

Uffculme Parish Council
Minutes of Annual Parish meeting held
Thursday 3 May 2018 at Magelake

18.5.A.1 Chairman: E Haglestein, The Chairman of the Parish Council chaired the meeting.

18.5.A.2 Minutes:

The minutes of the meeting held on Thursday 11 May 2017 were approved and signed as a correct record.

18.5.A.3 Finance:

18.5.A.3.A Audited Annual Return and Accounts for the year ended 31.03.2017:

The Clerk advised the meeting that the accounts and annual return which had been prepared last year and submitted to Grant Thornton for independent review had been returned with no comments, a clean audit report. The Clerk had arranged for Francis Welland to conduct an independent audit of the accounts prior to them being submitted to Grant Thornton.

18.5.A.3.B Draft Accounts for the year ended 31 March 2018

The Clerk presented the meeting with the financial statements to 31 March 2018. The Clerk was able to advise the meeting briefly on the summary prepared with the full accounts, including that although the Parish Council had spent a significant amount of money on Magelake during the financial year it was still in a strong financial position with reserves. The Council also made significant grants to local organisations in the financial year ended 31 March 2018 and this also had an impact on cash reserves.

The meeting was advised of various variances within the accounts compared to 2017 and the Clerk would continue to prepare the audit papers for submission in due course. The meeting was in agreement that the accounts were a true record of the Parish Council's financial standing, although these were presented and signed off at the June full council meeting.

18.5.A.3.C Accounts of Magelake Parish Pavilion 31 December 2017:

The Clerk advised that since the accounting records had been passed to her in respect of Magelake she had not yet had a chance to prepare the December 2017 accounts, although these would be prepared and submitted to Council for review ahead of the August filing deadline for the annual return with the charity commission.

18.5.A.3.D Accounts of Uffculme Bowling Club – 30 September 2017:

The Clerk was able to share with the meeting the accounts of Uffculme Bowling Club to 30 September 2017 as these had been provided to her by the Treasurer. The meeting reviewed the information although approval was not required as this is an independent group.

18.5.A.3.E Accounts of Uffculme Mens Club 31 December 2017:

Again, the Clerk was able to share a copy of the accounts she had been provided to 31 December 2017 in respect of the Mens Club. The Clerk had been made aware that within the accounts there was concern that stock wastage had been double counted and therefore the profit figure was perhaps understated. The meeting commented that it was not the Parish Council's responsibility to review the accuracy of the information provided.

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18.5.A.4 Business Arising:

18.5.A.4.A Uffculme Central:

Councillor Hagelstein advised the meeting that we had been trying to progress the redevelopment of The Square, and Ayshford. The meeting was advised that the Clerk had attended a meeting with the Conservation Officer of MDDC and although various options were discussed at the meeting the general feel following the meeting was that the Conservation Officer was not positive about the designs that had been presented, largely in terms of the material base that was being used as opposed to the overall principle. There was also discussion around whether trees could be used within The Square environment and this is something that would need to be looked into further. Councillor Hagelstein advised the meeting that some forty years ago they had tried to acquire the old garden of Gore House to be used as a car park for the village, this did not come to fruition as the landowner was able to generate a higher revenue from selling the plot of land for building a house.

It was also discussed that the old garage on Commercial Road had been looked at in terms of a car park although this was not a viable option for the next few years at least.

It was suggested that the District Councillors for lower Culm attended a meeting with the Conservation Officer and the Parish Council to ensure that the Conservation Officer was understanding the overall impact of the project rather than just the aesthetics.

18.5.A.4.B Landfill Site at Broadpath:

The meeting was advised that the Council had contacted the Environment Agency officer for the area and reported the ongoing issues with the smell of the landfill tip. This had also been discussed with the site manager who advised that they were using a new capping process so that the view of the landfill site as you come over Lamb Hill was less imposing, although this was causing more gas to escape and the issues regarding smells within the village.

