

**MINUTES OF THE MEETING OF THE SOUTH MOLTON TOWN COUNCIL HELD IN
THE TOWN HALL, SOUTH MOLTON ON TUESDAY 9 SEPTEMBER 2014 AT 7.00PM**

Present: In the Chair Town Mayor Cllr S. W. Lock
 Cllr M. Bushell Cllr D. J. Goodman
 Cllr Mrs C. E. Lock Cllr Mrs R. McCool
 Cllr M. R. J. Smale Cllr S. K. White
 Cllr D. Worden

In Attendance: Mr M. G. Gingell Town Clerk
 Mr J. Holtom Land Agent

110/14 APOLOGIES FOR ABSENCE

Apologies were received from Cllrs Kingdon, Moore and Way.

111/14 DECLARATIONS OF INTEREST

The following declarations of interest were read out by the Town Clerk:
Cllr Bushell – DPI – Item 9 – Mention of Cllrs Employer
Cllr McCool – Personal – Item 7 – Resident
Cllr Worden = Personal Interest – Item 8 – NDC Member

**112/14 CHAIRMAN'S ANNOUNCEMENTS AND MATTERS OF URGENCY
BROUGHT FORWARD AT THE DISCRETION OF THE CHAIRMAN**

Nil.

113/14 APPROVAL OF MINUTES

Town Council 22 July 2014
It was RESOLVED that these minutes be approved.,
Town Council 5 August 2014
It was RESOLVED that these minutes be approved.
Town Council 15 August 2014
It was RESOLVED that these minutes be approved.

114/14 STANDING ORDERS

This item had been placed on this agenda following a recent Staff Committee meeting where reference to Standing Orders was discussed. It was RESOLVED that a separate TC meeting be arranged in order for all members to review the current document. This meeting will take place during October and the Clerk will arrange a suitable date in consultation with the Mayor. Members wish to refer to the Localism Act to ensure that all relevant points are covered when the document is discussed.

**115/14 PATHFIELDS BUSINESS PARK PHASE 4 SUB-COMMITTEE & PATHFIELDS
BUSINESS FORUM**

Members noted that Cllr Kingdon had resigned from the above committee due to personal reasons and a replacement is required. Cllr Kingdon was the current chairman of the Sub-Committee and also the Town Council's representative on

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the Pathfields Business Forum. It was RESOLVED that Cllr Bushell be appointed as the new member of the committee and a representative will be appointed at the next TC meeting.

116/14 **NORTH STREET**

Members had received with their agenda a copy letter from a Mrs K Moore of North Street, South Molton regarding her concern on traffic and parking issues in North Street. Members discussed the content of her letter and were very sympathetic to her concerns and accepted that there were problems that would be difficult to overcome in the area. The Clerk will refer her concerns to DCC Highways in due course and reply accordingly.

117/14 **ESTATE ISSUES**

Mr Holtom the council's land agent reported on the following and members had previously received a copy of his September briefing report.

- a) Adoption of the roads and footpaths at Pathfields Business Park Phase 3 – Pre – adoption works were nearing completion but there is a recommendation from DCC that a turning head in Bucknell Way needs to be created at an estimated cost of £10500. It was RESOLVED that these works be carried out and members also gave Mr Holtom permission to seek retrieving the sum of approximately £1200 from two occupiers that have damaged the roads during their construction works.
- b) Maclins Quarry Lease Renewal – Mr Holtom updated members and it was agreed to continue to monitor the situation and keep demanding the rental and attempt to renew the lease on the terms previously approved by members.
- c) North Devon and Torridge Local Plan – Members noted the comments submitted by Mr Holtom prior to the closing date.
- d) Land at Gunswell Lane and North Road – Linden Homes – members noted the comments in Mr Holtom's briefing paper and that he was recommending a valuation exercise be carried out by the District Valuer. He had approached the DV in order to provide the authority with independent valuation advice and was recommending this to members. It was RESOLVED to obtain the valuation advice as stated above.
- e) Land at Nadder Lane/Exeter Gate - The Ashville Group are still keen to enter into an agreement for this land and the land agent is hoping to have an update on the comprehensive development of the area from both NDC and DCC with specific reference to the new proposed school. Members noted these comments.
- f) Community Woodlands – The land agent updated members with the planned extension works and following receipt of funds for an updated Woodland Management Plan there is a requirement for all stakeholders to be consulted in the working draft of this plan. Mr Holtom together with the Clerk will arrange the necessary public consultation event as soon as possible.

At this juncture Cllr Bushell who had previously declared a DPI in the following item left the meeting and did not return.

118/14 It was RESOLVED that under the provision of the Public Bodies

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(Admission to Meetings) Act 1960, the public and press be excluded because publicity would be prejudicial to the public interest by reason of the confidential nature of the business about to be transacted.

120/14 It was RESOLVED that the meeting return to open session.

There being no further business the meeting closed at 8.37pm.

Chairman

Date

TOWN COUNCIL – 9 SEPTEMBER 2014

CONFIDENTIAL

APPENDIX A

119/14 PATHFIELDS BUSINESS PARK PHASE 4

Members had previously received details of this item in Mr Holtom's briefing paper and had also requested that the ransom situation is discussed at this meeting. Members noted the comments in the land agent's paper and Mr Holtom updated them with the progress made with all other relevant land owners following the meeting held on the 4th July 2014. The following questions needed resolutions in order to move the project forward.

- 1 Could SMTC sell land on PB4 to adjoining landowners/interested parties prior to a planning application?
- 2 Could SMTC submit a planning application for Bucknell's ground?
- 3 How would SMTC deal with the issue of ransom in relation to land to the west of Hacche Lane taking in to account 'Best Value' and their overall vision for the town?

Both NDC and the LPA have indicated their support for both 1 and 2 and it was RESOLVED that SMTC would support in principle to Question 1 and it was further RESOLVED to submit a planning application regarding question 2. With reference to question 3 following major debate it was RESOLVED that SMTC would retain a small amount of ransom but allow the rest to reduce in order to achieve employment land for the future expansion of the town. A starting figure of 27% was suggested.