

## IDE PARISH COUNCIL

### Minutes of a meeting of Ide Parish Council on Wednesday 20 July 2022 at 7.30 pm in Ide Memorial Hall

This meeting was not recorded.

**Present:** Councillors Nick Bradley (chair) **NB**, Mark Thomas (vice chair) **MT**, Ben Ervine **BE**, Nick Creasy **NC**.

**In attendance:** Mel Liversage (clerk); and from 8pm to 8.20pm Richard Cottle (chair Weir Meadow Working Group) and Peter Skinner (member of WMWG, agricultural adviser and land agent) for item 7.2.

**Apologies were received** from Councillors Andy Swain (also representing TDC), holidays; Rachel Herbert, away on a residential course; Jessica Paine, childcare difficulties; Paula Burton Perrett and Laura Bell, both with illnesses within their immediate families. Alan Connett (DCC) and Charles (TDC), holidays

**Apologies were accepted.**

**2. Declarations of Interest:** There were no declarations of interest

**3. The draft minutes** of the following meetings were all approved and signed

- a) Ide Parish Council regular meeting held 18 May 2022;
- b) Annual meeting of Ide Parish Council held 18 May 2022;
- c) Extraordinary meeting of Ide Parish Council held 30 May 2022.

**4. COUNTY AND DISTRICT COUNCILLORS' REPORTS:** no DCC or TDC councillors present or reports received

**5. PLANNING MATTERS:** Report from Planning Committee -

**Verbal report by B.E.**

#### **5.1 New Applications**

[22/00993/NPA](#) Location - Whiddon Farm, Whiddon Lane, Ide EX2 9TH

Proposal: Application for a Prior Approval under Part 3 Class Q (a) and (b) and paragraph W of the GDPO (general permitted development order) change of use of agricultural building to a dwelling. This application was supported by the Planning Committee. **Awaiting decision by TDC**

#### **5.2 Current Applications**

[22/00826/FUL](#) Land At Ngr 290810, 090383, Ide, Devon (Round Field)

Formation of yard for storage of machinery and construction materials and the siting of 14 secure storage containers and associated landscaping (retrospective) The planning committee objected to this application. See letter on TDC planning website for full comments. **Awaiting decision by TDC**

[22/00449/MAJ](#)

**Springwell Nursery, Ide, Devon, EX2 9FB**: Variation of condition 2 (approved plans) on planning permission 18/01024/MAJ (Erection of a new garden sales area building including ancillary cafe/restaurant, storage/warehouse, new public car parking area and turning area). Ide Planning Committee supported this application. **Awaiting decision by TDC**

[22/00452/MAJ](#) **Springwell Nursery, Ide, Devon, EX2 9FB**

Proposal: Removal of condition 5 (footpath widening) on planning permission 18/01024/MAJ (Erection of a new garden sales area building including ancillary cafe/restaurant, storage/warehouse, new public car parking area and turning area) The Planning committee raised **objections** to this application: see details on TDC planning website **Awaiting decision by TDC**

[21/02929/LBC](#) **Drakes Farm, Fore Street, Ide EX2 9RL**. External and internal works and alterations including regularisation of previously undertaken unauthorised works. **Supported. Awaiting decision by TDC**

[21/01626/FUL](#) **Stevens Farm, Ide Village Road, Ide, EX2 9FB**. Erection of an Agricultural Storage Shed. **Supported. Awaiting decision by TDC**

#### **5.4 Teignbridge District Council's Overview and Scrutiny Committees. Verbal report by BE.**

A group looking at the planning enforcement functions had invited town and parish councils to offer feedback and suggestions that might improve the service. Councillor Ervine reported to the Council that he has sent a paper summarizing the Council's views on these matters, in which he asks for formal guidance on whose responsibility it is to ensure that the enforcement decisions made are followed through and acted upon. He has given examples of some current outstanding issues.

#### **5.5 Pynes Farm - Verbal report by NB.**

The Church Commissioners, who own the farm, have commissioned Jackson Stops to sell the site with a view to development, according to the planning permission currently in place. The marketing of this property has now begun, the agents are inviting informal tenders to be received by 25 August 2022.

## **6. GOVERNANCE**

### **6.1 The NALC Financial Regulations 2019.**

Resolution to adopt the model NALC Financial Regulations 2019 as amended in attached document **Paper 1**. Proposer – BE; Seconder – MT. Councillors voted to adopt unanimously.

**ACTION: ML to publish on website**

### **6.2 Ide Parish Council Revised Budget.**

Resolution to adopt the Revised 2022/23

budget as amended **Paper 2**. Proposer – NC; Seconded- MT. Councillors voted to adopt unanimously.

### **6.3 Audit recommendations.**

All recommendations and actions from Alison Marshall's 2022 internal audit report have now been completed - see **Paper 3**. Council received the report with thanks.

### **6.4 Contracting with councillors.**

The briefing paper by NB and recommendations in respect of the Code of Conduct and contracting with councillors was received and discussed - **Paper 4**. Councillors voted to accept the recommendations. Proposer – MT; seconder BE.

### **6.5 Generic dedicated email accounts for councillors.**

Councillors thanked BE for preparing Paper 5 which examined the implications of councillors taking on gov.uk email accounts for their parish council work. It was agreed that the amount of work and cost involved in setting them up outweighed the benefits; and that the purpose of generic, separate email accounts could be more easily achieved by every councillor using a dedicated gmail (or similar) account for parish council work. A resolution was passed to require all councillors to

set up and use a dedicated email account for all their Ide Parish Council work. Proposer – MT; Seconder – NC. Councillors voted to accept these recommendations.

