

## IVYBRIDGE TOWN COUNCIL

### Minutes of the Meeting of the Town Council of Ivybridge held in The Watermark, Ivybridge, on Monday 20 September 2021 at 7.00pm

**Present:** Cllr S Hladkij (Mayor) Cllr A Khong  
Cllr L Budd Cllr A Laity  
Cllr M Cade Cllr T Lannin  
Cllr P Dredge Cllr T Munro  
Cllr R Jago Cllr R Wilson

**In Attendance:** Mr J Parsons (Town Clerk)  
Mrs L Lane (Minute Secretary)  
Cllr N Hopwood (South Hams District Council)  
Ms A Rehaag (South Hams District Council)  
Cllr V Abbott (South Hams District Council)  
3 Members of the Public

The Mayor welcomed everyone to the meeting.

***An adjournment followed from 7.00pm to 8.05pm to allow for the presentations and any questions, reports or representations by the Police, County and District Councillors.***

*\*Cllr Hopwood, Ms Rehaag, Mr Rowe, Mrs Rowe and Mr Scoble left at 8.05pm*

- 21/054 **APOLOGIES:** Apologies were received from Cllrs Bowden, Pringle, L Rea, T Rea, Parsons and Spencer.
- 21/055 **INTERESTS TO BE DECLARED:** In accordance with the Code of Conduct, Members were invited to declare any personal or disclosable pecuniary interests. Cllr Lannin declared an interest in item 21/062 as she works for a housing association, however it was considered that as she had no personal or pecuniary interest she could take part in the discussion.
- 21/056 **MINUTES:** The Minutes of the meeting of the Town Council held on 9<sup>th</sup> August 2021 (copy previously circulated) were received. Cllr Jago confirmed and Cllr Munro seconded and the minutes were agreed to be accepted.
- 21/057 **PLANNING AND INFRASTRUCTURE COMMITTEE:** The Minutes of the meetings held on 2<sup>nd</sup> and 16<sup>th</sup> August 2021 (copies previously circulated) were received. Cllr Jago confirmed and Cllr Munro seconded and the minutes were agreed to be accepted.

- 21/058 **POLICY AND RESOURCES COMMITTEE:** The Minutes of the meeting held on 23<sup>rd</sup> August 2021 (copy previously circulated) were received. Cllr Jago confirmed and Cllr Dredge seconded and the minutes were agreed to be accepted.
- 21/059 **PARKS COMMITTEE:** The Minutes of the meeting held on 24<sup>th</sup> August 2021 (copy previously circulated) were received. None of the members who were present at this committee were in attendance therefore this item is to be deferred to the next Full Council meeting on 1<sup>st</sup> November 2021.
- 21/060 **PERSONNEL COMMITTEE:** The Minutes of the meeting held on 31<sup>st</sup> August 2021 (copy previously circulated) were received. Cllr Dredge confirmed and Cllr Khong seconded and the minutes were agreed to be accepted.
- 21/061 **TOWN MAYOR'S & DEPUTY TOWN MAYOR'S INTERESTS:** The functions and activities attended by the Town Mayor and Deputy Town Mayor for the period 3<sup>rd</sup> August to 14<sup>th</sup> September 2021 (previously circulated) were noted.
- 21/062 **BUTTERPARK:** The options for Butterpark were considered. Members felt they did not wish to form a working group at this time. The Town Clerk advised that Ms Rehaag has been looking into whether S106 funding would be available to demolish the existing building. He went on to request that Councillors provide a guide of how much affordable housing would be acceptable in addition to the disabled living units.  
Cllr Jago queried what the previous percentage of affordable housing was.  
The Town Clerk advised that it was 100%. The legal minimum is 30% affordable homes.  
Cllr Jago queried whether the 100% would be amended and suggested 45-50%.  
Cllr Wilson suggested that in addition to the disabled living accommodation there should be 50% affordable and 50% open market as the previous scheme was looking at costing over £300,000 to provide 100% affordable housing. The new scheme needs to be self financing if possible.  
Cllr Lannin commented that 6 units of disabled living accommodation does not seem like a lot, now is the time that this could be increased. The Mayor commented that the Town Council would not wish to act as landlords so would prefer to pass to a housing association to run. She then asked whether Mr Bagwell could be used for the legal side. The Town Clerk advised that he could, and there will be legal costs once work starts on the tender document.  
Cllr Laity commented that Ms Rehaag also has legal contacts. The Town Clerk asked Councillors to confirm that they were all in agreement that the plan for the site would be a minimum 6 disabled living units, minimum 50% affordable housing and 50% open market,

with a housing association running this, and on that basis he would work on a draft proposal of how to put this out to tender.

