

**The Minutes of the Meeting of Ermington Parish Council
held in the Parish Rooms on Tuesday 7 July 2015 commencing at 7.30pm**

Present: Cllrs John Kerslake, Roy Hartwell, Kate Holliday, Di Webley, John Bower,
Ian Walsh and Roger Austin

Also present: District Councillor T Holway
T Drew (Parish Clerk)

Parishioners present: 22

Chairman: Cllr J Kerslake

23/15 APOLOGIES

Apologies received from Cllr Auburn and PCSO A Potter (Police)

24/15

(a) Police Report for June 2015

Ermington

Burglary, between 8th and 25th bank cards and jewellery taken from a house on the outskirts of Ermington
CR/044387/15

Lee Mill

A total of 4 shopliftings, for two of them the offenders were arrested and charged to court, for one the offender received a caution, and the other has enquiries ongoing. CR/039123/040119/042262/043934/15

8th, attempted theft from a car CR/039979/15

(b) Public Questions

A parishioner wished to thank the Parish Council and Cllr Holway for their support for the Ermington Village Fun Day. Cllr Kerslake gave a vote of thanks to Pete Davies and Cllr Webley for all their hand work which made the day such a great success.

A parishioner raised concern about the speed of traffic passing through the village which has been a problem for many years. A petition had commenced which already had over 90 signatures to support the need for traffic calming. Cllr Hartwell explained that he had been pursuing a community speed watch for the village as other villages have had success in running such a scheme. Cllr Hartwell said that the 20 mph speed signs in village have not been signed off by D.C.C. Highways Department which meant that the initiative could not yet be taken forward in the way originally anticipated. Cllr Hartwell further explained that the 20 mph limit was being reviewed throughout Devon County Council.

A parishioner who had been on the Parish Council pointed out that a comprehensive survey had been carried out many years ago and actions recommended had been implemented over a period of time e.g. speed limit signs and speed humps. The parishioner thought that some items were still outstanding. Traffic speed through the village had been an ongoing problem for many years. Letters going back to the 1970s had made the point that the road could not sustain the ever-increasing traffic. It was now not only the increase in traffic but the size of vehicles. It was disappointing that these issues were not adequately monitored by the police.



(b) Public Questions (continued)

Cllr Hartwell pointed out it was permissible for lorries delivering in Ermington to pass through the village. He added it would be helpful if details of lorries could be taken, as the Police have spoke and will speak to lorry companies using the route as a thoroughfare.

A parishioner wished to re-emphasise the lack of action on the trimming back of trees which are causing visibility issues near the Endsleigh Garden Centre slip road. The clerk was asked to contact Cllr Hosking to clarify what action was being taken. **ACTION: Clerk**

(c) District and County Councillor Reports

District Cllr Holway

Cllr Holway – went to a meeting with S.W.W. to discuss schemes where a total of £20 million has been spent. At the meeting it was pointed out that a lot of money had been spent on the River Erme.

The S.H.D.C. liaison officer has been appointed for this area his name is Tom Pollard. Tom will have an active presence in the area getting to know local needs and to assist as necessary. This new scheme is due to commence later in the month.

Event for 10 Parish Councils to attend meeting with S.H.D.C. on 27 July 2015, two parish Councillors are invited from each council.

The main entrance at S.H.D.C. will be open and manned each week day from 9.00 am.

Reports have been received for leisure contracts, bids to be received in July 2015.

A parishioner asked that if there were a difference of opinion between a case officer and the parish council would the planning application be submitted to the planning committee as is the case in East Devon? Cllr Holway explained that S.H.D.C. policy was to refer matters to the committee if the ward councillor disagreed with the case officer's conclusions.

Cllr Austin asked if the triangle hump at the bottom of Town Hill could be removed and a triangle painted on the road instead. Nick Colton has been approached but currently no action had been taken. Cllr Holway suggested that the matter be taken up with Devon County Council Highways.

