

**Uffculme Parish Council**  
**Minutes of meeting held**  
**Thursday 18 January 2018 at The Square Corner**

**Chairman:** E Hagelstein

**Present:** P Blackman P Cornish P Golding R Kingdom S Kidd M Pollard D Wells

**18.1.1 Apologies**

S Stimpson – Work Commitments P Best – Work Commitments  
J Gardner – Work Commitments P Mackian – Holiday  
R Radford - Holiday

**18.1.2 Councillor Vacancies**

The Clerk advised the meeting that there was still a further vacancy within the Council. A notice had been placed on the Parish Council notice board and both the Clerk and Chairman asked all current Councillors to be aware of the vacancy and to encourage anybody who may be interested in contacting either of them.

**18.1.3 To Approve Minutes of Meeting**

The minutes of the meeting held on 2 November 2017 approved and signed as a correct record.

**18.1.4. Finance**

**18.1.4.1 November Financial Statement**

Approved as official council minutes.

**18.1.4.2 December Financial Statement**

Approved as official council minutes.

**18.1.4.3 Uffculme Village Hall**

*Councillor Cornish declared an interest as he is on The Uffculme Village Hall Committee.*

During the public session of the meeting David Tucker attended the meeting to provide the Council details of the renovation works that have been undertaken within the Village Hall and to advise, as previously discussed at the November meeting, that the application to Viridor was submitted on the basis of the Village Hall could reclaim the VAT costs on the works. Following the grant funding by Viridor it became apparent that the VAT was in fact not re-claimable and therefore the Village Hall was some £4,500.00 in deficit for the renovation costs.

Within the 2017-18 budget that the Parish Council prepared in January 2017 a sum of £6,000.00 had been provisionally allocated towards the Village Hall works. The Clerk advised the meeting that in April 2017 she made a payment of £2,600.00 being the 10% third party funding towards the Viridor monies. Out of the original sum this left £3,400.00 which the meeting discussed would still be short from the required amount of VAT for the works. Councillor Pollard proposed that the Parish Council makes a contribution of £4,500.00 to the Village Hall to ensure that the works can be completed and signed off. This was seconded by Councillor Blackman and everyone was in agreement.

**18.1.4.4 Other Finance Matters**

The Clerk advised that the furniture for the Magelake renovation had been ordered and a payment had been made to deal with delivery in the first couple of weeks of February. The cost of the furniture had come in below budget and these monies were being used to further improve the Pavilion Room.

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The Clerk had received a request from Coldharbour Mill for £1,000.00 towards the cost of producing Wellbeing leaflets. Coldharbour Mill was going to be working with the College Surgery & Age Concern to put together a programme of activities and develop a social area for people who are perhaps lonely to attend the Mill and meet like minded people and/or become involved with volunteering activities. The cost of £1,000.00 would deal with the printing of the leaflets which would then be circulated around the Village. The Council was in agreement and this amount referred back to the amount provisioned in the 2017-18 budget.

**18.1.5 2018-19 Budget & Precept**

**18.1.5.1 2018-19 Draft Budget for discussion**

The Clerk briefly ran through the budget pack that had been prepared and circulated to Councillors in advance of the meeting. Councillors had no immediate questions and the Clerk went on to discuss the proposed new contract to deal with the grass cutting and maintenance of open spaces within the village. Following the internal audit last year it had been agreed that a new contract needed to be put in place and that the Council would look to try and set up an ongoing annual contract with Jess Lucas to deal with all outside areas. The benefit of this contract would be that Jess was engaged on a 12 month contract to maintain these areas as he saw fit, the Council would set out a basis of maintenance, eg, the number of cuts each area would be required each year. The Clerk and Chairman had sat down with Jess and all parties were happy with the basis of the agreement would see Jess receive 1/12<sup>th</sup> of the contract price each month. The meeting was in agreement that this seemed like a much simpler proposal and way to manage the ongoing grass cutting contracts.

