

MINUTES OF AN ORDINARY MEETING OF HALBERTON PARISH  
COUNCIL ON TUESDAY, 10<sup>th</sup> FEBRUARY 2004 AT 7.00PM AT  
HALBERTON VILLAGE HALL

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**195. Present**

The Chairman, Vice-Chairman, Cllrs Mesdames Armstrong, Fisher, Jepps, and Hull, Cllrs Gibbs, Hugill, Lane-Smith, Radford, Saunders and Catherine Simmons MDDC's Rural Housing Development Officer

**196. Public Forum**

Catherine Simmons, Rural Housing Development Officer, gave an excellent presentation about housing needs relevant to the Parish of Halberton. The results of a survey produced, showed household comparisons, type of accommodation required, income, local connection etc. The Land Registry's figure for July – September 2003 indicated that the average price of a semi-detached property in Halberton was £160,000. On the basis of the survey results there was a need for 5 low cost ownership or shared ownership properties and 5 for rental homes. A range of property sizes including 1 bed houses and flats and possibly a 3 bed-disabled unit were also needed. With regards to new development, if a developer was not prepared to build low-cost housing, an off site contribution or cumulative sum would have to be paid by him. Eg if a developer was to build 10 properties of which 4 low cost houses were required on site, which the developer did not wish to build then the developer would be required to pay an offsite contribution based on an agreed figure x 4. Catherine explained that to move things forward she would shortly be having a meeting with Hastoe Housing to put together a financial package. There was a capital programme in Mid Devon where money was being put aside for affordable housing. Initially, land would have to be purchased and the PC would be consulted. She would help the PC as much as possible to try and get affordable housing for the Parish. Catherine was thanked for her most informative talk.

**197. Apologies**

There were no apologies

**198. Minutes**

The Minutes of the Ordinary Parish Council Meeting of 13<sup>th</sup> January 2004 and the Policy and Finance Cttee Meeting of the same date were approved without amendment

**199. Matters Arising**

- i. Despite the Clerk speaking to Steve McLellan, the Community Safety Officer recently and also receiving a telephone call from the police advising that a letter would be forthcoming shortly, to update about the speed visor, nothing had materialised. It was now proposed that the Clerk complain to the Neighbourhood Beat Officer in writing, with copies of her letter to go to PC Auger and Mr McLellan,
- ii. It was understood that as Halberton Club now had its own Web Site it no longer wished to contribute towards the Parish Web Site.
- iii. The problem persisted with a lorry still parking in a residential area in the Parish. The Clerk to again contact Lamb Hill Garage to give them final notice that unless immediate steps were taken to ensure that the vehicle no longer parked there that the PC would without further notice report the matter to the Traffic Commissioner
- iv. A letter had been received from Mrs Stoneman expressing concern that the PC may consider demolishing the bus shelter due to vandalism. However the PC had no plans to do this in the foreseeable future. The Clerk to write to Mrs Stoneman to inform her of this. It was also understood that the PC would undertake repairs to the shelter roof themselves in order to reduce costs.

- v. The Clerk to contact Jane Nicholls at MDDC to request a site visit of the new Council Offices on either 19<sup>th</sup> or 26<sup>th</sup> April at 10.00am
- vi. The Chairman would liaise with Mr Stevens and Cllr Radford to arrange a suitable date for the inspection of the pond area
- vii. Cllr Radford in response to Mrs Palk's concerns about the flooding of her property had made investigations. There had been a Land Drainage Scheme to address problems of this nature. Halberton was third on the list for action to be taken. However there was no longer any money available. The PC would instead investigate the matter further
- viii. 'Involve' had written to thank the PC for agreeing to make a further donation of £50 in 2004/05
- ix. Dog bins were being erected at i. Greenway, ii. on the towpath at Fenacre, iii. at Jubilee Bridge – moving the bin back to the near side (it was noted that persons were dumping rubbish at the site of where the previous dog bin had been), iv. at Manley Bridge – adjacent to the bridge and v. at Crown Hill Bridge

