

# BUCKFASTLEIGH TOWN COUNCIL

**Minutes of the Town Council Meeting held in Room 3 at the Town Hall on Wednesday 24th July 2019 at 7.30 pm.**

**Present:** Councillors: Pam Barrett (Chaired the meeting), Pamela Forbes, Ron Fox, Gwena Harman, David Patrick, Sylvee Phillips and Judith Hart (Town Clerk)

**In attendance:** 4 members of the public and a representative from Jacobs (framework partners to Devon County Council)

**Press:** No Press in attendance

**19/51. Apologies:** Cllrs Andy Stokes, John Bailey, Sue Clarke, Darren Greep and Kate Kayley

**19/52. Councillors invited to declare any interests:** Cllr Phillips and Judith Hart declared a disclosable non-pecuniary interest in Agenda Item No.11, Minute No. 19/62

**19/53. Notice of footway improvement scheme to Fore Street, Buckfastleigh:**

The contractors will use a “hotspot” method of lifting paving stones and cobbles and will replace with a similar material. They will endeavour to retain access to Fore Street and parking. The work is scheduled to take place between Thursday 22<sup>nd</sup> August and Thursday 12<sup>th</sup> September. Councillors asked why the work is taking place in the holiday season? Seven towns are involved so it is difficult to avoid working during the summer period. There will be a mobile works unit in one of the car parks and there are no plans to close the road.

A local retailer agreed that now she had the opportunity to hear what is planned she was happy that the character of Fore Street will not be changed.

It was noted that the contractor will be looking at areas where vehicles mount the pavements and will strengthen the stability under paving stones and kerbs to account for this.

Cllr Pam Barrett highlighted flooded and blocked drains, the altered camber of the road due to repeated surface dressing and areas of narrow pavement which are difficult for pedestrians to negotiate.

**19/54. To approve as a correct record and sign the minutes of the Town Council meeting held on 26<sup>th</sup> June 2019 and review of actions from this meeting:**

Signed by Cllr Pam Barrett

**Actions from this meeting:**

- A letter of objection to the Fire Service from the Chair regarding the proposed cuts and closure of Ashburton Fire Station has been sent.
- Information from Teignbridge District Council on food waste and the black bins still needs to be sent by Cllr Cox to the Admin Assistant.

**19/55. Questions and comments from the public:**

None

**19/56. Questions to District and County Councillors:**

None

**19/57. Resolution to adopt revised Standing Orders reviewed at the Council Matters meeting held on 12 June 2019 and deferred from the Town Council Meeting held on 26<sup>th</sup> June 2019:**

Following one agreed amendment to the Code of Conduct section of the Standing Orders, Members voted unanimously to adopt the revised version.

**Action:** Clerk to publish.

Cllr Huw Cox arrived at 7.45 pm.

**19/58. Planning Application 0300/19 Proposed: mixed use development through the conversion of existing buildings and new build of a care village with a communal facilities hub, extended retail provision, open space, landscaping and car parking at Lower Mills, Buckfast Road, Buckfast:**

A commitment to provide affordable housing and how many, if any, is not clear or how the units will be allocated. It was noted that the plans include the replacement of the community hall. How will this development meet environmental standards and what will be the impact of local services and infrastructure?

It was noted that not all the Councillors have had the opportunity to visit the site.

**Action:** Clerk to arrange a site visit. Chair to call an extraordinary Town Council meeting to discuss and agree a response to this application before the extended deadline for comment.

**19/59. Planning Application 0452/18 – to approve the draft response to the new drainage strategy plan for proposed Holne Road development:**

Cllr Patrick had circulated the draft response for comment and summarised its contents to the meeting. The developers have not offered any significant investment in the town. There are still no answers to the previous objections made by the Town Council. There is no justification for use of a greenfield site within the National Park.

**Action:** Response approved with one addition regarding the increased demand on the sewage treatment works at Kilbury. Clerk to send to the planning authority.

**19/60. Planning Application 0251/19 to build a Premier Inn at Dolbeare Business Park Ashburton – deferred from the Council Matters meeting held on 10<sup>th</sup> July 2019 pending further information:**

The response from Ashburton Town Council who have been granted an extension to 25<sup>th</sup> July will not be available until after this meeting. It was noted that the response from Ashburton residents and businesses is approx. 50:50 for and against.

Members again referred to increase in impact on the sewage treatment works which are shared with Ashburton and that this should be considered together with the planning application for the Lower Mills site at Buckfast consisting of 120 units. 80 beds are proposed for the Premier Inn application. What mitigation will be put in place to deal with the wastewater and environmental concerns?

