

**HATHERLEIGH TOWN COUNCIL
MINUTES OF MEETING HELD TUESDAY 23RD JANUARY 2024
7PM IN THE COMMUNITY CENTRE**

Present: Cllr.Reddaway in the chair, Cllrs.Lewis, Walters, Burrow.
Harrison, Capon, Laing-Trengove, Laycock
Dist.Cllrs.Kimber & Wakeham, the Clerk, 3 members of
the public

Apologies Cllr.Kemp

Declarations

Of interest to be declared when required

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PUBLIC SESSION

- a) C.Tyson-Muir – non publication of minutes for 28th Nov.2023
- b) Mrs.S.Badley – app no 34353/23 Turnpike

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RESIGNATION/CO-OPTION.

243. Cllr.Alford had tendered his resignation (email circulated) Clerk had prepared relevant notice of vacancy for publication on the noticeboard, website and WDBC dated 29th January 2024

APPROVAL OF MINUTES

244. The minutes of the meeting held 5th December 2023 having been duly circulated were signed by the Chairman as being a true and correct record. Proposed Cllr.Laycock seconded Cllr.Walters.
All agreed

245. The minutes of the meeting held 28th November 2023 which related to Hatherleigh market part of which was conducted in part two – following a discussion it was resolved that these minutes be approved and published on the website Proposed Cllr Laycock seconded Cllr.Laing-Trengove. All agreed

MATTERS ARISING FROM 5TH DECEMBER 2023 MINUTES

246. Medical Centre (min.213 refers) Lesley Source could not attend tonights meeting, but Medical Centre said they could send the senior GP. On consulting with Chair and Vice Chair it was deemed prudent that we invite Lesley Source to our February meeting.

247. Co-op bus shelter (min.214 refers) work to be carried out in the spring

248. Rhino |Play (min.215 refers) Cllr.Lewis reported that the zip wire was now in situ with extra surface matting included free of charge Rhino Play to return within a week to check the tension settings. Resolved that the two piles of soil left on site could be moved to the edges of the area.

249. Railings Bridge Street (min.216 refers) work to be carried out in the spring

250. Millennium Corner (min.217 refers) Cllr.Walters had ascertained from a land registry search that this area belongs to DCC . Resolved that Cllr Walters contact DCC and report that the Town Council would consider taking ownership of the area as and when DCC have brought it upto a safe and satisfactory area.

251. Skatepark (min.221 refers) the crack repairs would be carried out when there was a suitable weather window

252. School entrance (min.222 refers) Cllrs. Resolved that the School Head Alan Monger should be invited to the February meeting to discuss the matter

253. Road/street signs (min.234 refers) Dist.Cllr.Kimber reported that WDBC would look at replacing some of the signage. Resolved that Cllr.Laing-Trengove take photos of the damaged signs and submit to WDBC.

MATTERS ARISING FROM MINUTES OF 28TH NOVEMBER 2023

254. Adoption of state roads min.2b refers) Cllr.Burrow reported that Tory Rogers had satisfied the queries raised by a member of the public regarding shared responsibility for maintenance costs of the unadopted roads around the market

PLANNING MATTERS

255, Applications to consider:-

- a) 3453/23/FUL Turnpike annexe to main house/garage
Cllrs/Reddaway & Burrow declared interests, left the room and took no part in the discussion

Council object to this application for the following reasons

- **Overbearing and overdevelopment of the site**
- **The slight changes made are inadequate and insignificant -the difference in height is minimal**
- **There are no ground measurements given**
- **The drainage system is questionable**
- **The residential amenities of neighbouring properties will be affected**

**b) 0131/23/TCA Victoria Cottage Oakfield Rd – tree works
Council had no objections**

**c) 3828/23 Fishleigh erection of barn SS533 105
Council had no objections**

**d) 3979/23/TCA Harnett – 8 Pound Meadow tree works
Council had no objections**

257. Permissions granted - none

258. Refusals advised – none

259. Any other planning matters:-

- a) Enforcement list circulated (not for public information)**
- b) Enforcement action Air Band poles on A386 – no breach found**