It was again reiterated that residents should if they smell the landfill site call the Environment Agency reporting line as this is the main source of monitoring for the site.

The next meeting for the landfill site liaison meeting is Monday 11 June 2018.

18.5.A.4.C Devon Minerals Plan:

Since the last meeting the minerals plan has been formally adopted by Devon County Council and we are waiting for plans to be put in place for aggregate from the sites for processing at Houndaller. There are plans to widen Clay Lane and this is now a condition prior to any material being brought into the site. It was noted that Aggregate Industries are relatively reluctant to progress matters in respect of the widening of Clay Lane although this was a condition, so they would have to.

18.5.A.4.D Mid Devon local plan through to 2033:

Following the resubmission of the local plan last March an Inspector had been appointed to review the plan. The Inspector had called preliminary hearings in respect of J27 in September 2017, although these had been postponed at the request of MDDC, some one week prior to the hearings. MDDC requested an adjournment to appoint an independent review of the work carried out. This review had taken place and a consultation period had opened on the review documents and this had now closed with all documents being passed back to the Inspector a couple of weeks ago. It is expected that the Inspector will arrange hearings for the local plan in the autumn of 2018, although this timescale is subject to move.

Verity Aldridge
Clerk to Uffculme Parish Council
3 May 2018

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18.5.A.4.E Planning Matters:

Within the last twelve months the parish has seen a significant increase in the number of planning applications. This was as a direct result of the initial planning permission of 60 houses at The Harvesters, granted at appeal. We have an additional 30 houses being granted permission on adjoining land to the 60 although this is still at outline stage. The development and construction of the 60 houses is likely to begin in June 2018, the initial works are in respect of the entrance to the site to ensure that site traffic can enter and exit the site safely.

We have also received planning applications in respect of Belle Vue along Ashley Road. There is currently permission for 16 dwellings on the parcel of land behind Belle Vue, this is outline permission. There is then a further application for 9 dwellings, in addition to the existing bungalow, on the parcel of land surrounding the bungalow. This parcel of land had full planning permission previously and a revised plan had been presented to the planners. We understand that the District Council is likely to approve this planning permission, although the finer details are waiting to be agreed.

18.5.A.4.F Broadband:

The meeting was advised that Giga Clear have now started dealing with the fibre broadband to remote areas and Craddock is one area that will have this service. It is proposed that Giga Clear will install the fibre broadband to the property and then should the property wish to connect to the network they will pay a fee. This is part of the Connecting Devon & Somerset scheme.

18.5.A.4.G Allotments:

The meeting was addressed by Ian Duncan who advised that he had put together a co-operative of local residents who were going to be raising 12 Oxford Sandy and Black Weaners. The pigs were due to arrive on the 21 May 2018 and there had quite a bit of interest from local residents. Ian Duncan asked the Council whether they would consider a contribution towards the initial cost of arranging the pigs pen and infrastructure, the current cost to date were in the region of £1500.00. The meeting suggested that Ian Duncan approached Councillor Ray Radford to see whether any TAP fund money or any locality budget could be used towards the project.

18.5.A.4.H Compost Magic:

Paul Mackian advised the meeting that the first twelve months of the new project had been a success and that the renewals of members had been positive. It had been reported that the scheme was providing a very good service to residents.

18.5.A.5 Any Other Business Markers Pond:

The meeting discussed the current proposal to develop Markers Pond under a formal lease with Westwood Housing. The Clerk advised the meeting that she was waiting to hear back following a positive site meeting as to whether Westwood Housing would lease this land to the Parish Council. The Parish Council would then look to clear the area. The meeting discussed the concerns raised by one resident, Annie Saunter, in respect of a snake arriving in her garden, she thought that this was related to the debris left from the works carried out by Westwood Housing a few years ago. The Parish Council advised that if they took over the responsibility of the land they would look to clear the site, almost in its entirety and have a plan in respect of opening the area for public use going forward.

As there was no further business the meeting was declared closed.

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