

**MINUTES OF THE MEETING OF THE SOUTH MOLTON TOWN COUNCIL HELD IN
THE TOWN HALL, SOUTH MOLTON ON TUESDAY 14 OCTOBER 2014 AT 7.00PM**

Present: In the Chair Town Mayor Cllr S. W. Lock
Cllr M. Bushell Cllr D. J. Goodman
Cllr M. J. Kingdon Cllr Ms T. Lewis
Cllr Mrs C. E. Lock Cllr Mrs R. McCool
Cllr E. J. Moore Cllr M. R. J. Smale
Cllr M. F. Way Cllr S. K. White

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

136/14 APOLOGIES FOR ABSENCE

Apologies for absence was received from Cllr Worden.

137/14 DECLARATIONS OF INTEREST

The following declarations of interest were read out by the Town Clerk:

Cllr Goodman – Personal Interest – Item 12b) – Friend of landowner and land
adjoins if Furzebray is involved.

Cllr Kingdon – DPI – Item 12b) – Interested. Adjoining land owner

Cllr Miss Lewis – Personal Interest – Item 5 – Tenant of one of the properties

Cllrs Mrs Lock – Personal Interest – Item 8c) - Museum Rep & Volunteer

Cllr Smale – DPI – Items 12a) and 12b) – Clients

Cllr Way – DPI – Item 12b) – Friend of landowner

**138/14 CHAIRMAN'S ANNOUNCEMENTS AND MATTERS OF URGENCY
BROUGHT FORWARD AT THE DISCRETION OF THE CHAIRMAN**

The Mayor reported on his Charity Dinner Dance held on Saturday 11 October
and thanked Printworkx for their support and members that attended the event.

The time being 7 05pm Cllr McCool joined the meeting

139/14 APPROVAL OF MINUTES

Town Council 9 September 2014

It was RESOLVED that these minutes be approved.

Town Council 23 September 2014

It was RESOLVED that these minutes be approved.

Cllr Moore wished to have it recorded that he voted against the TC minutes of
9 September as being a true record because he was not present at the
meeting. Cllr Bushell also requested that it be minuted that he did not receive all
the relevant paperwork for the same meeting.

140/14 It was RESOLVED that as the land agent was in attendance members would
discuss item No 12 on the agenda next.

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141/14 **ESTATE ISSUES**

The Mayor invited Mr Holtom to address the meeting on the following estate issues.

- a) Agricultural Tenant – Mr Kiff – Mr Holtom reported that a quote for fencing in the sum of £2050 plus VAT had been prepared and in the past the Town Council had assisted financially with works of this nature. It was RESOLVED that the Town Council pays 50% of the total cost and Mr Kiff will be advised accordingly. During the debate on this item Cllr Smale declared a DPI and left the meeting.

Cllrs Kingdon and Way declared DPI's on the following item and left the meeting..

- b) Land at Hunts Meadow/Parklands – Mr Holtom reported on recent correspondence received from one interested development company and a second letter that had only been received today from another interested developer. The Clerk had forwarded this letter by email but not all members have had the opportunity to peruse its content therefore it was RESOLVED that this item be deferred until the next appropriate meeting for discussion. Cllrs Kingdon, Smale and Way rejoined the meeting.
- c) Community Woodlands – Mr Holtom reported on the up to date situation regarding the above new extension and the creation of new allotments. All works planned for 2014 have been completed and plans are being investigated for 2015 and their costs which will be covered by grant funding with no cost to the authority. Members noted these details and it was RESOLVED that the sum of approximately £1400 be allocated for the creation of terram at the car parking facilities at the new allotment area which Elan Homes PLC have agreed to give Grade A topsoil. Cllr Moore voted against this proposal as he considered these works are against the wishes of the residents of South Molton. It was further RESOLVED that the creation of a BMX bike track be considered at a forthcoming meeting when all plans and costs are available for discussion. Mr Holtom reminded members that the new Community Woodland Management Plan is out for public consultation and all stakeholders are being invited to comment on the document.
Cllr Moore raised the issue of planting a tree in the Community Woodlands to commemorate all the lives lost in WW1. The original idea was to plant a species of magnolia but following consultation a different species has been identified as a better and more suitable alternative. It was RESOLVED that in the absence of Cllr Kingdon who will be out of the country for a period of time then Cllr Moore will take on the responsibility for the project's completion.
- d) Pathfields Business Park – Mr Holtom gave members an update on the adoption process including the planned construction of the turning head.
Phase 4 – All stakeholders have now been advised of the ransom situation and funds have been applied for by the Economic Development Officer at NDC for the creation of the planned road and its infrastructure. Members noted the details reported by Mr Holtom.

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Transfer of the freehold to Mr & Mrs Eves on Phase 3 – Mr Holtom reported that Mr & Mrs Eves were now requesting to purchase the freehold of their site and it was RESOLVED that this be granted and our lawyers will be advised to complete the legal transaction.

Cllr Way abstained during the voting process thereon.