The Clerk advised the meeting that she had not received details of the final allotment costs for 2018-19, although had provisioned for the full 50% cost, assuming all plots are allocated to Uffculme residents. As Councillor Best was not able to attend the meeting the Clerk would arrange with him the number of plots that were available and report back at the March meeting, agreeing amounts at this point.

Moving on to the more specific project allocations for 2018-19 there were some amendments during the meeting and largely these were:

- Ashill Village Hall – repairs      £1,000
- Uffculme Bowling Club Porch      £2,500
- Uffculme Village Pond              £10,000
- Coldharbour Mill                      £5,000
- BMX/Skate Park                        £5,000

Following the addition of new specific project allocations for 2018-19 the meeting agreed that the precept should be £85,000.00. The meeting agreed that the Clerk should submit the form to Mid Devon District Council to confirm that this would be our precept for 2018-19.

The budget pack was updated throughout the meeting on the computer although the Clerk will circulate a final copy with the minutes of the January meeting. The final budget would then form part of the minutes of the January meeting.

**18.1.6 Business Arising**

**18.1.6.1 Uffculme Central**

The Clerk advised the meeting that we had received an initial quote for the boarding aspect of a 'decking system' to be installed on The Square. This was just below £20,000.00, however this was on a supply only basis. The Clerk had gone back to the company and stated that we would need a full project cost, including design, management,

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and the steel frame that the boarding would sit on. A further meeting was to be arranged with the decking company and Councillor Pollard.

The Clerk had arranged for an outline quote for the cost of converting Ayshford into a parking area, as per the drawings prepared by Ian Sorrensen of DCC. The Clerk was hopeful that she would receive these quotes prior to the March meeting and the Council could make some decisions as to progressing this project.

**18.1.6.2 Mid Devon Local Plan**

The meeting was advised that the Local Plan will be presented to Cabinet at a meeting on 9 February 2018, the plan would then be submitted to full Council on 21 February 2018. Mid Devon District Council released the following statement 'The Consultant considers the work undertaken by the Council to be proportionate and appropriate to meet the legal requirements'. This indicates that no amendments are required to the Mid Devon Local Plan and that it should be represented to the Inspector as soon as possible. Councillors Evans and Chesterton advised that the Mid Devon Local Plan was likely to go through a period of consultation once again and this would likely be six weeks from the beginning of March. Both Councillors Evans and Chesterton acknowledged that the delay in the plan was to the detriment of local housing, and many more speculative applications had materialised whilst this ongoing work had been done.

**18.1.6.3 Landfill Site at Broadpath**

The meeting was advised that there were no major notifications to come out of the December liaison meeting and that Viridor was still intending on closing the site at the end of 2018.

**18.1.6.4 ABN Feed mill**

The meeting was advised that during the December liaison meeting issues had been raised over traffic and although no specific issues had been raised the general issue of the number of vehicle movements had been raised by a local resident to our Chairman who also sits on the liaison committee.

The issues associated with the Village Pond and the issue with rats and pond water leaking into the feed mill facilities had again been brought up. The issues were being looked at and the Parish Council was confident that if a project could be set up to renovate the Village Pond then this would also aid ABN and perhaps a joint project would be beneficial.

**18.1.6.5 Uffculme Men's Club – Meeting 14/11/2017**

Councillor Kingdom advised that she had attended the Men's Club meeting in November and it had been agreed at this meeting to look to extend the membership type to be that of a social club, rather than a Men's Club. It is understood that there will be additional requirements in respect of the licencing and insurance regulations although it would hopefully increase member numbers and the club would then be utilised much more. The Council would request details of the extraordinary meeting and/or AGM as it was felt important that the Council should be kept updated with progress on this matter, given the issues previously reported.

**18.1.6.6 Uffculme Bowling Club – Meeting 21/11/2017**

Councillor Kingdom advised she had attended the meeting which had set out a proposal for a 3-5 year plan. This would be collated, and the Clerk has been advised prior to the meeting that a meeting to discuss the 3-5 year plan would be held on 09/02/2018. The Clerk had been provided with an e mail from Alan George, Club Secretary, setting out the brief run down of works and also a financial forecast. It appears that the previous plan for a new entrance porch had been cancelled due to the costs involved, it is understood that these had not been properly investigated prior to the request to the Parish Council being made.