25/15 MEMBERS' CODE OF CONDUCT – Declaration of Interests

In accordance with the Code of Conduct members were invited to declare any personal, disclosable pecuniary or prejudicial interests including the nature and extent of such interests they may have in items to be considered at a council meeting. No such declarations were made.

26/15 TO CONFIRM MINUTES

The minutes of Ermington Parish Council meeting held on Tuesday 2 June 2015 at 7.30 pm, were confirmed and signed.



27/15 MATTERS ARISING

14/15(c) = Cllr Webley has purchased road signs for the Lengthsman to use, the invoice for the signs will be sent to S.H.D.C.

14/15(c) = Speed limit on the road at the bottom of Ermington village (A3121) could it be reduced to 30 mph from 40 mph as speed-related accidents happen on a regular basis. Cllr Hosking had agreed to liaise with Nick Colton (DCC Highways) and advise. **ACTION: Cllr Hosking**

17/15 = Awaiting an update on the situation from Cllr Hosking who was again going to report to D.C.C. Highways the need for action relating to the trees causing visibility issues near the Endsleigh Garden Centre. **ACTION: Clerk to contact Cllr Hosking for an update**

17/15 = "Erme River Bank Erosion - Cllr Austin has received correspondence from S.W.W. stating that no further work is planned in the area. The river is now undermining road and costings are being obtained to ascertain what work can be done. **ACTION: Cllr Austin**

17/15 = "Speed Watch Area" – Cllr Hartwell - waiting for DCC to confirm 20 mph speed limit in village and is liaising with PCSO 30540 A Potter to ascertain if speed could be monitored. **ACTION: Cllr Hartwell**

17/15 = "The Spires" – a letter had been sent to S.H.D.C. and D.C.C. by the Parish Council listing concerns as follows:

1. "The hedge on the Church Road border is not being maintained to specification. We know that ownership of the hedge has been transferred to the adjacent properties. What action can be taken to ensure that maintenance is in accordance with the documents approved as part of the planning process?"
2. Following on from this we noted following a site visit that the hedge border on the westerly side of the development entrance is growing into Church Road. This is causing some narrowing of the road and obstructing the sight line of a road sign.
3. A query has been raised on the "splay design" for the development entrance stating that it does not meet Dept. of Transport/DCC specifications.
4. The road surfacing on Church Road is poor at points where there has been adjustment to the boundary lines.
5. The plan to move the "road hump" adjacent to the development entrance seems to have made no progress."

Devon County Council had responded by saying on point 1 that the planning authority can enforce the specification of the hedge.

On point 2 DCC would inspect the hedge and issue a hedge cutting notice if necessary. Cllr Holway said that he would follow up on both points. **ACTION: Cllr Holway**

On point 3 DCC had said that the splay had been designed following a 3 day speed survey and was in accordance with The Manual for Streets 2007.

On point 4 the Highway Authority will request that the developer address the surfacing at the side of Church Road but the developer is not obliged to deal with it and any works they choose to undertake will be a goodwill gesture.

The road hump (Point 5) was due to be replaced within the next couple of weeks.



28/15 PLANNING APPLICATIONS

Victré – Proposal for a Community Wind Turbine Project in the area of Lee Mill. Pre-application Consultation.

Cllr Kerslake explained that the parish council had received a leaflet from the company with brief details of the proposal and had used council notice boards and the parish website to bring it to the attention of parishioners. Cllr Kerslake said that legislation introduced in December 2013 required pre-application consultation with local communities for significant onshore wind turbine applications. He was of the view that the format and content of the leaflet fell short of what was required. Cllr Kerslake went on to explain that if a planning application was received with a deadline which fell beyond the next parish council meeting date then a planning meeting would be held before then to consider the application. It was clear from the reaction of some parishioners present that a number of questions needed to be answered regarding the proposal. Parishioners could contact Victré using the contact details on the leaflet. Cllr Kerslake suggested that the Parish Council write to Victré and read a draft of a letter he had composed as follows:

"Thank you for your e-mail dated 1 July 2015 with a one page leaflet setting out your proposal to build a community wind turbine in the Lee Mill area.