Cllr Wilson proposed this, it was seconded by Cllr Jago and all were in agreement.

It was **RESOLVED** for the Town Clerk to start work on a draft proposal based on a minimum of 6 disabled living units, minimum 50% affordable housing and 50% open market housing.

- 21/063 **FINANCIAL REGULATIONS:** The updates to the Financial Regulations (copy previously circulated) were considered. Cllr Wilson proposed these updates were accepted. Cllr Jago seconded this and all were in agreement.

It was **RESOLVED** to approve and adopt the updates to the Financial Regulations.

- 21/064 **CODE OF CONDUCT:** The updated Code of Conduct (copy previously circulated) was considered. Cllr Wilson commented that there was not a great deal that had changed. Cllr Dredge advised that the aim is to standardise the Code of Conduct for Towns and Parishes. Cllr Wilson proposed that the amended Code of Conduct was accepted. Cllr Jago seconded and all were in agreement.

It was **RESOLVED** to approve and adopt the Code of Conduct.

- 21/065 **REMEMBRANCE SUNDAY:** The report (copy previously circulated) was considered. Cllr Wilson noted that the wreath is laid in St Johns Church rather than the churchyard. All were in agreement to support the proposal for the Town Council to take the responsibility for this as a civic event, with the RBL taking the lead on organising.

It was **RESOLVED** to receive and note the information in the report and to support the proposal for the Town Council to take responsibility for this as a civic event.

- 21/066 **GAMBLING CONSULTATION:** The Draft Statement of Principles (copy previously circulated) was considered. Cllr Dredge commented that the main aim of this document is to protect vulnerable people and children. Cllr Lannin commented that she would support the policy. All were in agreement.

It was **RESOLVED** to receive and note the information in the report, and to support the Draft Statement of Principles.

- 21/067 **PLANNING MEMORANDUM OF UNDERSTANDING:** The report (copy previously circulated) was considered.

Cllr Jago commented that the Memorandum of Understanding seems very sensible but there are some issues with this which would require amendments to the Terms of Reference for our Planning Committee. He requested that this be deferred to the next Planning Committee to look at, and any proposed amendments to the Terms of Reference would be brought before Council for approval.

The Town Clerk advised that South Hams District Council would like a response as soon as possible but there is no time limit so he would let them know that we would provide a response in early November. All were in agreement.

It was **RESOLVED** to receive and note the information in the report, and to defer to the next Planning Committee to agree a response, and also to review the Planning and Infrastructure Committee's Terms of Reference.

21/068

**UPDATE AND INFORMATION:** Updates and notes of meetings attended by Councillors (copy previously circulated) were received. The Mayor commented that the Tour of Britain was very successful and thanked the Town Clerk, County Councillor Croad and Shirley Weeks for their work on this. She also thanked the Deputy Mayor for the chalk art on Fore Street.

The Mayor then advised members that the Senior Finance Officer has recently celebrated 20 years of working for the Town Council.

It was **RESOLVED** to receive and note the information and to thank the Senior Finance Officer for her hard work and dedication to the Council.

The meeting closed at 8.35pm.

Signed: ..... Date: 1 November 2021

## **IVYBRIDGE TOWN COUNCIL**

### **Report of the discussions during the adjournment of the Town Council Meeting held on Monday 20 September 2021**

#### **Apologies: Cllr Pringle**

#### **POLICE REPORT**

The police were unable to attend the meeting but provided the following report which had been circulated prior to the meeting:

Generally, although we have been and continue to be very busy, the demand from Crime has been relative low although, we have seen a sharp rise in Shoplifting offences at the Coop / Poundland and Tesco. We have been in contact with each store to encourage reporting so that we can gain a better overall view of what is going on.

Anti-social behaviour in and around the town centre has also risen. Young adults have been congregating by the Watermark, being rude and abusive to staff and then leaving piles of rubbish before moving through the town. Again, an issue which we are aware of and looking to resolve. I note that the Town Council uploaded some images to Facebook – I think this was a well delivered post and will no doubt assist in reducing the issue.

Finally, The Tour of Britain. What a brilliant event. A big thank you from us to the Town Council for helping deliver such a great day in Ivybridge – it was certainly one of the highlights of the South Devon leg – Fore Street looked great! Well done.

