

MILTON ABBOT GROUPEd PARISH COUNCIL

(Parishes of Milton Abbot, Chillaton, Dunterton and Bradstone)

To all Members of the Council

You are hereby summoned to attend a Meeting of Milton Abbot Grouped Parish Council on **Thursday 4th May 2017, 8pm, at Milton Abbot Village Hall** for the purpose of transacting the business set out below.

Members of the public are welcome to attend.

E James

Emma James, Clerk to the Council
Wednesday 26th April 2017

A G E N D A

1. **Apologies for Absence**
2. **Declarations of Interest**
3. **Confirmation of the Minutes of the meeting 5th April 2017**
4. **Open Session – Members of the Public may speak regarding parish matters**
5. **Urgent Action**

In accordance with the Parish Council's urgency procedure as set out in the Council's Standing Orders, with the approval of the Chair and Vice-Chair, the Clerk has taken the following actions:

- i) Due to the restrictive time-scales for registration as a potential bidder for the acquisition of the Chichester Arms, which is listed as an 'Asset of Community Value', approval for a community group in Chillaton to deposit funds into the Council's bank account for purpose undertaking feasibility studies and valuation costs has been given.
- ii) A request was received from the Tavistock Times for information regarding the sale of the Chichester Arms, and the following press release was approved and submitted:

Milton Abbot Grouped Parish Council had the Chichester Arms listed as an 'Asset of Community Value' by the Borough Council so that local residents would have a chance to make a bid for it, should it ever come on the market. The pub has been shut for some time now and as the owners are considering offering it for sale, the opportunity for villagers to form a community group and register as potential bidders has now arisen. There are only six weeks in which to register and so Chillaton parish councillors have been working with residents and with the Plunkett Foundation, which helps rural communities run facilities like village pubs and shops, to find out what might be done.

At a packed public meeting on Tuesday, it was decided to try and save the pub for the community and a steering group was formed to oversee the initial process of getting a valuation, assessing the feasibility of the project and reaching a position where local

residents would be able to take an informed decision as to whether to register as a potential bidder or not. If that is their decision, then they will have just over four months more in which to raise the necessary funds and make an offer, which the pub's owners are not required to accept if they don't wish to.

The steering group has not yet held its first meeting, but any enquiries or offers of support can be made to Neil Jory at neiljory@live.com

6. Planning

Applications for Consideration

[0887/17/FUL](#) Land Adjacent to April Cottage Chillaton
Proposed erection of 2 bedroom dwelling

[0957/17/HHO](#) Elderberry Cottage, The Parade, Milton Abbot
Householder application for an extension to side of dwelling

[0770/17/FUL](#) Enfield Barn, The Village, Milton Abbot
Application for the erection of a three bedroom house

Applications for Information Only

[0729/17/ARC](#) Land Adjacent to Braemar House, Chillaton
Application for approval of details reserved by conditions 3 (Schedule of Materials and Finishes), 4 (Landscaping Scheme) & 5 (Drainage Details) of planning consent 2592/16/FUL

[1065/17/ARC](#) Middle Edgumbe Barn, Edgumbe Road, Milton Abbot
Application for approval of details reserved by conditions of granted planning consent 2168/16/HH

Footpath Diversion Order - Footpath No 2, Milton Abbot

At a meeting in July 2016, Min Ref 100:16/17, the Council considered, and supported, a proposal to divert part of Footpath 2, requesting *'that it should be ensured that the gate is suitable for use by pedestrians alongside stock animals.'*

The diversion of the Footpath has now been approved and incorporates a condition that a 2.4m field gate which is compliant with British Standard 5709:2006 for Gaps, Gates and Stiles must be provided

7. Progress Reports

To review and consider updates since the last meeting;

Noticeboard – Chillaton

A new noticeboard for Chillaton has been ordered and delivered to Cllr Asbridge's address, the invoice has been received, in the sum of £219.95 +VAT.

AC Worth Builders have submitted a verbal quotation for the removal and disposal of the old noticeboard and fitting of the new one. The Landlord of the Chichester Arms has requested that once the old noticeboard was removed, they would be given the opportunity to paint the wall behind it before the new one is installed, this means that two visits will be required, the cost therefore being £75 +VAT.

However, should a volunteer be able to remove the existing noticeboard, allowing time for the wall to be painted, AC Worth would dispose of the old noticeboard and fit the new one for the sum of £40 +VAT.

The **Council is requested** to decide which option best suits their needs.

