



### Minutes of Full Council meeting 2<sup>nd</sup> May 2017

<b>Present</b>	Chairman Cllr Willis, Vice Chairman Cllr Dodd, Cllrs Jeffery, Payne, Austin, Chudley, Simpson, Musialski, Jones, Wimberley, Arnold and Hodges		
<b>In attendance</b>	Julie Lammin (Clerk)		
<b>Apologies accepted</b>	County Councillor Gribble		
<b>Dispensations</b>	None		
<b>Public Session:</b>	There was one member of the public present.		
<b>Item No</b>	<b>Topic</b>	<b>Discussion points</b>	<b>Outcome/action</b>
61/2017 Cllr Jane Willis	Draft minutes of the Council meeting dated 04.04.17	Draft minutes had been circulated with the agenda.	Proposal: Accept as a true record Proposer: Cllr Payne Seconder: Cllr Jeffery Carried
62/2017 Cllr Jane Willis	Matters arising from approved minutes: 1. Item 2/2017 no.1. Car park grit bins (c/f from Jan meeting)  2. Item 46/2017 no.2 Sentry Seating Project  3. Item 46/2017 no.3 Rotating see-saw  4. Item 50/2017 Response from Chief Constable to letter regarding PSCO cuts  5. Street parking –	Whilst chasing Teignbridge District Council (TDC) on car park matters Tonya Short asked if the Parish Council had considered taking over management of the car parks.  Tenders for the ground works have been requested by May 12 <sup>th</sup> for F&P's consideration at its meeting on 23 <sup>rd</sup> May. Picnic benches are being constructed.  The whole play area was inspected with minor recommendations. No areas were deemed dangerous or unsafe.  Letters from Mel Stride quoting Alison Hernandez's response and the Chief Constable were discussed. Cllrs were extremely disappointed that so much time and effort had been put into the responses but both failed to answer the questions asked.  A full apology from the DCC	Julie will arrange a meeting with Tonya Short to discuss the process. Cllrs Payne, Jeffery, Willis, Austin, Dodd expressed a wish to attend. Cllr Jeffery will circulate car park information to all.  The aim is for the new seating arrangement to be completed in time for the school summer holidays, although this will depend on the chosen contractors commitments.  The Clerk has spoken to the parents of the child who had the accident recently and will forward a copy of the report to them to reassure them the equipment is safe.  Proposal: to reply stating the Council is disappointed with the quality of responses which were non-answers and that a brief answer would be appreciated. Proposer: Cllr Chudley Seconder: Cllr Payne One vote against. Carried.  Cllr Willis will chase DCC re. fines

	Devon County Council (DCC) error	Officer has been received. The request to waive fines has been referred.	being waived.
63/2017	Matters under the Chairman's discretion  1. Invitation to visit the Freemasons Hall  2. George Bidder – the calculating boy  3. Dartmoor National Park Authority (DNPA) consultation workshop 12 <sup>th</sup> June	New owners have invited Councillors to view and hear about plans for the Freemasons Hall.  The mosaic outside the church and Green Hill had commemorated George Bidder. David Cannon would like a new memorial to celebrate and remember George Bidder. The Council own the bust/plinth and brass plaque which could be included. It is possible that the Institute of Civil Engineers could help with funding.  DNPA are holding a workshop as part of the next round of consultation	Julie will co-ordinate a convenient date/time.  Cllrs Payne expressed an interest in meeting with David Cannon. Cllr Willis and the Clerk. Margaret Spittles (information Centre) and Bill Hardiman (History Society) also to be invited. Cllr Willis will arrange.  Cllr Willis will attend. Cllrs Hodges and Payne will consider attending.
64/2017 Cllr Jane Willis	Arrangements for the Annual Parish meeting Saturday May 20 <sup>th</sup> 10-12pm.	A coffee morning style with exhibition tables for the Housing Study, Sentry Seating plans and other community organisations. Cllr Willis will draft a report of council activities and circulate beforehand.	Cllrs Jeffery, Payne Hodges and Jones gave apologies. Cllr Payne will prepare a library report and enquire if another rep could be available.
65/2017 Cllr Bas Payne	Bowring Library Group Update report (Attachment no.1)	The report summarised the current position. The Trust are looking at a way forward which involves the ownership of the building being transferred back to the Parish Council and then leased to the Trust. They would be responsible for managing the building and responsible for insurance to fully protect against destruction and public liability. There was some concern that this would only be manageable if library services remain and pay rent. This risk was recognised and would require the property to be sold if keeping the building was no longer financially viable.	Proposal: The Parish Council support the Trust negotiating the transfer of the Bowring Library Building from Devon County Council to Moretonhampstead Parish Council on the following basis:  (a) that the building would immediately be leased to the Bowring Library Charitable Trust (two of whose Trustees are appointed by MPC); (b) that the Trust would be responsible for managing the building for the benefit of the inhabitants of Moretonhampstead; (c) that the Trust would ensure that adequate insurance is always in place to fully protect against the need to replace the building in the event of its destruction – especially by fire – and against public liability; (d) that if the Trust becomes unable to maintain the building sustainably, it would, before going into deficit, return the building to MPC so that the building may be disposed of, the proceeds being divided between MPC