Sgt R Canning

#### **DISTRICT COUNCILLOR**

#### **COUNCILLOR ABBOTT**

Cllr Abbott provided the following report which had been circulated prior to the meeting:

Since my last report in August, you'll know the brown wheelie bin garden waste collection was suspended for four weeks and again now for a further four. Other collections are inconsistent. I encourage residents to report missed collections electronically but they are also welcome to email me. We will be discussing this again at the District Council on Thursday (broadcast from Kilworthy Park, Tavistock from 2pm).

One particularly fine example of self-help was Councillor Spencer wheeling his bin down to the Recycling Centre. I've learnt from this that pedestrian access is not permitted and I wonder whether there would be any call for it? I wonder how

bicycles fit into permitted access? The consequential debate on Facebook was enlightening - how many of our residents are unable to dispose of garden waste to the Recycling Centre themselves? I have started to make enquiries but I'd be grateful for comment and even possible solutions!

I have continued to receive reports of the dust caused by construction at Rutt Lane. This is in Ugborough Parish, but in my Ivybridge East Ward and the residents affected are ours - in Ivybridge. I have asked the company, Wain Homes, to bring back a water bowser to damp down the dust. I know residents in Butterdon Walk are making their own representations directly but they are getting nil responses from Wain Homes. I have made enquiries about construction work on Sundays which may be against the particular planning conditions.

I met with Councillor Hopwood (present here this evening) to discuss relationships with Ivybridge and I'm pleased to say she was able to report personal, positive views on our Town, and its vibrancy associated with the great range of shops and the businesses we have. We are looking forward to the large inward investment that is in the pipeline.

On Councillor Louise Rea's initiative, I am in discussion with SHDC Officers over access through the lane at the north of Bridge Park. That's led me to think about the provision of Children's Play Park assets in the various parks. At the moment, you may well know, St John's Close Play Park has a swing set with a seat for a child with disabilities, and some equipment can be supportive across the piece: nest or basket swings; some spinners with a height to assist transfer from assistive devices. Although I've not seen much on this, I wonder if we are able to identify need in Ivybridge and develop a strategy to support the wider community.

You many have been contacted about various issues important to our residents: hedgehogs (with solutions such as 13cm hedgehog highways), fireworks (with a possible solution of replacement by drones); cycle routes (with stalwart work being underway by PL:21); litter (with a collection on Saturday organised by PL:21); the replacement Skate Park (with work by Bridge Board Riders). These and others are key topics simmering away needing answers.

There has been a discussion over funds for the improvements to access to Filham from the west and I'm grateful for clarifications by our Town Clerk, by Keith Rennells and by the SHDC Officer. I have added my agreement to others on the expenditure of £68,182 of Section 106 Funds originating with development at Lucerne Fields.

Regards,

Victor Abbott  
07757 262 919

Town Councillors voiced their frustrations at the poor service the town has received from FCC.

Cllr Wilson queried why the brown bins cannot be emptied along with the black bins.

Cllr Jago commented that community solutions for the brown bin collections are all very well but his concern is that the brown bin collections will never return, and if the Town Council start to do this it would then be expected of us. He went on to query whether the use of Teignbridge District Council resources will lead to the merger of the two District Councils.

Cllr Lannin raised the issue that the system only allows two days to report missed bin collections so a lot may be going unreported.

Cllr Jago also commented that residents are asked not to leave their bins out, however if their collection is missed and the refuse collectors come another day they miss this collection too.

Cllr Hopwood responded to the Town Councillor's queries. She advised that waste is a hot topic and the service has not been good enough. She gave a 100% guarantee that under this administration, garden waste collections will not be chargeable. The situation will be under review again in October but there are no plans to permanently stop or charge for garden waste collections.

She went on to explain that the merging of two District Councils is not going to happen. Using Teignbridge District Council resources was a one off on one Saturday.

She explained that garden waste cannot be collected alongside general waste as the general waste goes to the incinerator in Plymouth for disposal. Lorries are turned away if they contain too much garden waste.

If bins are not collected, then residents are ok to leave them out as long as they are not creating an obstruction.

SHDC officers and members are working hard to try to sort out the situation.

Cllr Budd commented that she can see the issues with waste are the culmination of a lot of things and asked whether there is a timeline to get things sorted. She asked whether the system is too complex with the different boxes. She also commented that she is concerned to see residents making comments about council tax refunds.