The leaflet explains that it is your intention to submit a planning application on 10 July 2015 and invites Parish and Ward Councillors to comment on the proposal.

Ermington Parish Council would like to make the following comments at this stage:

i. Consultation. The legislation now in force relating to pre-application consultation requires you to bring the proposed application to the attention of the majority of people who live in the vicinity of the proposed site. The rather limited information you have provided to Ermington Parish Council does not serve that requirement. You have asked Ermington Parish Council to display your letter "and/or forward it to the appropriate people" It is neither appropriate nor practical to expect the Parish Council to consult with its parishioners on your behalf. If you want to know what local people think, we suggest that you publicise the project and hold public meetings. These meetings should be supported by meaningful photomontages linked directly to your proposal with personnel from your company on hand able to answer any queries. This would enable residents, including Ermington parishioners, to get a good insight into your plans, receive answers to any queries they may have and provide you with good feedback.

ii. Timescale. The statutory requirement is that you provide a timescale sufficient to ensure that persons wishing to comment can do so in good time. There is no evidence of your having fulfilled this requirement in respect of the relevant Ermington parishioners. In addition your consultation with Ermington Parish Council by e-mail dated 1 July 2015 provides little time for response prior to your submission to the planning authority which you have scheduled for 10 July 2015.

In summary the quality of your information, the manner of its distribution and the timescale you have set out does not, in the opinion of this Council, qualify as a proper pre-application consultation."

It was agreed to send the letter to Victré as drafted. **ACTION: Clerk**



28/15 PLANNING APPLICATIONS (continued)

The following three planning applications were discussed but had not been placed on the Agenda. This meant that any decision could not be final. Deferral to the next meeting would mean that the decision would be outside the statutory time limit for response. The rules allowed the Clerk as the Proper Officer to respond under delegated authority in line with discussions at this meeting and the plans would be placed on the Tuesday 1 September 2015 agenda for ratification and to enable any member of the public to attend and speak.

Should any members of the public believe that their comments could affect the decisions below a meeting would be convened as soon as possible in order that these comments could be forwarded to the District Planning Authority.

Application Number: 21/1338/15/F

Proposal: Retrospective application for relocation of solar panels and inverter station (amendments to consent 21/2606/12/F)

Location: Solar PV array at Luson Farm, Ermington, SX623 529

No objection: to be ratified at next meeting

Application Number: 21_49/1216/15/AD

Proposal: Advertisement consent for upgraded signage to Click and Collect facility

Location: Tesco, Central Avenue, Lee Mill Industrial Estate, Lee Mill, Ivybridge PL21 9PE

No objection: to be ratified at next meeting

Application number: 21/1218/15/F

Description: Proposed Customer Collection Pod and Canopy

Application address: Tesco, Central Avenue, Lee Mill Industrial Estate, Lee Mill, Ivybridge PL21 9PE

No objection: to be ratified at next meeting

29/15 CORRESPONDENCE TO NOTE

Parishioner - e-mail, 22 June 2015 - Public footpath from Chapel Street – Parish Councillors do not know who owns the footpath. Clerk to contact Ro Hughes in connection with the Japanese Knotweed. **ACTION Clerk**

E-mail from a parishioner 29 June 2015 = inquiring about a piece of waste land, Westlake – Parish Councillors are not aware of the owner.

30/15 FINANCE

PAYMENTS

- Salary for Caretaker – 17 May 2015 – 16 June 2015 (inclusive)	£24.00
- Salary for Clerk – June 2015	£476.67
- Reimbursement to Clerk for postage	£8.30
- EDF Energy – monthly Direct Debit – June 2015	£25.00
- South West Water – monthly Direct Debit – June 2015	£20.00
- Hedges & Lawns – grass cutting on playing field next to Ermington Church = 11 June 2015	£47.50
- Island Surveys – Topographical survey	£695.00
- Zurich Municipal – period of insurance 24 June 2015 – 23 June 2016 (inclusive)	£719.65
- Information Commissioner – Data Protection Registration annual renewal	£35.00
- Michael J Dew Associates – inspect ground and first floor of Parish Rooms, Ermington and provide report of findings and proposals	£585.00

INCOME

- None	£0
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GRANT REQUESTS

- Modbury Caring – contribution towards services provided to local communities e.g. transport to health related appointments, befriending service etc. - It was agreed to approve a grant of £200.
- Ermington Parish Church – contribution towards the work of removing debris in church tower and proof netting – it was agreed that taking account of existing funding to the Church further funding could not be justified. Application refused.