Milton Abbot Retaining Wall

On confirmation from WDBC, Planning Department, that the retaining wall is not considered to be part of the curtilage of the Church and that no planning permission is required for repairs to the wall as set out in the inspection report from FoulkesJacksonHewings, quotations for repair work has been sought.

Six companies were invited to submit quotations for repair work to the retaining wall, in addition details of this was posted on the Council's website and noticeboards. The specification for the repair work was taken from the inspection report provided by FoulkesJacksonHewings, and took into account comments from the Planning Officer. An additional element of work, as suggested by the Planning officer, to slope the edge of the play area slightly to reduce the weight of the soil being retained by the wall, was included within the specification. This was to be priced separately, so as to give the Council the opportunity to add or remove the work from the contract.

Quotations have been received from two contractors, neither of whom have provided an additional price for the sloping of the bank. A copy of the quotation request letter and quotations are attached, Appendix A.

Quote No.	Road Closure Anticipated	£ +VAT
1.	No	£ 5,440
2.	Yes	£ 5,386

The **Council is requested** to consider the quotations and letting the contract for repairs to the retaining wall to the contractor that best suits its requirements

Grant Funding

Community Project Grants are available for a wide variety of projects within West Devon. The conditions being that the project must contribute to, be needed and supported by the local community, and match funded. (It is believed that the match funding element can be provided by the Council rather than another source.) The maximum bid allowed under the regulations for this source of grant funding is 50% of the total cost of the project, up to a maximum of £5,000.

The Council has the funds available within its earmarked funds, £5,124 in unallocated reserves and £1,555 in the general contingency fund, to undertake the repair work to the retaining wall. However, **it is recommended that the Council** authorises the Clerk to submit a bid, for 50% of the total cost of the work, for Community Project Grant funding, providing that it can provide evidence of community support and need for the repairs, ie for the health and safety of the users of play area contained by the wall.

8. Financial Matters

Bank Reconciliation and Budget Monitor

Attached at Appendix B is the bank reconciliation and Appendix C is the budget monitor for 2017/18, both dated 16th April 2017, for the consideration of the Council.

Payments

The Council is requested to authorise the below listed items for payment by BACS or Cheque:

- a) Notice Me for the supply and delivery of the new noticeboard for Chillaton - £263.94 (Inc £43.99 VAT)

To note Clerk's pay on 28th April 2017, paid by BACS:

- Mrs E James - £123.78
 - HMRC – £30.80 - £8.20 = £22.60
- In June 2016 the Clerk's Salary was £157.41, which incorporated a tax rebate of £8.20, £0 was paid to HMRC in that month. Hodgsons Accountants have now advised that in order to recover the additional £8.20 which the Council has paid in Salary costs during the 2016/17 financial year, this amount should be deducted from the next salary payment to HMRC.

9. Chichester Arms, Chillaton

Following two public meetings, a Steering Group has been formed to try and establish the condition and value of the pub, so that the local community can decide whether or not to register as a potential bidder. Chillaton parish councillors are not directly involved in the Steering Group, but are liaising with the group leader and will report further at the meeting.

10. Tredown Waste Facility Permit EPR/JB3038AU

The Council is requested to note that information had been received by a Cllr indicating that the facility is in the process of being operated by a new contractor.

Enquiries have been made with the Environment Agency who, having investigated, confirm that no changes to the operation of the facility has, or is about to take place.

11. Frequency of Meetings

The **Council is requested** to consider the report at Appendix D, and agree the way forward.

12. Councillors' reports and items for future agenda

Each Councillor is requested to use this opportunity to report minor matters of information not included elsewhere on the agenda and to raise items for future agendas. Councillors are respectfully reminded that this is not an opportunity for debate or decision making.

13. Dates of future meetings

2017

7 th June	Marystowe Church Hall
5 th July	Milton Abbot Village Hall
2 nd August	Marystowe Church Hall
6 th September	Milton Abbot Village Hall
4 th October	Marystowe Church Hall
1 st November	Milton Abbot Village Hall
6 th December	Marystowe Church Hall

2018

3 rd January	Milton Abbot Village Hall
7 th February	Marystowe Church Hall

7th March Milton Abbot Village Hall
4th April Marystowe Church Hall
Annual Meetings
2nd May Milton Abbot, Dunterton and Bradstone - Milton Abbot Village Hall
3rd May Chillaton - Marystowe Church Hall followed by the Parish Council Annual
and Ordinary meetings

Note: All meetings are on Wednesdays at 7.30pm unless otherwise specified