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Councillor Kingdom was able to advise the meeting that whilst she attended the November meeting it became apparent that the Committee was not in full support as a whole, with one or two members perhaps looking to progress matters which hadn't been agreed by the Committee as a whole. It is understood that this has now been put on hold and this is why the meeting for 09/02/2018 had been scheduled.

Within the email from the Bowling Club the Parish Council had been asked to consider funding request for a new defibrillator, at a cost of £1050.00 + VAT. The Clerk was astounded by the cost of this defibrillator given that it would be an internal defibrillator and not one externally mounted like the two that the Clerk sourced for the Parish Council twelve months ago. The Clerk felt that if they were looking to spend £1,000.00 on a defibrillator then they were perhaps unaware of other options available.

The Parish Council had been asked to consider contributing towards the cost of the new canopy over the entrance, instead of the porch which had previously been proposed it had been estimated that this would be just over £4,500.00 + VAT.

The wider 3-5 year plan looked to develop the clubhouse on a much grander scale and look to install new changing rooms and improve the facilities as a whole, this was thought that the project may in fact cost somewhere in the region of £50-75,000.00, and therefore the Council would need to be in agreement with the works to be able to apply to Viridor for funding.

The Council agreed that given the issues demonstrated at the November meeting the Council would not agree to any support of any projects or expenditure at this time and would consider these following the Bowling Club meeting at the beginning of February when the Council meets in March.

**18.1.6.7 Belle Vue Planning Application 9 Houses**

The Clerk advised the meeting that planning application for the 9 houses had been withdrawn prior to Christmas due to the poor layout. A new submission had been made by the agent on behalf of the developer and landowner however residents in neighbouring properties still had concerns regarding the new properties overlooking theirs. The Planning Committee were yet to discuss the revised proposal but in brief Council found that it was very unimaginative, and the houses were effectively placed on the plot to ensure that they could get maximum number of dwellings and maximum bedrooms per dwelling.

**18.1.6.8 Green Team Event 24/11/2017 – Future Activities**

The Green Team also attended the public session and asked the Councils thoughts on installing a water fountain within the village centre. At the meeting the Green Team had not investigated the options extensively and were unaware of what may be involved with arranging for the installation of a water fountain, this would include the supply cost and the ongoing water usage cost. The Green Team felt that the Co-op was likely to support such a project as they are a community organisation, the meeting advised the Green Team members of the issues we had encountered when trying to install the defibrillator on the outside of the building and suggested that they also look at other options.

It seems that the Refill scheme is being well received for children to refill their water bottles within the village, both No 11 Café and Coldharbour signing up to the scheme.

**18.1.7 Police Report**

The Council had not received a Police report for the meeting.

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**18.1.8 Highway Matters Road & Traffic**

**18.1.8.1 Issues Around School Traffic**

The Clerk advised that she had been contacted by a concerned resident regarding the issues of transport in and around the village particularly around the school drop off and pick up times. Unfortunately, this is not a new issue and the Council is relatively limited as to the extent of their involvement, given highways is a DCC responsibility. The resident had suggested a school walking bus and although Council felt that in the past this hadn't been a project that the school was willing to look into it was agreed that the Clerk should contact the school to highlight the issues once again.

**18.1.9 Correspondence**

**18.1.9.1 Exeter Strategic Plan**

The Clerk advised that despite the short notice she had circulated to Councillors and they had tried to book onto the course although it was fully booked.

**18.1.9.2 Representative for United Charities**

The meeting was advised that a new member was required on the United Charities Trustees board following Brian Edwards retirement. Councillor Sue Kidd suggested that she might like to take up this role and it was agreed that she would meet with the Chairman to discuss.