**ACTION: All councillors who have not already done so are to set up a separate, dedicated email account to be used for their Ide Parish Council work.**

## **7. WORKING GROUP REPORTS**

### **7.1 Ide Community Orchard MG -**

7.1.1 The chair thanked Peter Coke for his report and update **Paper 6**

7.1.2 The proposal for forming Friends of Ide Community Orchard **Paper 7** was warmly welcomed, and its formation will be pursued and set up later in the year by the Orchard Management Group, when clearer ideas have emerged indicating of the amount of work and funds needed to run the orchard efficiently.

**ACTION: Ide Community Orchard Management Group to discuss the formation and structure of the Friends group**

7.1.3 NB reported on the request to lay electricity cabling across the Orchard from the substation to Farm, **Papers 8a and 8b**. The letters clearly set out that the preferred option is for the cables to be brought in via Station Road and High Street.

### **7.2 Weir Meadow & Northern Fields WG**

7.2.1 The chair thanked Richard Cottle for his report and update **Paper 9**

#### **7.2.2 Tenancy decision for Northern Fields.**

Two applications for the tenancy had been received on 15 July by Peter Skinner (PS) on the Council's behalf. PS had spoken to both applicants over the preceding three days. The WMWG had discussed the applications on 18 July. Both PS and the working group recommended Farmer B.

Richard Cottle and Peter Skinner joined the discussion, and explained their reasons for recommending Farmer B [these minutes do not name the two applicants at this stage due to commercial sensitivity]. Despite Farmer B requiring access via Weir Meadow, there will be a material and acceptable difference, the Council heard, between the access the current tenant enjoys and the controlled access Farmer B will need to observe when we own the Meadow. And Farmer B has agreed to this. There will be a locked gate across the entrance, with a side gap for pedestrian access; and the tenant will need to arrange access through Peter Skinner, who lives in the village, on each and every occasion he seeks it. Peter will deny access if weather or ground conditions prohibit it; or if there is an event or match on. We will also dictate the route to be taken around the eastern boundary, consistent with our planning obligations. Instead of a five year term, Farmer B has agreed to a two year Farm Business Tenancy, so that neither party is bound for too long if the arrangements did not work out.

Councillors instructed Peter Skinner to proceed with drawing up a two year Farm Business tenancy with Farmer B without delay. The chair and vice chair warmly thanked Peter Skinner on the Council's behalf for his extremely valuable professional assistance, and for the large amount of work involved pro bono in advertising for and executing the tenancy for the Council.

Councillors went on to resolve to exercise the Option to Purchase agreement with the Church Commissioners without delay, and to instruct David Howe to proceed accordingly with the purchase of Weir Meadow and Northern Fields. **Paper 10**

**ACTION: NB to instruct David Howe to proceed now to exercise the Option Agreement to purchase Weir Meadow and Northern Fields for Ide Parish Council.**

### **7.3 Joint Projects Fundraising WG -**

7.3.1 The report , Paper 11, from Phil Willcock on funds raised, grants received, funds available to spend was accepted. It was agreed that £10,000 will be transferred back to the Weir Meadow account from the Orchard account when the purchase of WM & NF is complete, and the VAT has been reclaimed successfully. This will leave approx. £7,000 in the Orchard account, and £19,000 in the Recreation Ground account.

7.3.2 NB reported that the Public Works Loan Board application was granted and monies were received on 16 June 2022. The amount borrowed is £152,228.45; the interest rate is fixed at 3.45% over a 50 year term. See paper 12, letter of confirmation to the Clerk dated 9 June 2022.

### **7.4 Ide Emergency Planning WG**

7.4.1 Drainage/flood prevention report - no new updates

**7.4.2 Removal of vegetation on A30/Ide Village Road** – new planting progress report. Residents of The Cherries are still concerned about the amount of noise and pollution from the A30. After meetings with the contractors and Highways England (HE) and a second site visit, HE confirmed that a temporary screen between the wall and the laurels extending 3m above the wall will be installed. To help the new laurels grow and close the gaps between them, HE will water them regularly until September. With regard to permanent screening, they await the outcome of a study.

7.4.3 Parking on the pavements. A watching brief on the parking situation continues.

### **8. FINANCE: M.L.**

8.1 The finance report was approved and adopted for the period 14 May 2022 to 14 July 2022 and notifications of all payments over £100 were accepted Papers 13 a,b,c,d & e

**9. COUNCILLORS' REPORTS** – No reports were received

### **10. CORRESPONDENCE**

10.1 An email and a voiced concern regarding the condition and safety of the render on the outside wall of 17 High Street - no reply has been received to two letters sent to the owner by the clerk. There are still concerns about the safety of this wall.

**ACTION: the Chair will ring the owner to discuss.**

10.2 The chair has corresponded with Charlotte McGregor, an Ide resident and a partner in Wollens law firm. She has very kindly agreed to act for the Council pro bono in the matter of the renewal of the lease for the allotments with Devon County Council, due in October 2023. In order to proceed Councillors will need to provide her with evidence of identity and address, which ML and NB will arrange.

**Action: ML/ NB liaise with councillors in re ID evidence.**

### **11. DATE OF THE NEXT MEETING.**

The next meeting of Ide Parish Council is on Wednesday 14 September 2022 at 7.30pm to be held in Ide Memorial Hall.

**PLEASE NOTE THIS IS THE 2<sup>ND</sup> WEDNESDAY NOT THE USUAL 3<sup>RD</sup> WEDNESDAY OF THE MONTH**

CONTACT DETAILS

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THE MEETING CLOSED AT 8.50 PM

Approved 12 October 2022