

BUCKFASTLEIGH TOWN COUNCIL

Minutes of the Town Council Meeting held at Buckfastleigh Town Hall on Wednesday 19th January 2022 at 7.00pm.

Present: Councillors: Sue Clarke (Chair), Erin Kohler-Ockmore, John Bailey, Huw Cox, Jacquie Felix-Mitchell, Ron Fox, David Patrick, Sylvee Phillips, Kathy Taylor and Judith Hart (Town Clerk).

In attendance: Cllr John Nutley (Teignbridge District Council). 10 members of the public

Press: None

22/197. Apologies: Councillor Andy Stokes.

No apologies received from Cllrs Darren Greep and Bryony Tilsley

22/198. Councillors invited to declare any interests: None

22/199. Newly co-opted Town Councillor welcome

The Chair welcomed new Councillor Jacquie Felix-Mitchell.

22/200. To approve and sign the minutes from the Town Council Meeting held on 15th December 2021 and review actions from this meeting:

Minutes signed by Cllr Clarke with 1 amendment to minute 21/194.

Actions from the Town Council Meeting:

- Minute No. 21/181 - Monthly police surgeries have returned to the Town Hall following a request from the Town Council.
- Minute No. 21/185 - Teignbridge District Council Local Plan response submitted by the Clerk.
- Minute No. 21/193 - Cllr Greep not present to provide an update concerning research into the criteria which must be met for traffic calming measures on Plymouth Road/Strode.
- Minute No. 21/195 - Defibrillator update – following recent damage the Chapel Street defibrillator shock box has been replaced, a contribution to the cost has been suggested and training to be offered.

22/201 & 202. Questions and comments from the public/Planning Application 0615/18 Land at Barn Park – to discuss the process and response of Dartmoor National Park Authority to this application:

Member of the public – *disappointed about the outcome of the Barn Park application, concerned about access, parking for plant machinery and contractors as it is already a significant problem in this area. Will the new houses be eco-friendly?*

Cllr Nutley – infrastructure will be in place first, the flood risk is deemed low, 2 spaces per property have been allocated for parking but only 1.5 per flat.

Cllr Clarke – concern regarding the exclusion of the Town Council from meetings and in particular no notice of the Development Management Committee meeting held on 7 January 2022. The Council has not received any communication since 2019.

Cllr Clarke read out the response from the Planning Officer received prior to this meeting.

Cllr Patrick – there is no clarity on DNP agendas as to which applications are being discussed and when.

Cllr Cox – parking for site personnel, operatives and visitors will be in the field in a dedicated parking area to the satisfaction of DNP.

Cllr Kohler-Ockmore – will the developers meet the standards required for eco-friendly housing?

Member of public – additional assessments have not been published.

Cllr Felix-Mitchell – would like the developers to host a public session with maps and models of the site for the public to view as there has been no contact with residents since 2018.

Member of the public - *allegation that a member of the Development Management Committee is a trustee of the land to be developed and that it has not been sold yet.*

Member of the public – *the transport survey carried out by Devon Highways is full of errors and there is no difference if access is through Jordan Street or Wallaford Road as both areas are already congested.*

Cllr Clarke – DNP is an unelected body. Teignbridge District Council is just a consultee.

A request for a judicial review to be undertaken by the Town Council was raised by a member of the public who believes the decision may be overturned.

Member of the public - *Affordable housing provision is not adequate and not affordable.*

Cllr Clarke continued to read the response from the Planning Officer to clarify the points raised.

Cllr Cox read out the S106 agreement. The Town Council were not consulted on this.

A member of the public arrived at 7.25pm.

Question re alleged breach of the new DNP Local Plan.

Cllr Phillips – the Town Council feel excluded from this process. DNP claim that all planning concerns have been addressed but the Town Council can raise further concerns.

Cllr Cox – a follow up letter is now needed but this is an allocated site so the application will go ahead. The decision will not be overturned, and a judicial review would be a waste of public money.

It was agreed that DNP need to be more transparent and review their processes.

Cllr Felix-Mitchell – we need to have our voice heard so future developers are aware of our concerns and the need for affordable housing.

Cllr Cox – there is a need for housing but there will be less need once this site is developed e.g. land adjacent to Timbers Road has been brought forward as a potential site for development but it is not within Buckfastleigh or Teignbridge.

Cllr Clarke – DNP is unlikely to develop in the prettier areas of the National Park so the peripheral areas will be looked at first to meet the quotas dictated by government.

Cllr Phillips – the Planning Inspector wants development in Buckfast.

Cllr Patrick – developers will also push for the minimum amount of affordable housing to meet their profit margins.

Cllr Cox proposal – the Town Council has listened to concerns and will send a letter in response to the reply of DNP to reinforce our views. Ashburton Town Council are also writing a letter of concern to the Park.

Cllr Bailey – ecology mitigation, site management and S106 contributions need to be addressed and to define the other planning issues referred to in the Town Council's first letter.

Cllr Clarke – we do not want to give our residents any false hope. The public should be advised again to submit their comments and agreed that a link to the application documents presented to Members at the DNP meeting held on 7 January is included in the key messages.

Cllr Cox's proposal went to the vote with all Members in agreement that a second letter is sent. The Clerk to ask the planning officer if we can publicise his response.

A member of the public requested that the access route to the site is clarified as this is not clear in the application.