**18.1.9.3 Footpaths**

The Clerk had been contacted by a concerned resident regarding Footpath 50, Sandy Lane, and the excessive use of bikes up and down this path as well as quite a lot of fly tipping in this area. It had been suggested that the gates that had been installed either side of the aggregate road were in fact moved so that the bottom gate was moved to the bottom of Sandy Lane meaning that no vehicle could gain access up the lane. In the past this had not happened as access was required to the field on the left-hand side of Sandy Lane, although this was no longer required as a gateway had been banked up.

**18.1.9.4 Notice Board**

Following a number of commercial notices being placed in the notice board the Clerk advised that she had this week removed any commercial notices, and placed a generic notice saying that it was intended for community notices only. The Clerk advised the meeting that she contacted the associated individuals with the notices that she removed, which didn't go down well.

**18.1.10 Clerks Report**

**18.1.10.1 Dog Waste Bins/Signage**

The Clerk had put together a plan of suggested locations for the signs that the children had designed regarding dog waste and Councillor Pollard would arrange to have these signs put up in and around the village. The Clerk had also arranged prizes for the children and these would be circulated once the signs were up.

**18.1.10.2 Devon Air Ambulance Night Landing Site**

The Clerk agreed that she would arrange a meeting with Devon Air Ambulance to progress this scheme.

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**18.1.10.3 Website**

The Clerk advised the meeting that she had prepared all of the necessary documents that were required to be displayed within the new Parish Council website and these have been circulated to Jacob before Christmas.

The e mail issue remains, and the Clerk is working with Councillor Best to ensure that the most efficient e mail structure is implemented within the new website.

The Clerk also asked Councillors whether they had any pictures that might be able to be used within the website and if so can they forward them.

**18.1.11 County Councillors Report – Councillor Radford**

Councillor Radford had offered his apologies as he was away on holiday.

**18.1.12 District Councillors Report – Councillors Chesterton, Doe and Evans**

**Councillor Doe**

The meeting was advised that the only remaining Bank, Lloyds, in Cullompton was now due to close. It is understood that despite Neil Parrish contacting the bank there seems that there is little to be done.

It was reported that under the right to buy scheme sixteen homes have been bought by council tenants as their permanent homes.

In November it marks 100 years since Armistice Day and the Royal British Legion are looking to arrange as many local events as possible and Councillor Doe encouraged the Council to become involved if possible.

**Councillor Evans**

It was reported that MDDC was £617,000.00 short on its budgeted financial position however it was looking to retain 100% of the business rates, rather than send them back to Central Government under the new scheme which would give £230,000.00, there were other savings to be made and it was looking like there would be a £195,000.00 shortfall in the budget.

Following the recent appeal regarding the 259 houses at Willand the decision included a comment about J28 not being at capacity and that it would be able to handle the associated traffic with a further 259 houses although the final decision was due to 259 being too many for a village of Willands size. The issue that this potentially brings is that the developer could come back with a much smaller scale site within Willand which may be approved.

Councillor Evans advised that he had been working with John Bell regarding the Broadpath Leachate project. As this was a completely new project that would be a testing site there had been heavy involvement from Environmental Health at a national level and they would be monitoring it on an ongoing basis, rather than the Exeter contact.

Councillor Evans was confident that the widening of Clay Lane would be before the aggregate comes in for processing. The ongoing ROMP process is taking somewhat longer than anticipated and the current permissions expire in December 2018. DCC is currently waiting additional information.

**Councillor Chesterton** advised the Local Plan would be moving forward with no proposed changes following the sustainability review that gave confidence in Mid Devon's work. Following the meeting on 21 February 2018 for full Council it was expected the six week consultation would proceed and then two or three weeks to collate the responses from this consultation, meaning that the plan was likely to be presented back to the Inspector

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somewhere near the end of April. Although it could not be confirmed Councillor Chesterton advised that we should expect a separate J27 hearing before the Local Plan is heard as a whole.

Following the last meeting Councillor Chesterton had met with the Cabinet member within Central Government for Planning and Housing. Although this party had since left the role Councillor Chesterton had been able to forge connections within the office and that the District Council was now able to press the government on issues within the area.

**The next meeting will be held on Thursday 1 March 2018 at The Square Corner.**