			and DCC as agreed in the transfer terms. Proposer: Cllr Austin Seconder: Cllr Arnold Carried
66/2017 Cllr Jane Willis	Housing Working Group (HWG) 1. Update on Housing Study  2. Local housing allocation criteria pilot (Attachment no.2)	Standing orders suspended to allow John Willis to present the study results. The results showed strong evidence of community need. Representatives of the HWG have met with land owners or their agents to discuss the conclusions. A SWOT analysis relating to each site was done. Some sites are not being considered because landowners not interested or have not responded. Copies of the final report will be made available at the Annual Parish meeting on 20 <sup>th</sup> May. Planning applications for the 2 current allocated sites still have not been made. Answers to concern regarding capacity of services will be included in the final report. Standing orders were reinstated.  Cllr Chudley excused himself from the remainder of the meeting  Teign Housing will use the new criteria when allocating existing stock until March 2018.	Proposal: to continue to fully support the work of the HWG and for it to prioritise sites G and I(b) for development Proposer: Cllr Willis Seconder Cllr Hodges Carried  The Clerk will advertise the new criteria in NIM and social media.
67/2017 Cllr Bas Payne	Internal Financial Regulator's Report	March's accounts checked. No irregularities to report.	Noted
68/2017 Cllr Paul Dodd	Open Spaces 1. Monthly Report	Cllr Dodd summarised the checklist noting all areas are good or satisfactory.	
69/2017 Cllr Mike Jeffery	District Councillor's Report	Nothing to report.	Noted
70/2017 Julie Lammin Clerk	Approve accounts (Attachment no. 3)	A list of payments was circulated.	Proposal: Agree payment Proposer: Cllr Arnold Seconder: Cllr Payne Carried
71/2017 Julie Lammin Clerk	Correspondence	Most correspondence had been circulated by email. A letter of thanks from the Information Centre for the council's continuing support was read out.	Noted.
The Chairman closed the meeting at 9.00pm			
Signed:		Cllr Jane Willis (Chairman)	Date:

## **MPC mins 2/5/17 (Item 65/2017) Attachment no. 1**

**Bowring Library: report of the Moretonhampstead Bowring Library Charitable Trust to Moretonhampstead Parish Council, for its meeting on Tuesday 2 May.**

**Matter for consideration:**

**The possible transfer of the Bowring Library Building from Devon County Council to Moretonhampstead Parish Council on the following basis:**

- (a) that the building would immediately be leased to the Bowring Library Charitable Trust (two of whose Trustees are appointed by MPC);**
- (b) that the Trust would be responsible for managing the building for the benefit of the inhabitants of Moretonhampstead;**
- (c) that the Trust would ensure that adequate insurance is always in place to fully protect against the need to replace the building in the event of its destruction – especially by fire – and against public liability;**
- (d) that if the Trust becomes unable to maintain the building sustainably, it would, before going into deficit, return the building to MPC so that the building may be disposed of, the proceeds being divided between MPC and DCC as agreed in the transfer terms.**

Background information (see also attachments referred to):

As previously reported to the PC, a meeting on 1 February between DCC and representatives of the Trustees resulted in a letter from DCC setting out three options for the future of the library. (See appended e-mail from Charlotte Reynolds, dated 2 February.) The Trustees consider that only one of these was worth further consideration – DCC's Option 2, a freehold transfer to MPC, with a covenant to ensure continued use for community benefit, an overage agreement in the event that the building is sold by MPC, and at a price discounted to reflect community benefit.