Treasurer's Account – Balance £60,547.70 as at 15 June 2015

Business Account - Balance £8,379.52 as at 9 June 2015

31/15 REPORTS FROM OUTSIDE BODIES AND EVENTS ATTENDED

Following a site meeting on 22 June 2015, Cllr Hartwell and Cllr Webley attended the Development Management meeting in connection with planning application 21_27/2754/14/VAR. A variation of condition 2 of approval 21/2161/04/F from Endsleigh Garden Centre to allow increase in the total floorspace devoted to the sale of certain goods - Endsleigh Garden Centre, Endsleigh, Ivybridge, PL21 9JL. They stated there was no justification for this development, a vote had been taken and the application had been rejected.

32/15 PARISH ROOMS – Update on Surveys

Cllr Kerslake emphasised that the objective of the surveys was to ensure that the Parish Rooms were safe at minimal cost to Parish Council funds whilst the Council considered the long-term future of the building. This would represent a prudent use of resources. With regard to the structural aspects Cllr Kerslake explained that the original plan involved opening up the building for a full inspection and the whole process would require the following elements:

1. Asbestos Survey (Statutory requirement when dismantling the building)
2. Stripping Out parts of Floors and Ceiling for inspection:
3. Structural Survey
4. Remedial Work and Reinstatement of Building:

32/15 **PARISH ROOMS – Update on Surveys (continued)**

Plan B

Cllr Kerslake said that the original plan had been put to one side in order to establish whether or not a less intensive form of survey would meet the principal concern which was the strength of the floor. This had been agreed and Michael J Dew Associates had come up with recommendations.

Cllr Kerslake expressed the view that the original plan went much further than was necessary and covered, for example, the roof structure whereas the concern related to the strength of the floor. The more extensive survey would have the potential to cause considerable disruption to the use of the building and uncover non-structural problems which could lead to more work and expense becoming necessary.

Cllr Kerslake felt that the options were as follows:

1. Accept the current structural report or Identify what questions arose from it and, if appropriate ask the structural engineer to answer them, thus deferring a final decision, or
2. Reject his report now and revert to the original plan.

Cllr Kerslake said that his preference was to accept the current report which, in his view provided reassurance on safety at minimum cost. It was **agreed** to accept the recommendations from Michael J Drew Associates and obtain quotations for the work recommended.

With regard to electrical safety the electrical contractor had issued a notice relating to the lack of an adequate earthing system to the building which meant that the full electrical survey could not take place. The electrical supply had been switched off for safety reasons pending the establishment of an earth connection and Cllr Kerslake had approved a quote from the electrical contractor to restore the earth as a matter of urgency. This had now been done which meant that the electrical system could be used with the exception of the water heater under the sink unit. It also meant that the full survey could take place and this would provide a report which would classify the system and components into different action categories as follows:

1. Requires urgent attention,
2. Attention recommended (potential to cause problems) and
3. Does not meet modern standards but is not unsafe.

Cllr Kerslake suggested that when the contractor makes his recommendations, the main section of the ground floor electrical system should be isolated if any problems are identified and remedial work is concentrated on the areas we use i.e. the first floor and ground floor toilets. We should get quotes from the contractor for remedial action on categories 1 and 2 which is what the contractor would recommend.

DATE OF NEXT MEETING

The next Parish Council Meeting will take place on Tuesday 1 September 2015 at 7.30 pm in the Parish Rooms, Ermington.

Cllr Holway was thanked for attending the meeting and left at 8.45 pm.

The Meeting closed at 9.35 pm.

Signed:
(Ermington Parish Council Chairman)

Date: 1 September 2015