The Clerk reminded members that he had that day received a briefing paper from Mr Holtom which he had forwarded to all members.

142/14 It was RESOLVED to return to Item 5 on the agenda.

143/14 **CENTRAL DEVELOPMENT AREA**

This item had been placed on the agenda at the request of the Mayor Cllr S Lock and several other members following the recent decision by Tesco PLC not to proceed with their plans to site a foodstore on the above area. The Mayor reported on this decision and was suggesting that the TC consider the purchase of this land from Tesco PLC to protect its future use. Several members reported on their vision for this area and Mr Holtom gave a brief synopsis of his suggestions for the land. Concern was still expressed regarding the siting of the new Health Centre which is planned for the development at North Road by Linden Homes PLC. Following a lengthy discussion on this item it was RESOLVED to authorise the Clerk to take the following action:

- 1, Contact Ivybridge Town Council in order to ascertain how their town centre was redeveloped with the assistance of developers including the creation of The Watermark Centre.
2. Contact Tesco Stores PLC to enquire if they would consider selling the land to the Town Council and if so under what terms and conditions.
3. Contact NDC to gain their support for the redevelopment of the Central Development Area including the possible purchase of any land required and what terms and conditions would be applicable.
4. Invite the Leader of NDC Cllr Brian Greenslade to a forthcoming Town Council meeting to discuss the regeneration of this area and what assistance NDC could be given to the Town Council.
5. Comments were raised by Mr Holtom regarding a Strategic Plan for the town centre together with the members vision for the future regarding the Town Council's extensive estate portfolio.
6. Cllr Goodman is to contact Maria Hosegood Practice Manager at East Street Health Centre in order to obtain an update regarding their proposed relocation to the North Road development.

Cllr McCool voted against the above proposal during the voting process thereon. At this juncture Mr Holtom the council's land agent left the meeting.

144/14 **TOWN COUNCIL PROPERTIES**

This item had been placed on the agenda following the last TC meeting at members request. It had been suggested at that meeting that all the properties owned by the TC should be regularly surveyed in order to identify any works required possibly on a 4 year cycle. It was RESOLVED that a holistic overview

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be commissioned in order to ascertain the state of these properties and review this on a regular basis. The Clerk will arrange for the necessary quotes to be prepared and refer them back to members for consideration in due course.

145/14 **BICYCLE RACKS**

This item had been placed on the agenda at the request of Cllr Worden who unfortunately had to tender his apologies at a very late stage. It was RESOLVED that this item be deferred until the next TC meeting in order for the RFO to investigate costs etc and the members can then consider Cllr Worden's request. The Clerk reminded members that bike racks had been installed in King Street but had hardly ever been used.

146/14 **GULLACOMBES HOUSING DEVELOPMENT – PUBLIC OPEN SPACE**

The Clerk reported that at a previous TC meeting members had agreed in principle that SMTC take on the responsibility of the above areas. The Section 106 Agreement had now been completed and the sum of £291133.83 will be paid to the TC for the maintenance of these areas. It was RESOLVED that SMTC formally take on the management and maintenance of the Public Open Space at The Gateway housing development.

147/14 **REPRESENTATIVES ON OTHER BODIES**

PIP Centre – New TC representative required. It was RESOLVED that Cllr Goodman be the appointed TC representative for the PIP Centre to replace the former Cllr Parkinson.

Pathfields Business Forum – New TC representative required. Cllr Kingdon gave an explanation for his resignation from the above. It was RESOLVED that due to the elections in May 2015 no TC representative will be appointed until after the election date at the annual meeting of the town Council. If required before May 2015 then the Mayor will attend any meeting convened.

South Molton & District Museum – a second TC representative required. It was RESOLVED that Cllr Kingdon be appointed as the second TC representative.

148/14 **REPRESENTATIVES TO REPORT ON MEETINGS ATTENDED**

- a) Cllr McCool – Community Woodlands – recent meeting – dog walkers have requested a map showing clearly the new paths. Cllr McCool will refer this request to Mr Holtom.

Cllr Bushell – DALC AGM – attended the AGM on Saturday 11 October – keynote speaker from DCC was suggesting that volunteers from the parishes repair potholes. Cllr Bushell suggested that this situation be referred to Cllr Yabsley or a member of staff from the Highways Department. The Clerk reported that he had heard and seen correspondence regarding this proposal and suggested the portfolio member Cllr Stuart Hughes at DCC be contacted.

- b) Cllr Moore requested that Cllr Goodman report on the 'Care Closer to Home' project as he and Cllr Goodman had recently attended a meeting in Barnstaple which was very poorly attended.

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149/14 **DART PARK ALLOTMENTS – BONFIRES**

The Clerk reported that Cllr Moore was concerned regarding the regular bonfires being held at the above site and had asked him to contact NDC regarding the possible provision of a trade wheelie bin to assist allotment holders with garden waste. The Clerk had contacted NDC but was awaiting a reply. If relevant the allotment agreements will be amended.

There being no further business the meeting closed at 8.36pm.

Chairman

Date