**Decision:** Clerk to respond as above.

**19/61. To resolve recommendations from the Council Matters meeting held on 10<sup>th</sup> July 2019:**

19/39. Proposal to ring-fence up to £5,000 to set up new organisation for the Town Hall – Members voted unanimously.

19/43. Proposal to arrange and fund training for community groups and organisations in Buckfastleigh. £500 from the Council Matters Committee for training has already been agreed. Proposal to use a further £1,500 from the Community Development Fund (CDF) to ring-fence for training in health and safety, business planning, governance etc. Members voted unanimously.

**19/62. Proposal to fund a facilitator to support the Buckfastleigh Trust in the development of a business plan and vision for the future of the Valiant Soldier Museum and Heritage Centre:**

Councillors Stokes, Barrett, Bailey and Patrick met with the trustees of the Valiant Soldier (VS) on 18<sup>th</sup> July to offer support and fund a facilitator to help develop a business plan and long-term vision for the future of this important community asset. Cllr Barrett proposed that £1,500 from the CDF could be ring-fence for this purpose. The trustees acknowledged that they are committed to working with the community and that they must be able to demonstrate community need and support to bid successfully for funding.

Cllr Barrett explained the governance of the Trust and that there had been some confusion concerning the involvement of the Town Council who were part of the original subscribers to the Trust when it was set up in 1997/98. The Town Council are now looking forward to working with the trustees and the community to secure its future.

**Decision:** 5 Members voted in support of funding ring-fencing £1,500 from the CDF with Cllrs Cox and Phillips abstaining from the vote. Motion carried.

**19/63. Chair's Announcements:** None

The Chair brought forward Agenda Item No: 14 Items requiring Urgent Attention

**19/64. Items requiring urgent attention:**

Cllr Cox: BT is consulting on the proposed removal of the telephone boxes at the Globe car park and Dart Bridge Road with the option to either remove or retain.

**Decision:** Members noted that the number of calls recorded at the Dart Bridge Road kiosk are small - no objection to the removal The Globe car park telephone box is however, still in use, is in a central location, is essential for emergency calls and is close to the community defibrillator in Chapel Street - object to removal.

**Planning application 19/01316/FUL** – change of use of part of Station Field from agricultural land to enable use for occasional car parking up to 100 days at South Devon Railway, Dart Bridge Road, Buckfastleigh.

This application is to formalise the current use of the field for additional parking and events. There are no plans to alter the surface of the field and create a hard surface which would destroy the vegetation. The application includes consideration for wildlife and the floodplain.

A recent bat survey has identified this field as a critical foraging area for the Greater Horseshoe Bat.

**Decision:** Clerk to respond that the Town Council is broadly supportive of this application but would seek assurances that the wildlife and habitat is protected.

Cllr Cox to raise with Teignbridge District Council.

**19/65. Councillor updates relevant to this meeting:**

Cllr Patrick reported that the recent traders' meeting was poorly attended. The future of the Chamber of Trade is still unclear but will continue with the Town Lottery and members are trying to encourage volunteers to support town events.

A representative of the traders was asked to ascertain what training could be offered by the Town Council to support their needs

Cllr Patrick reported on High Water, Common Ground. Presentation and film by Environment Agency and a Plymouth University lecturer. Discussed the health of the moor, valleys and rivers and the management of trees. Natural flood management examples from around the UK, natural ways of slowing the speed of water. Start of an environmental project for Buckfastleigh.

Cllr Cox reported that a TDC parking review is due.

Cllr Barrett: Need to consult with the Town Council about the review and what the purpose of the car parks is: revenue, residents' parking, visitors, commercial? What are the issues? Request active involvement with the review.

Cllr Cox – TDC accounts published.

Policing in South Devon presentation – increased domestic abuse and drug offences. Not likely to be increased police on the beat.

Cllr Barrett: Fire consultation at Ashburton on 23<sup>rd</sup> July was well attended but not really a consultation. DNPA has not been consulted on this and yet is a statutory stakeholder. Now been resolved. Venue not the correct choice due to poor access and timing.

Cllr Cox – encourage residents to object.

(Check contact details for fire consultation on website)

Member of the public – traders have approached the local private coach company to operate a shuttle bus to the outer areas of the town for 2 or 3 days a week.

Cllr Barrett: The Town Council would support this but need to demonstrate demand – carry out a survey/research. Cllr Forbes offered to help with this.

Meeting closed at 8.53 pm.