Again as previously reported to the PC, the representatives of the Trustees then met representatives of Libraries Unlimited South West (LUL) on 9 March to determine whether this would work for them – and, in particular, whether LUL was able to contribute enough rent to make the library sustainable with community-benefit tenants in the upper two floors. (See appended notes of the meeting.) LUL suggested that they would be able to contribute £6K annually.

The Trustees then met on 11 April. (See attached draft minutes.) The Trustees, having assessed the relevant risks and uncertainties, consider that enough funding has been promised to pay the expected costs of repairing the roof and walls to sound condition, and to do a fair amount to the interior; but that our funds are such that we would be able to pay only a minimal purchase price and would be pressing for a nil-cost transfer on the basis of a strong community benefit case. We also consider that there is a reasonably good prospect that the building would then be sustainable provided that LUL can make the rent contribution that they have suggested.

The Trustees therefore need to know whether MPC would be prepared to accept a transfer of the building from DCC, and then lease it to the Trust, on the basis set out above. This would only be viable if DCC is willing to discount the purchase price very substantially, which would need to be negotiated. Negotiation can only start once the new Council has been elected.

Bas Payne  
for Moretonhampstead Bowring Library Charitable Trust  
27 April 2017

## **MPC mins 2/5/17 (Item 66/2017) Attachment no.2**

**Devon Home Choice Housing allocation criteria for Moretonhampstead April 2017 – Mar 2018**

An applicant must meet one of the following local connection criteria: (Only one person in a household will need to meet the criteria)

- Currently resident in Moretonhampstead and has lived there for three years prior to allocation.
- Not currently resident in Moretonhampstead but has been resident there for three of the last five years.

- Currently permanently employed or can prove substantial voluntary contribution for a minimum of 16 hours per week in Moretonhampstead for at least the last twelve months.
- Has an immediate family member currently resident in Moretonhampstead who has been resident for a minimum period of 5 years. Immediate family member must be mother, father, brother, sister, adult son or daughter.

In addition to the above the following will apply:

- Where an applicant meets the local connection criteria and the criteria for older persons accommodation we will allow under occupation of older persons accommodation by one bedroom subject to affordability checks. However priority will be given to applicants with the correct bedroom need in the first instance.
- If the above criteria are not met the allocation will then be opened up to all applicants on the shortlist subject to the Devon Home C policy.
- Additional criteria may be considered at a later date.
- We will review the impact of the local lettings plan annually.

#### MPC mins 2/5/17 (Item 70/2017) Attachment no.3

<b>MANDATORY PAYMENTS APR 2017 (MAY MEETING)</b>	<b>AMOUNT</b>	<b>PAYMENT METHOD</b>
MDT (office rent)	308.82	Direct debit
OFFICE RATES	0.00	
J. LAMMIN (Clerk's salary)	958.43	Online transfer
PENINSULA PENSIONS (employer's and employee's contribution)	280.32	Online transfer
HMRC (PAYE and NI)		
<b>OTHER PAYMENTS FOR AUTHORISATION</b>		
TALK TALK (telephone and internet)	21.96	Direct debit
COMMUNITY CLUB (venue hire 1/5)	15.00	Cheque
M DODD (paint and reflectors)	84.84	Online transfer
GEORGIANA LINGARD (social media updates - Apr)	70.00	Online transfer
J LAMMIN (Refreshmentss)	4.89	Online transfer
MIC (town map - agreed at full Council meeting on 4th April)	1,350.00	Online transfer
<b>1st round grants 2017/18 approved at full Council meeting on 4th March - subject to evidence of further funding if required</b>		
WELLMOOR (setting up as a charitable organisation)	100.00	Online transfer
MAY (electrcial/storage etc)	400.00	Online transfer
MORETON PATIENT PARTICIPATION GROUP (info leaflet)	100.00	Online transfer
SCOUTS (tents)	100.00	Online transfer
PARISH HALL (curtains)	250.00	Online transfer
MEMORY CAFÉ (start up costs)	100.00	Online transfer
SKATE AND RIDE (rebuilding ramps)	250.00	Online transfer
MIC (shop till)	90.00	Online transfer
SWIMMING POOL (arts project)	200.00	Online transfer
<b>TOTAL</b>	<b>4,684.26</b>	