

BUCKFASTLEIGH TOWN COUNCIL

Minutes of the **Town Council Meeting** held in the Council Chamber on **Wednesday 12th September 2007 at 7.00 pm.**

Present: Councillors:- P. Clarke, P. Hedges, A. Armstrong, D. Merkel, C. Millman, C. Mitchell, S. Mitchell, M. Tolchard and the Town Clerk.

Press: Mid Devon Advertiser

Part 1. (Open to the Public)

07/78. **Questions raised by the Public:** None.

07/79. **Presentation by Sue Hitchcock from the Community Council of Devon concerning local housing plans for parish councils:**

A representative from Teignbridge District Council was unable to attend.

Ms. Hitchcock works with the Devon Rural Housing Partnership and the majority of funding is provided by DEFRA. Ms Hitchcock is involved with affordable housing in rural communities and acts as an advocate working with parish councils, establishing need and carrying out housing needs surveys.

Ms Hitchcock explained that need can be identified by the number of people on the waiting list, but in some areas this does not provide a true picture however, as people do not apply in areas where there is unlikely to be a vacancy.

Relatively low incomes does not allow owner occupation and there is insufficient social housing or rented accommodation to meet the shortfall. House prices in Devon are too high for first time buyers especially in the National Park Ms Hitchcock advised that a Section 106 agreement can ensure affordable houses are only available for local need and cannot be sold on for example, as second homes.

The suggestion was made that a further meeting be arranged with representatives from Teignbridge District Council and Dartmoor National Park Authority together with Sue Hitchcock to discuss this matter further.

Ms Hitchcock confirmed that the results are not yet available for the Core Strategy Document, but emphasised that this can only provide a picture at one moment in time.

Members agreed to move forward with a housing plan following a further meeting. Ms Hitchcock to liaise with the Town Clerk on this matter.

07/80. **Questions raised by the Public:** None.

07/81. **New Town Councillor Enrolment:**

Item postponed to the October meeting due to the absence of the new Councillor.

07/82. **Grant Awards Presentations:**

Section 137 awards were presented by the Mayor of Buckfastleigh to the following recipients:-

a) West Teignbridge & East Dartmoor Ring & Ride - £250.00

b) Kings Cricket Club - £250.00

07/83. **Progress report by Mike Stevens from Devon Youth Service concerning the Bungalow Youth Project:**

Also in attendance Professor Tim Drey (Chairman of the Bungalow Youth Project) and PC Ali Hooper.

Criticism of the Town Council was expressed by T. Drey because he stated that Members are not aware of what is happening with the youth project at the Bungalow. The Trust feels this is due to a lack of Councillor representation, currently there are two vacancies following the recent resignation of Cllr P. Clarke. Members agreed that this needed to be addressed.

M. Stevens was asked as to how much are the running costs for the Bungalow which he replied are ongoing using grants for staff etc. He confirmed that £50,000 has currently been raised towards the planned extension and that planning permission is now in place. Tenders from builders had been sought and should be forthcoming shortly. The total build cost with a 5% contingency, is estimated to be £250,000 to £280,000, but larger funding agencies can only be approached when estimated costs are known.

The Bungalow Project aims to reach the need of the youngsters who do not appear to fit in elsewhere. Some members of the club are already excluded from schools and other clubs, but the number of young people attending the project is increasing which can be perceived as meeting the need of this socially excluded group.

Unfortunately, there have been some unforeseen delays in the process and M. Stevens reported that the staff occupy much of their time dealing with alcohol related problems.

Members requested a bi-monthly report from the Bungalow to be circulated amongst the Town Councillors as it was agreed that the minutes from the Trust meetings were not always relevant. M. Stevens also stressed his concern over recent criticism from the Town Council concerning lack of communication and progress.

The Police Report was brought forward to the beginning of the meeting to enable Sargeant Stevens to attend other commitments.

07/84. **Police Report:** 11.08.07 – 11.09.07 Sargeant Ian Stevens reported that there had been 99 incidents in Buckfastleigh over the past month.

