available for another road scheme within the area. The Clerk suggested that a flashing 30mph sign might be beneficial coming

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into the Village towards the top of Russet Close which is commonly a fast stretch of road. This will be looked into along with the Ashill 30mph to ensure that the funding can be reallocated.

**17.10.8 Correspondence**

**17.10.8.1 Information Available at the Meeting**

The Clerk advised that there was a Devon Highways conference scheduled for 10 November at Willand Village Hall from 9.30am to 4pm this was being run by DCC and was an opportunity to understand works Highways would be looking to carry out and also their policies and procedures. Councillor Best and Councillor Hagelstein nominated themselves to attend the conference.

**17.10.9 Clerks Report**

**17.10.9.1 Pathfields Play Area and Picnic Benches**

The Clerk advised the meeting that the issues at Pathfields and the Rec were still on going and it was hoped these would be resolved shortly.

The Clerk confirmed that she had not arranged to pay any money to Broxap, and would not do so until works had been completed satisfactorily.

The Clerk had received a letter from Exe Valley Rotary Club confirming that they would make a contribution of £500 towards the picnic benches.

**17.10.9.2 Ayshford & Markers Issues**

It was agreed that many of the issues that were raised surrounding these areas have been dealt with and Councillor Evans was on MDDC's case in terms of making sure things were happening and therefore this would come of the agenda.

**17.10.9.3 Dog Waste Bin/Signage**

The Clerk shared three exceptionally good drawings that had been prepared by children within the village for people picking up dog poo. It was agreed that the three drawings would be made into signs and the Clerk would liaise with Councillor Pollard in getting these made up.

It was agreed that the Clerk would arrange to buy pencils with the children's names on as a prize.

**17.10.9.4 Devon Air Ambulance Night Landing Site**

The Clerk advised she had been in contact with Devon Air Ambulance regarding using Magelake as a night landing site for Devon Air Ambulance. It was thought that the site would be suitable and agreed that a meeting with Devon Air Ambulance would be arranged in due course.

**17.10.9.5 Website**

The Clerk advised the meeting she had been liaising with Councillor Best and Jacob Lane regarding the website. It was thought that Jacob could get the site up and running for in the region of £250-£300, which the meeting agreed, and the ongoing costs are yet to be confirmed and would be dependent on whether we had email addresses that linked back to the domain, which was the preference. If we issued the domain e mail address for every Councillor the cost could be quite significant and therefore we may just issue these to the Clerk, the Chairman and Planning in general. Further investigations to be undertaken and a report to be provided at the November meeting.

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**17.10.10 County Councillors Report Councillor Radford**

No report was available Councillor Radford offered his apologies.

**17.10.11 District Councillors Report – Councillors Doe & Evans**

The meeting was advised that the application for Kerrells had been withdrawn in light of the enforcement action that was ongoing.

The new Co-op in Willand, on the Mid Devon Business Park, had progressed and although issues had been raised with regards to a crossing point for pedestrians on South View Road.

The works at Ayshford in respect of the wall and footpath were all being undertaken this month, Councillor Evans received assurances from Steve Densham within DDC.

Councillor Doe advised the meeting that there are a large number of homeless people in Mid Devon aged 17-18. There is no hostel within Mid Devon, the closest being in Exeter which present issues for people without anywhere to live.

Councillor Doe advised the meeting that if they were aware of anybody who was homeless to go to the District Council. A recent statistics states that 24% of homeless people have no qualifications.

**The next meeting will be held on Thursday 2 November 2017 at The Square Corner.**