

**UGBOROUGH PARISH COUNCIL MEETING**  
**Wednesday 14<sup>th</sup> February 2024 at 7.30pm**  
**Ugborough Village Hall**

**To all members of the Council**

You are hereby summoned to attend a meeting of Ugborough Parish Council to be held in Ugborough Village Hall at 7.30pm on Wednesday 14<sup>th</sup> February 2024



Sally Smale, Clerk to the Council

Wednesday 7<sup>th</sup> February 2024

**Questions from the Public** – *After which the public may not speak. Ten minutes designated for public participation, with a member of public speaking for not more than 5 minutes (Standing Orders 3a,3b)*

**Reports from District & County Councillors**

**AGENDA**

**23.128 To accept apologies for absence**

**23.129 To note declarations of interest and consider granting dispensation requests**

**23.130 To confirm the Minutes of the Meetings held on the 10<sup>th</sup> February 2024, as previously circulated.**

**Matters arising:**

1. 20mph speed restriction in Ugborough village update
2. Light on Conduit update
3. Paint on the road in Ugborough village
4. 30mph restriction on the approach to Ivybridge from Bittaford (B3213)
5. Flooding and drainage on the highway above Bittaford Play Area

**23.131 Planning**

**1. To consider the following applications:**

**a) 0182/24/LBC** Hill House Ugborough PL21 0NJ Listed building consent for necessary repair works to the roof covering & rear chimney

**b) 0309/24/LBC** Listed Building Consent application for 'Phase 2' necessary structural repair works to the roof, roof trusses & first floor structures over living room 3 only. Hill House PL21 0NJ

**c) 3678/23/FUL** Proposal: Use of a mobile home to act as a temporary agricultural workers dwelling Site Address: Higher Witchcombe Farm, Ugborough, PL21 0HR

**d) 0237/24/VAR** Application for Variation of Conditions 2 (Plans) & 10 (Ecology Report) for approved planning application 0228/20/FUL Site Address: Earlscombe Farm Bittaford PL21 0LD

**e) 4206/23/FUL** Proposal: Restoration & conversion barn into a 4 -bed two storey holiday unit with assoc amenity area & car parking Site Address: Langford Barton, The Barn, Ugborough, PL21 0PG

**2. To note decisions made by SHDC and DNP**

**a) 3412/23/FUL** Witchcombe House, Ugborough, PL21 0HR Proposed ground standing 20 No solar panels, associated equipment & batteries

**Decision: Conditional Approval**

**b) 0499/23** Burrington House Wrangaton South Brent TQ10 9HF Cladding to upper walls of existing house, Burrington House, Wrangaton, South Brent, TQ10 9HF

**Conditional approval**

**c) Grid Reference: (269273, 58611) Communication Station Lower Eden Stable South Brent TQ10 9ES Notice of Intent to Install Electronic Communication Apparatus**

**Decision: Permitted Development**

d) Owley Cottage, South Brent, TQ10 9HL Installation of two radon sumps, Owley Cottage, South Brent, TQ10 9HL

#### **Conditional approval**

e) **3526/23/TCA** Works to a Tree in a Conservation Area 21, Lutterburn Street, Ugborough, PL21 0NG  
Decision: **Tree Works No Objection Raised**

### **3. Development at Sidings Cross:**

#### **a) To ratify the responses to planning application 3950/23/POD**

Application to determine if prior approval is required for a proposed change of use from Commercial, Business & Service (Class E) to dwelling house (Class C3) - conversion of ground floor of 2 Storey Building from commercial unit to 2 x bedroom flat with 1 x additional parking space Location: 2 Creber Drive Wrangaton TQ10 9FL

i) *UPC strongly oppose this proposal. Wrangaton has few local services and to comply with the Ugborough Neighbourhood Plan a need was identified for a retail outlet and/or community space. We understand from the Local Member at the time that this was a condition precedent for him to approve the grant of planning consent. In our opinion the space should be made available to the community to manage and enable them to find a suitable community use and/or commercial occupier for the building. Recent suggestions at the Parish Council include a visiting post office, pre-school group or public health visitor/doctor. The Council requests that this application be taken to the Planning Committee to enable the measures the Developer has taken to fulfil their obligation in Condition 9 of 3717/19/ARM to be subjected to closer scrutiny.*

ii) *1317/16/OPA stated that "The proposal now is for 36 dwellings (including affordable housing) and a flexible shop/community space".*