Sargeant confirmed that the police are working with youth offending teams in an attempt to offer more support to local youths and that despite poor press recently, crime has noticeably decreased in the area.

A survey of local resident's concerns continues to be carried out by the local police and should be finished by the end of September. The key results of this will be discussed and hopefully addressed in due course.

07/85. **Apologies:** D. Joint and apologies were also received from District Councillor S. Barker

- 07/86. **Declarations of Interest:** Cllrs. A. Armstrong, P. Clarke & P. Hedges declared a personal interest in Agenda Item 12 and Cllr. M. Tolchard declared a personal interest in Agenda Item 15.
- 07/87. To approve as a correct record and sign the minutes of the Town Council meeting held on the 11th July, 2007. Approved and signed.
- 07/88. To receive the minutes of the Extraordinary Highways & Planning Committee meetings held on the 25th July 2007 and 15th August 2007 and the Highways & Planning Committee held on the 5th September 2007. Noted.
- 07/89. To receive the minutes of the Finance Committee held on the 25th July 2007. Noted.
To resolve the following recommendations from Minute Nos: 07/44 Deferred Grant Application - resolved, 07/47 Tenders for Replacement Back Doors – Tender C – resolved and 07/48 Staff Salary Review. – Resolved with all Members in agreement..
- 07/90. **Buckfast Bus Shelter – update by the Town Clerk:**
The Town Clerk advised that a representative from the Buckfast Residents Society would not be present for this agenda item because the matter has now been resolved. The Town Clerk confirmed that as proposed in the July Town Council meeting, Buckfast Residents Society have taken over the responsibility of the repairs and maintenance of the bus shelter with the Town Council meeting the invoices as and when required. Noted.
- 07/91. **Insurers Assessment and Survey of the Town Hall:**
The Town Clerk was pleased to report that a successful assessment and survey by the Insurance Company risk assessment had been carried out. In accordance with the recommendations given by the Insurers Assessor the Town Council's Health & Safety Policy which includes the current risk assessments have now been revised and will be issued to all current and future staff shortly.
- 07/92. **Teignbridge Credit Union – presented by M. Tolchard** (in the absence of D. Joint):
M. Tolchard explained that Teignbridge District Council and Teign Housing have formed a partnership with Teign Reach to create a new Credit Union for Teignbridge residents. A credit union is a financial co-operative owned and run by its members. Every member has one vote in the credit union, regardless of the amount of savings they have. The body is fully regulated by the Credit Unions Act 1979 and the Financial Services Authority and is a non profit making body. Teign Reach does not have anywhere to operate from in Buckfastleigh and is therefore requesting the use of the Town Hall for a couple of hours per week to enable it to carry out this service. Request agreed by all Members – matter to be arranged with the Clerk.
- 07/93. **Chairman's Announcements:**
The Chairman advised he was unable to attend Totnes Civic Services.
- 07/94. **Clerk's Announcements:**

The Town Clerk was pleased to announce that the Urban Aid Committee which she had recently attended had awarded £2,000 towards Phase I of the Town Hall refurbishment and explained that unfortunately, only a total of £10,000 had been made available between five towns in the Teignbridge area for this year. Effectively the grant would pay for the new flooring and tiling required for the toilets.

The Town Clerk also advised that progress with the new architect was going well and on schedule with a view to work commencing in the New Year. The work will be supervised by a Health & Safety specialist and it is hoped that the building will remain fully functional during this period.

07/95. Correspondence:

Teignbridge Strategic Partnership – presentations to Town & Parish Councils – 29.08.07. P. Clarke and D. Joint to attend presentation to be held on 25.09.07 at Ashburton Town Hall.

07/96. Reports from other meetings attended by Members:

A. Armstrong reported that she had attended the Teignbridge Community Action Roadshow on 11.09.07 and had collected some information concerning sources of local funding which she would give to the Clerk for information.

07/97. Reports from working parties attended by Members: None.

07/98. Items requiring Urgent Attention: None