HATHERLEIGH MARKET

260. Cllr.Burrow gave the following updates

a) £10,000 grant from WDBC approved 23rd Jan.2024. Grant to be considered as seed capital for the Hatherleigh market project. On this basis we cannot consider it match funding

b) Interim legal bill Tozers solicitors – have presented legal bill for the Hatherleigh market lease/freehold legal work in the sum of £4,803.60. HTC to pay directly. WDBC to reimburse HTC from the grant award. Summary of legal work towards the lease and freehold transfer for the market was reported as provided by Victoria Rogers legal advisor for the Hatherleigh Market Group

c) Pledges from the community now stand at £58,000 – have slowed down – renewed publicity push planned in the next week plus additional public consultation in February

d) Community Ownership Fund (COF) Expression of interest

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community ownership fund. We qualify under their criteria to submit an application and have been invited to do so. Working group met on January 18th and 22nd to start work on the CDF application – more meetings planned

- e) Timescale for submitting grant application to COF - current funding window closes January – unrealistic to get it submitted in the current window. We aim to submit for the next window late March/April. Learned that the community benefit society (Hatherleigh Market CBS) needs to be formally incorporated before we submit the COF application. Expected timescale for this circa 1 month**
- f) Expected timescale for lease/freehold purchase of market – practical completion of the market still expected April 2024. Our COF application will likely be submitted end of April 2024. Likely that we will need to either enter into the lease or take a licence to occupy the market before buying the freehold outright**
- g) Hatherleigh market planning/schedule update – Paul Jones on 10th Jan. 2024 that they are submitting a Section 72 revised application to take into account the changes agreed in the revised fit out specification. Confirmed that solar panels on the roof are NOT included in this revised submission. This is based on planning consultant advise stating there is a small risk that application could be declined with the solar roof included as the site is so close to an important listed building (St. Johns church) They do not want the additional fitout work and practical completion being delayed due to the solar roof. They have instead recommended that a permitted development application be submitted for the solar roof after practical completion of the market in April. Permitted development applications take approximately 2 months. Based on this timescale work to install the solar roof could commence approximately June 2024**
- h) Wording change to letter to Kingswood Homes – councillors agreed the requested wording change to the letter sent on 1st December 2023 confirming the council vote to underwrite the fitout costs. Wording change requested from “on the understanding that Kingswood will sell the market within 5 years of practical completion for £1,000,000 to “on the understanding that Kingswood will sell the market within 5 years of practical completion for £1,000,000 plus agreed additional fit out costs of £117,605.00**

- i) Maintenance of unadopted roads query from public – Christine Marsland submitted a query seeking to understand how the maintenance costs of the unadopted roads would be divided up. Victoria Rogers of the working group responded – Hatherleigh market and Dunbia (the abattoir) will be expected to pay a reasonable proportion towards maintenance costs, calculated proportionally with their use
- j) Cllr. J,McInnes locality budget – there is still some money in the locality budget if you as a community group have a project that needs supporting. Not thousands but important seed corn to get a project started

FINANCIAL MATTERS

261. Precept considerations – clerk highlighted known monetary increases

- L & M Cole Landscapes – 3.5% increase of £289.02 = £4689.52
- Xmas lights – extra £1,000 for electrical work
- WDBC toilet maintenance charges up £140 to £2013.47
- Cllr.Lewis considered Island Park will need improvements

Following a discussion it was

- a) proposed by Cllr.Laing-Trengove seconded by Cllr.Laycock that precept be increased to £45,000
- b) proposed Cllr.Burrow seconded Cllr.Walters that precept be increased by 5% plus £10,000 for market funds total of £46,750

Cllrs.Laing-Trengove and Laycock withdrew their proposal. The second proposal to raise the precept to £46,750 was Voted on. All in agreement