*In the light of the condition 9 of 3717/19/ARM:*

*Condition 9. Within 6 months of the completion of the development hereby approved, confirmation of the intended use of the community building or shall be submitted to the Local Planning Authority for approval. The use shall then be implemented in accordance with that agreement.*

*Reason: To ensure that the community building or shop is used for its intended purpose in accordance with the approval for this site.*

*We suggest that the property is in Use Class F2 (Not E) and that its use as an office by the developers was in breach of this condition and that the opportunity to convert to residential was lost in 2021?*

#### **b) To ratify the decision to report an Alleged Breach of 3717/19/ARM - Cond 9. Community building or shop. Land Adjacent to Siding Cross Wrangaton.**

#### **c) To consider the appointment of a legal planning expert to give advice in relation to the the application.**

#### **d) To consider applying for the building to become an asset of community value.**

### **4. To note the appeal outcome for Yeo Farm, Ermington Road, Ivybridge, Devon, PL21 0LF**

Appeal is allowed and approval granted

### **23.132 To receive an update on Ugborough West**

### **23.133 Finance and HR**

#### **1. To approve the following payments and note receipts:**

	<b>Gross</b>	<b>VAT</b>	<b>Net</b>
HMRC	495.54		495.54
Pension	197.93		197.93
Sally Smale	546.04		546.04
J Widdicombe 2190	198.00	33.00	165.00
J Widdicombe	132.00	22.00	110.00
Parish ONline	242.00		242.00
Village Hall Hire Oct - Dec	55.00		
Sally Smale	62.13		62.13
Postage (SS)	6.00		6.00
Bittaford Planters	25.40	4.23	21.17

## 2. To receive the financial statement:

TRANSACTIONS		RESERVES	
Lloyds Current Account (End Jan)	£22,244.30	P.3 grant	£979.98
Less uncleared payments	£1,464.50	Open space sport & recreation	£4,257.50
Plus uncleared receipts	£335.00	TAP: Commuinity Education	£366.00
Less Transfers not on Bank Statement	£0.00	Dementia Awareness	£150.00
Total	£21,114.80	Community Highway equipment	£97.00
CCLA Savings (End Dec)	£51,055.87	Community Lengthsman	£0.00
<b>Total Funds</b>	<b>£72,170.67</b>	Post office disabled access	£112.00
		Burial ground	£1,500.00
		Climate Emergency Reserve	£5,000.00
<b>Total uncommitted funds</b>	<b>£39,074.58</b>	Community Projects & Support*	£7,446.00
		20 mph project	£13,000.00
		Bittaford and Ugborough Planters	£187.61
		<b>Total</b>	<b>£33,096.09</b>

*Community Projects: New Pre School building, Amenity green space (Ugborough village), Bittaford play park equipment and surfaces, Conduit repair and maintenance, Tidying village centres and planters, Grant towards community use of redundant WC buildings, Walking leaflets.*

## 3. To consider the proposed burial fees for financial year 2024-2025

## 4. To consider the proposal to increase the clerk's salary by 1 local government scale point

## 5. To consider the updated Financial Regulations for adoption

### 23.134 Policy

1. To consider the new website and agree further action
2. To agree a date and speaker for the Annual Parish meeting

### 23.135 Highways

1. To consider the proposal for a bus shelter at Filham Chase
2. To consider the design of the agreed shelter at Wrangaton Sidings Cross
3. To consider the correspondence regarding speeding at Wrangaton and agree any action

### 23.136 Climate Emergency and sustainable Ugborough

Update on the UPC Sustainability event on 23<sup>rd</sup> March and agree up to £200 for expenses.

### 23.137 Asset Management

1. Bittaford Play Area Update
2. To consider the quote from MS contracting for the erection of the new notice board in Ugborough bus shelter  
2 people for 1.5 – 2 hours each at £25.12 per hour = up to £100.50
3. To consider the correspondence regarding the Christmas lights in Ugborough and agree any actions

### 23.138 School Field update

### 23.139 To receive reports on any meetings attended

Date of next meeting Wednesday 13<sup>th</sup> March at 7.30 pm Ugborough Village Hall