### **200. Halberton Village Hall**

Concern was expressed by a councillor as to monies intended for improvements in the Village Hall, possibly being used for litigation purposes instead. It was understood that the Village Hall Trustees were in dispute with a contractor regarding the Doctors Surgery building work. Matters were getting acrimonious and concern was expressed that the Trustees may not be acting in accordance with the rules laid down by the Charity Commissioners. However the Vice-Chairman advised that the problems were being ironed out and he anticipated that they would be resolved shortly. It was suggested that the Trustees may be insured against litigation costs. The Vice-Chairman would investigate. However Cllr Lane-Smith proposed that the PC contact the Charity Commissioners with a view to it making contact with the Village Hall Trustees to advise and guide them in the dispute matter. The proposal was not seconded and failed. The PC was due to make a second and final payment of £450 towards the cost of the improvement work. The cheque, when due would be payable directly to Uffculme Environmental. The PC was satisfied with this explanation.

### **201. Chairman's Announcements**

It was agreed that on the March Agenda, the amendment of Standing Order No. 2 be included.

### **202. The Cemetery**

A Cemetery Ctte Meeting was arranged for 2<sup>nd</sup> March at 7.30pm at Halberton Village Hall. Matters to be discussed were grass cutting tenders, dangerous headstones, cemetery charges. The Clerk had received information from MDDC with regard to Memorial Safety Inspections which was most informative. Cllr Gibbs was thanked for his comparison of cemetery charges report. The Clerk advised that the advert in Mole Valley had resulted in a lot of interest from prospective tenderers. It was understood that with regards to increasing cemetery charges, the Clerk had received confirmation from Ian Quance at MDDC that the PC could increase its charges to an amount it saw fit.

### **203. Police Matters**

There was nothing to report

### **204. Parish Plan/Biodiversity Project**

A copy of the initial findings had been delivered to most Cllrs (Cllr Mrs Armstrong would arrange for copies to be delivered to Cllrs who had not received them) There were some interesting findings so far. With regard to the Parish Plans Biodiversity Project, Cllr Mrs Armstrong would bring the matter to the Steering Group for discussion.

### **205. Donation – Uffculme School**

The Vice-Chairman declared Code of Conduct. The school would be celebrating its 50th year, this year and was seeking a donation from the PC in order to assist it obtaining 'Specialist Status in Information, Communication and Technology and Mathematics'. After some discussion it was agreed that regrettably the PC, due to severe financial restraints was not in a position to make a donation. The Clerk to send a suitably worded letter to the school.

### **206 Mid Devon District Council Matters**

MDDC was promoting a scheme called 'Get Active with Kitbag' where organisations could borrow sports equipment free of charge. The Clerk passed details to Cllr Mrs Armstrong.

### **207. DCC Matters**

There was nothing to report.

### **208. Meetings Attended**

#### **i. 20<sup>th</sup> January 2004 – Mid Devon Association of Local Councils – Tiverton Town Hall**

Mr J Guscott Head of MDDC's Planning Dept spoke about the new planning regulations. Cllr Hugill attended and said the meeting was useful and informative and an ideal forum for local councils. He stressed that there should be as much participation as possible at future meetings.

#### **ii. 26<sup>th</sup> January 2004 - Halberton Charities Meeting**

The Chairman and Vice-Chairman attended. The Charity was being wound up. If it went through the procedures without any problems then the monies in the account (approx £1,000) could be made available for various projects in the village.

#### **iii 3<sup>rd</sup> February 2004 – DAPC Meeting – Middlemoor Police , Central Control Room**

The Vice-Chairman attended and found it most informative.

#### **iv. Standards of Conduct – Padbrooke Park**

Cllrs Mrs Armstrong and Hugill attended this.

### **209.Future Meetings**

#### **i. 17<sup>th</sup> February 2004 10.30pm at Cllr Mrs Armstrong's home re Car Parking**

#### **ii.18<sup>th</sup> March 2004 – Mid Devon Association of Local Councils**

John Bodley -Scott would be speaking about Parish Plans. The Vice-Chairman would try to attend as Cllr Hugill would be unavailable

### **210.Committee Reports**

#### **i. Cemetery**

Cemetery matters had been discussed earlier.

#### **ii. Amenities**

Rospa had advised that the annual inspection would be carried out in March. In addition it was resolved that an extra fee of £33.50 be paid to Rospa to check to see whether or not the playing field complied with the Disability Discrimination Act.

#### **iii. Footpaths**

Work was ongoing. There was a problem with the footpath running from Bookbinders to Ash Thomas. A walker had complained that she could not get her dog through the stile.

