

MINUTES OF THE MEETING OF BROADHEMPSTON PARISH COUNCIL
TUESDAY 18 FEBRUARY 2020 AT BROADHEMPSTON VILLAGE HALL

Present: Cllrs Dowson (Chair), Goddard, Head, Hughes, Isaacs, Sutcliffe, Widger and Wright
 District Cllr Daws

Also present: Rachel Avery (Clerk)
 3 members of the Public

No	Subject	Comments
1	The Chair will open the meeting and receive and approve any apologies.	Cllr Dowson opened the meeting at 19.31. There were no apologies.
2	To declare any interests arising at this meeting.	Item 6 (BCLT loan) – Cllrs Dowson, Hughes and Sutcliffe.
	<i>The Council will adjourn for the following items:</i>	
3	<u>Public Question Time</u> : A period of 15 minutes will be allowed for members of the public to ask questions or make comment regarding the work of the Council or other items that affect Broadhempston. <u>County and District Councillors' Reports</u>	It was NOTED that there had been a theft from a van parked in the Square last week, whereby its contents and a wallet were taken. The driver had been undertaking an alcohol delivery to the shop in the middle of the day. The theft was not seen but the keys and wallet were recovered in Woodland. The incident will be reported in the parish news. District Cllr Daws reported that Extinction Rebellion had been at TDC today, campaigning against a planning application for a gas fired power plant in Bovey Tracey. He reported that cuts to the Rural Aid Fund and District Councillor Funds are likely. He explained that people are free to contact him regarding local issues via email (Richard.daws@teignbridge.gov.uk).
	<i>The Council will convene to conduct the following business:</i>	
4	Approval to consider, amend as agreed by the Council and approve the minutes of the following: 09 January 2020	It was RESOLVED to APPROVE the minutes.
5	To consider the following planning applications: 20/00145/FUL Replacement dwelling and garage (Gold Lea, Broadhempston) 20/00158/FUL Stables and access (Land at NGR 279999 66464, Broadhempston)	Cllr Isaacs PROPOSED REFUSAL on the basis that the new dwelling is outside of the original position of the barn and is much larger. It was requested that the landscape officer provide comments on the application. If TDC are minded to approve the application, the metal container should be removed from the site prior to work commencing. This was SECONDED by Cllr Head and APPROVED (8:0). Cllr Sutcliffe PROPOSED NO OBJECTION, however there were concerns raised regarding the loss of historic hedgerow. This was SECONDED by Cllr Wright and APPROVED (8:0).
6	Finance: <ul style="list-style-type: none"> • To agree accounts for payment • To consider the loan request from BCLT 	It was RESOLVED to APPROVE the accounts for payment. <i>Cllrs Dowson, Hughes and Sutcliffe left the room.</i> <i>Standing orders were suspended.</i> Richard Hickman, as a director for BCLT, explained that there is a mix of funding for the Easterways project. The main funder is a social income investment group called Resonance, who have lent £930,000 to the project. A small loan of £60,000 was received from TDC and a small community loan of £9200 was received from an individual, which now needs to be returned, preferably as a lump sum. The parish council have been approached on the basis that it can provide a community loan. Repayments are made by annual budgeting. Payments from the CLT are made from the rent (£773 per month, £100 for equity) plus

		<p>maintenance and services charges. Ongoing financial discussions with funders are taking place, and the CLT are currently negotiating with three refunding bodies and hope to achieve this over the next year. One option would be that any loan from the parish council would be rolled into this, repaid over the next year or so. The other aspect is that TDC could offer a further loan with 7 years to run so a community loan could be returned at that point in time.</p> <p>Cllr Wright asked if the loans are effectively working as a mortgage with the bank. It was NOTED that residents effectively pay off the loans taken out by the CLT.</p> <p>It was NOTED that householders own 25%, the CLT will always own 25% and the remaining can be purchased by the owners/tenants if they wish to do so. It was NOTED that resales are capped, working in line with local government regulations.</p> <p>It was suggested by District Cllr Daws that he could liaise with TDC regarding a further short-term loan to cover this.</p> <p><i>Standing orders were reinstated.</i></p> <p>Cllr Wright stated that there is £6000 left from the sale of the village hall, which he would like to see used to benefit of as much of the community as possible. He PROPOSED that the CLT attempt to find additional funds from TDC first, with the parish council reconsidering this if funds are not available. This was SECONDED by Cllr Head and APPROVED (5:0).</p>
7	Small Playing Field.	<p>It was NOTED that the fence had been fixed.</p> <p>It was NOTED that a panel had fallen off the fort roof and it was AGREED that Cllr Sutcliffe would contact John Reade to fix it.</p>
8	Headlands.	<p>Cllr Sutcliffe reported that the pavilion will be refurbished at a cost of £2000, to include work on the kitchen and the garage. It was also reported that hardcore will be added to the lower entrance as it is very wet.</p> <p>It was NOTED that the bike track is on course to be done, but not the exercise stations due to current lack of grant funding.</p>
9	<p>Kings Close Field:</p> <ul style="list-style-type: none"> • Teign Housing lease and S106 variation 	<p>Cllr Isaacs suggested that the parish council have been offered differing advice throughout this process, which has made forming a decision very difficult.</p> <p>Cllr Sutcliffe PROPOSED that the parish council refuses to agree the variation on the basis that the parish council would have more control of the properties and to ensure that the properties remain social housing for the benefit of the community. This was SECONDED by Cllr Head and APPROVED (7:0:1 abstain).</p> <p>Cllr Sutcliffe reported that there are still issues with the bins. Only two of the properties recycle, the bins are not removed in a timely fashion and he requested that the parish council write a letter to residents requesting that they adhere to their tenancy agreements, put the bins back in a timely manner and recycle appropriately as this does affect the wider community. Action: Clerk to write to residents.</p>
10	To consider the purchase of an honour board for the village (for Honorary Freeman of the Parish names).	<p>Cllr Sutcliffe reported that the Cockerling stone could be used as the honours board. It was suggested that the stone should be moved to a more prominent position. Action: Clerk to investigate. Agenda item for March.</p>
11	<p>Climate Action:</p> <ul style="list-style-type: none"> - Climate Action Fund application 	<p>It was NOTED that the Climate Action Fund application fund was unsuccessful. Cllrs Dowson, Hughes and Wright would report back after they attend the ACT workshop on Wednesday 19 February 2020.</p>
12	Community Orchard Update.	<p>It was NOTED that a quote for the gate had been received for £520 (inclusive of VAT). It was RESOLVED that this quote would be accepted.</p>