262. The Clerk presented the following accounts for payment:

a) J. 274.5Tagg	street caretaker	£ 164.75
b) Mrs. Rews	toilets	£ 797.13
c) Mrs. R. Lock	wages	£ 366.43
d) HM Customs	clerks tax	£ 274.56
e) SW Ambulance	defibrillator	£2160.00
f) T.Cook Ltd	xmas lights	£ 31.55
g) WDBC	toilet maintenance 23/24	£1873.00
h) R.Chard	Town crier grant	£ 200.00
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i) Rhino Play	2 nd payment zip wire	£6949.80
j) Tozers	market legal costs	£4803.60

k) Community Centre 3 meetings	£ 49.20
l) R. Jones xmas lights (see note)	£ 189.60
Total	£17,859.62

Proposed Cllr Laycock seconded Cllr.Walters that the above accounts be paid. Cllrs.Laing-Trengove and Lewis signed the cheques

263. Moneys received – none

264. Any other financial matters:-

- a) Tally Ho invoice to be paid next month
- b) Invoice for PS Electrics for £189.60 – company do not accept cheque payments. Resolved that R.Jones be asked to pay this account and council cheque drawn in his favour for this sum
- c) L & M Cole Landscapes – resolved to accept new contract price of £4689.52 (increase of £289.02)
- d) Cllr Walters to order two new cheque books
- e) Cllr.Reddaway reported that to repair the bench to be resited in Victoria footpath would be £160.99 plus vat. Resolved that these repairs be carried out

DISTRICT COUNCILLORS REPORT

265. Cllr.Kimber reported:-

- a) WDBC financial position had improved
- b) Stressed the importance of residents completing the housing survey

TRAFFIC/MAINTENANCE ISSUES

266. Cllr.Reddaway reported that arrangements were in hand to carry out work on the drains in Red Lane

267. Cllr.Lewis -considered that the roadway from Co-op pass Vicks Meadow to the new market entrance required better lighting. Dist.Cllr.Kimber will liaise with WDBC

268. 20 is plenty – still not enough volunteers to form a Speed watch group and therefore we cannot at this moment apply for 20mph speed limit. Resolved that we organise a poster competition for the school children. Cllr.Lewis to organise

269. Cllr, Laycock reported that some trees bordering the graveyard and Hole Court had been cut down with no planning permission and thought to be in the conservation area. Cllr.Laing-Trengove to investigate

HATHERLEIGH VISITORS CENTRE

270. Cllr.Lewis handed over a sum of money (yet to be counted) from the collection box from the Visitors Centre

XMAS CELEBRATIONS

271. Both events had been successful. Resolved that letter of thanks be sent to Mr. Orchard for supplying the tree and to Winkleigh Young Farmers for taking the tree away

MEETINGS ATTENDED BY COUNCILLORS

272, Cllrs Lewis and Laing-Trengove – Community Centre – reported huge electricity bills and trouble getting out of existing contract.

CORRESPONDENCE

273. Health & Well Being event 8th March. Details circulated

274. WDBC Housing survey meeting 15th March details circulated

275. 20 is plenty – email from County Cllr McInnes details circulated reporting that applications are currently closed

276. Mr.Brad Jones – cycling event coming to Hatherleigh on 24th March – details circulated

277. Mr.P, Easement – concerned about continuing dog fouling problem – details circulated. Resolved that Council would try and ascertain posters for placing on lamp posts etc. to make the public aware

FUTURE AGENDA ITEMS/ITEMS OF INTEREST

278. Cllr. Reddaway reported that Hatherleigh Bell Ringers were holding a concert to raise funds and that four free tickets were available to invite visiting mayors. Clerk to send to Cllr. Harrison contact details for the mayors of WDBC and Okehampton

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279. Cllr.Capon – voiced concern about bus links from Hatherleigh to Exeter College for students. Cllr, Walters iwould liaise with her about timetables and correspondence that she had had with the bus company

280, Cllr. Laycock – agenda item - future use of telephone kiosk outside the school

DATE OF NEXT MEETING

281, Due to the unavailability of the meeting room at the Community Centre it was resolved that the date of the next meeting would be 20th February 2024.

There being no further business the Chairman thanked those present for their attendance and closed the meeting at 9.15pm

Signed.....chairdated