#### **iv. Highways.**

Bob Wigley had advised that he would check the drains at Halberton Court Farm and Crown Hill again to make sure that they were still clear. He would deal with any further problems should they have re-occurred. Mr Wigley would arrange for a replacement 'Hump Back Bridge' sign for Battens Bridge for the new financial year and an instruction had been issued to the contractor to reinstate the fallen sign at the bottom of Cloggs Hill

## 211. Clerk's Report

The Clerk had nothing to report

## 212. Accounts

RECEIPTS FOR PERIOD 1<sup>ST</sup> -31<sup>ST</sup> JANUARY 2004:

Bank Interest	11.37
Newsletter	82.50
MDDC Cemetery Grant 03/04	330.00
MDDC Amenities Grant	950.00
TOTAL	£1,373.87

PAYMENTS MADE FOR THE PERIOD 1<sup>ST</sup> – 31<sup>ST</sup> January 2004 £3734.46

### PAYMENTS TO BE APPROVED

Cheque No	Amount	VAT	Total	Details
Direct Debit	20.00		20.00	MDDC – Rates re Cemetery
100793	216.24		216.24	Mrs C McIntyre – Salary (less tax deductions)
100796	182.16		182.16	PO – Tax deducted from Oct – Dec (CJM's salary)
100797	181.15	31.70	212.85	Education Matters _ Newsletter costs
100798	10.00		10.00	T Payne – Newsletter Costs
100799	245.00		245.00	N Page – Footpath work
100800	111.71		111.71	Swandhams Research – Web Page and Anti-virus
100801	16.48		16.48	A Cooper – repayment costs of paint etc
100802	20.00		20.00	Ash Thomas V. Hall _ Room hire costs

THE ABOVE INVOICES WERE ALL APPROVED FOR PAYMENT

Balance of bank accounts carried forward	£13,165.90
Plus receipts for period 1 <sup>st</sup> – 31 <sup>st</sup> January 2004	1,373.87
	TOTAL £14,539.77
Minus payments made for the above period	3,734.46
	TOTAL £10,805.31

Made up as follows:- Current	2,030.44
High Interest	8,774.87
TOTAL	£10,805.31

VILLAGE HALLS FUND	£ 1,950.00
PARISH PATHS FUND	£1,673.72
PARISH PLAN FUND	£1,227.63
GENERAL FUNDS	<u>£5,953.96</u>
TOTAL	£10,805.31

### NEWSLETTER :

Income for period 1/4/03 – 31/01/04= £1,325.75

TOTAL INCOME = LESS EXPENDITURE = £1,027.43 AND PAYMENT MADE IN ADVANCE IN 2002/03 OF £68.57 FOR 2003/04

NET PROFIT = £229.75

**213. Members Business**

- i. At Lower Town, Deanswell the incidents of flooding had increased and residents were worried. The Clerk to contact Kevin Dearing at MDDC to ask for a full report and to request action be taken to resolve the problem.
- ii. The Clerk to chase up about getting a replacement litter bin at Pethertons.

**214. Miscellaneous Matters**

- i. BT had advised that for the time being it would leave the telephone box in service at Pethertons, pending a further review to be carried out at a later date.
- ii. It was agreed that the Vice-Chairman be the PC's representative at the Grand Western Canal Joint Advisory Cttee Meetings. Cllr Lane-Smith to be registered as the Deputy member.
- iii. The Clerk had received a letter from Quale Ltd stating that the Company had ceased trading. It was understood that Helen's Diner (possibly connected with the Company) owed advertising fees to the PC but it was unlikely the PC would be able to recover the fees in view of the circumstances of the Company. However the Clerk would register the PC as a Creditor.
- iv. There were a number of training courses being advertised by DAPC. The Clerk had full details available for those members who were interested.
- v. Cllr Hugill and his wife were nominated to attend the Royal Garden Party on 6<sup>th</sup> July 2004.

**215. Next Meeting**

A Meeting of the Parish Council's Planning Cttee would take place on Tuesday, 9<sup>th</sup> March 2004 at 7pm, followed by the Ordinary Parish Council Meeting at 7.30pm at Halberton Village Hall

The meeting closed at 10.10pm.

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**CHAIRMAN**

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**DATE**