22/207. To discuss plans for the Queen's Platinum Jubilee

Item brought forward by the Chair

The Clerk is organising an afternoon tea and vintage quiz in the Town Hall on Friday 3rd June for the older members of the community and a new replacement Jubilee bench will be installed at Round Cross.

Representatives from Buckfastleigh W.I, The Orchard Millennium Green, the owner of Tikka's cafe and Moorland Arts and Crafts were invited to speak by the Chair.

The Orchard Millennium Green is hosting events which will include a nature event on Saturday 4th and Jubilee bring your own food party with live music on Sunday 5th at the Green.

The Clerk invited the W.I to help with the Town Hall afternoon tea which they were pleased to accept.

It was suggested that Fore Street is closed for a fair or street party but as, yet no volunteers have come forward to organise this. It was suggested that the Christmas Fair Committee is contacted.

Tikka's will host an afternoon tea on Thursday 2nd June and suggested that town centre residents and businesses dress their windows with a Jubilee theme.

Cllr Cox has ordered flags for Fore Street and will look at bunting.

It was noted that Buckfastleigh will not be entered into the Britain in Bloom competition again.

Be Buckfastleigh will be hosting various events including a programme of entertainment for the children.

Cllr Patrick suggested forming a core committee for the Jubilee. Cllrs Clarke, Taylor, Felix-Mitchell and the Clerk volunteered to be members of this group.

Action: Clerk to coordinate and arrange a meeting.

22/203. Questions to District and County Councillors and comments on reports:

Cllr Nutley has been appointed an Executive Member and Portfolio Holder for Sport, Recreation and Culture at Teignbridge District

Council (TDC). Draft budget proposals include a proposed 2.87% increase to the precept. Residents are encouraged to complete the online budget survey.

The impact of Covid continues to affect waste and recycling collections and applications are invited from Parish Councils to apply for the Tidy Teignbridge Local Area Clean-up Fund.

De-carbonation work is being undertaken on Forde House and TDC owned leisure centres

Unfortunately, another TDC meeting was disrupted by anti-vaxxers. TDC are looking at measures to deal with this.

Cllr Cox – a hardship fund for £500 per person for residents over 16 years has been set up. Applicants can apply via the TDC website.

It was noted that if domestic wheelie bins are not collected within 3 days TDC operatives will not collect until the next scheduled date for that service.

Glendinning Quarry at Ashburton is being extended.

Action for Climate in Teignbridge (ACT) have produced a response to the TDC Local Plan

1,725 trees to be planted on TDC owned land and they are looking at creating climate change volunteers/wardens.

Cllr Nutley left the meeting at 8.25 pm.

Cllr Kohler-Ockmore took over the meeting as acting Chair.

22/206. Buckfastleigh Youth Wellbeing Café Annual Report:

Cllr Felix-Mitchell raised concerns regarding safeguarding and the use of full-face photos in the report.

Members agreed that it was a very positive report.

Cllr Cox suggested that as the Town Council funds the Wellbeing Café which is run by TRAYE similar provision should be considered for the Bungalow Youth Project.

Cllr Clarke explained that the Café started during lockdown and is providing valuable outreach work.

Cllr Cox – The Bungalow Youth Project works with TRAYE and suggested that the Council looks at all youth provision in Buckfastleigh and how it is funded.

Action: To discuss further at the February meeting.

22/205. Western Power Distribution Community Matters Fund:

Funding has now been received following a successful application submitted by Cllr Clarke to host 3 drop-in energy conservation advice surgeries in the Town Hall.

Cllr Patrick suggested that EPC energy certificates providers could be invited together with utility companies such as British Gas.

Actions: Cllr Cox to liaise with TDC, ACT and Devon Communities Together. Ideas to be submitted by Friday 28th January.

Cllrs Clarke and Cox to work on this.

22/208. Budget Analysis Report 01.12.21 – 31.12.21: Noted with some clarifications

22/209. Bank Payments Report and Bank Statement 01.12.21 – 31.12.21: Noted

22/210. Multi-Pay Card Statements October 2021 to December 2021: Noted

22/211. Quarterly Bank Reconciliation October 2021 to December 2021: Noted

22/212. Chair's Announcements:

- The Citizens Advice Outreach Service will return with effect from 21 January in the Town Hall from 10am to 12.30pm.
- The new Town Clock has arrived and is awaiting installation.
- The replacement defibrillator shock box has been installed following damage by a member of the public.
- The Town Hall cinema will be showing Free Guy on Saturday 26th February.
- The Clerk is organising a new Tetra Pak facility for Woodholme car park. Cllr Cox confirmed that this is now being looked at by TDC Assets but may take some time before a decision is made.

22/213. Councillor updates relevant to this meeting:

Cllr Cox – a small leaf lime has now been planted at the Holy Trinity Church turnaround to replace the dead tree which was removed.

The Buckfastleigh Action for Nature Group are currently working on the verges identified as specific wildlife and habitat sites.

The TDC owned Plymouth Road bus shelter is a regular target for graffiti. It has been suggested that it is re-painted with an attractive mural which involves some of the young people of the community. TDC have confirmed that the Town Council may take on the shelter under an asset transfer or alternatively under licence to do work.

Decision: Members agreed that adoption under licence would be the preferred option. The Town Council would not be responsible for maintenance or insurance of the building.

Cllr Kohler-Ockmore – attended Voices of the Dart project meeting which seeks to design climate resilient water initiatives.

22/214. Items requiring Urgent Attention: None

22/215. Summary of Key Messages:

Clerk to liaise with the Chair.

Meeting closed at 9.00 pm.