Cllr Hopwood advised that it is not possible to give a timeline as there is a process which needs to be gone through if the operator is not delivering. They are being challenged every week. The recovery plan which FCC provided previously has failed and they are expecting another to be submitted this week. She went on to explain that as council tax is a general taxation they do not have the ability to do refunds. Also households only pay approximately £1 per week for waste services.

Cllr Munro went back to Cllr Lannin's earlier point and asked about the two day limit on reporting missed collections.

Cllr Hopwood explained that this is because, when things were working properly, the team would go back to collect any that were missed. Unfortunately, this is not possible at the moment.

## **GENERAL**

The Mayor called Mr Scoble to speak.

Mr Scoble advised he was there to ask whether it would be possible to introduce parking permits in the area of Paddock Drive, Greenfield Drive and Woodside as residents are struggling to park.

The Mayor explained that parking permits are the responsibility of Devon County Council, not the Town Council. Unfortunately, County Councillor Roger Croad was unable to attend the meeting but she would contact him regarding this. She advised that the Town Council are aware that parking is an issue throughout Ivybridge.

Cllr Jago commented that this should be considered along with the regeneration of Ivybridge and Aldi development.

## **SOUTH HAMS DISTRICT COUNCIL HOUSING SPECIALISTS – IDEAS FOR THE BUTTERPARK SCHEME**

The Mayor introduced Ms Rehaag, a housing specialist from South Hams District Council.

***\*It was RESOLVED to suspend Standing Order 3i to allow Ms Rehaag to speak for more than 3 minutes and Standing Order 3h to extend the time allowed for the public participation section.***

Ms Rehaag advised that SHDC is not going to be able to take on the site and there is a time limit of March 2023 on using the S106 funding therefore things need to start progressing. The site is classed as brownfield and within the town therefore only 30% of the development is required to be affordable, although it would be preferable to see a larger amount of affordable homes provided, perhaps more like 65%. Once the Town Council has decided on its vision for the site she will try to connect with the right people.

She went on to explain there are various options for the style of building, for example modular methods, Z Pods which would last for 90 years and meet the space standards required, as well as traditional methods of building. The entire site would not need to be modular housing, it could be a mix of this and traditional builds.

The Town Clerk advised members that the Council needs to set out their priorities so that Ms Rehaag can guide us towards ways of using the site to meet these priorities and so when we go to tender again there is a clear vision for the site.

Cllr Dredge queried what part Ms Rehaag would play in the tender process.

Ms Rehaag explained that her role is being an enabler. Once she knows what the Council would like she will try to find a developer who can make it happen. She is here to support the Council.

Cllr Dredge queried what would happen if the developer tried to change the goalposts again.



Ms Rehaag said she would hope this would not happen as they would try to work through things before signing contracts.

The Town Clerk advised that Devon County Council would be happy to discuss the covenants on the site and potentially make changes but they would only do this if they could see a plan, not on a provisional basis.

Mr Rowe, a resident of the town, advised that his 34 year old daughter still lives at home. She has a job and helps out with local organisations, however she could not live on her own in a normal environment. At the moment there is no provision for people like her in Ivybridge, she would end up in a shared property in Plymouth that would not be suitable for her needs. The original scheme for Butterpark with the 6 units and a hub room for services to be delivered and for learning life skills looked perfect.

Cllr Lannin asked whether it would be possible to obtain more information on whether the Council's idea of need matches what is on the housing register.

Ms Rehaag advised that there is not a register by town, it is covered by the District but it may be possible to obtain some figures for the PL21 area.

Cllr Munro voiced his support for splitting the site into 2 lots to appeal to different contractors.

The Town Clerk advised that if this was a preferred option the covenants would need to be looked at but would need to be careful about affecting the tender process.

The Mayor queried whether there are any modular homes in the area that Councillors could go and look at.

Ms Rehaag advised she could send some links through. It may not be possible to tell these apart from traditional builds.

Cllr Budd asked if Ms Rehaag could provide a timeline so this doesn't falter again.

Ms Rehaag advised that the tender would need to go out by Christmas at the latest. She went on to suggest that the tender could be worded that the Council would not accept less than a certain percentage as affordable.

The Mayor thanked Ms Rehaag and Mr & Mrs Rowe for their input into this discussion. Mr Rowe offered to be part of any working group that may be organised.

The public participation session closed at 8.05pm.