

LANGTREE PARISH COUNCIL

MINUTES OF MEETING

10th JUNE 2021

Present	Councillors: Jenny Coles Colin Edworthy James French (Chairman) Mark Glover David Ley Pat Mitchell Andrew Saywell (DCC) David Hurley (TDC)
In attendance	Leigh Pollinger – Parish Clerk 3 members of the public.
346	WELCOME AND APOLOGIES FOR ABSENCE Apologies from Geoff Bond, and Peter Haselhurst.
347	MINUTES OF THE LAST MEETING
347.1	Matters Arising <ul style="list-style-type: none">• 340.3 Allotment fees payment requests have been issued to holders.• 340.4 Notice Boards. A replacement board has been ordered for Church Lane – due for delivery mid July; Mark Glover is repairing the Berry Cross board; Geoff Bond has cut the padlock at Stibb Cross and replacement has been purchased.• 344 Wonders Corner junction visibility. Devon Highways have been contacted. They have responded as follows: “This site has been inspected and no safety defect has been identified. The hedge in this location is the responsibility of the adjacent landowner to maintain and cut. The verges either side of this junction are soon to be cut as our machines are currently visiting parishes and cutting visibility splays.” Clerk to write to landowners.
347.2	Minutes of meeting held on 19 th May 2021 to be agreed. <ul style="list-style-type: none">• Proposed by Jenny Coles and seconded by David Ley.
348	DECLARATION OF INTERESTS <ul style="list-style-type: none">• None were recorded
349	REPORTS

349.1	<p>Police Community Support Officer</p> <ul style="list-style-type: none"> No report received.
349.2	<p>County Councillor</p> <p><u>Cabinet Position and Priorities for the New Term</u></p> <p>The work of the new Council has now begun following the Elections. The Leader of the Council, Cllr John Hart, has asked me to join the County Council Cabinet – a big step up in responsibility for me. My portfolio on the Cabinet will be ‘Organisational Development, Workforce and Digital Transformation’ and covers a wide remit from staffing, ICT, communications, websites and so on.</p> <p>Despite these new responsibilities, my constituency work remains a priority – I will continue to follow up local matters and if I can, use my new position to advance the priorities of Torrington Rural.</p> <p>The priority for the new Administration is Recovery and Regeneration as we come out of the pandemic and will be the theme of the Council for the next four years.</p> <p><u>Coronavirus</u></p> <ul style="list-style-type: none"> Stats – As of 9th June the DCC area of Devon now up to 20,679 coronavirus infections since the start of the pandemic. Since the 4th June that is a weekly increase of 75 infections, with most new infections coming from Mid Devon and Exeter. By way of comparison... in Torridge there were just 5 new infections in the last 7 days, North Devon was 9 in the last 7 days, West Devon 4 cases in the last 7 days. Infection cases have been relatively stable over the previous weeks, with Devon rates currently amongst the lowest in the country (9.3 per 100,000 compared to England figure of 50.3). However, the Public Health Team are anticipating an increases in cases over the coming weeks, very much in keeping with what we are seeing in most parts of the Country where the Indian (delta) variant is the dominant. To place it in context there has been a 50% increase in COVID cases Nationally within the past week. According to the Director of Public Health, 75% of people infected with the Indian variant had not been vaccinated. The key message remains – get your jab when you are called up! And in the meantime, continue to follow the guidance of hands, face, space and fresh air. <p><u>COVID Vaccinations</u></p>

The rollout of the vaccine in Devon and in Torrington Rural continues to go well.

I sent a briefing note from the NHS to the Parish Councils earlier this week but the main points for vaccine rollout:

- **769,059 people in Devon received their first vaccine dose** between 8th December – 30th May, **while 553,204 second doses have been given.**
- **Latest estimate is more than 90% of anyone over 50 in Devon has received their first dose. In total 76.8% of the adult population in Devon, those aged 16 +, have received a first dose.**
- People who are aged 30 and over are eligible to book their first and second jabs.
- **If you have an appointment for a second dose these appointments remain in place and it's really important that you attend it as planned. There has been a number of people in Devon not attending their second appointment. Please do so, two doses of the vaccine offer you the best protection against the Kent and Indian variants!**
- Even when you have been vaccinated, you must still continue to follow the COVID-19 safety rules – remember hands, face, space, and fresh air!

Local Highways Matters

Some patching work on the B3227 between Langtree and Watergate should be taking place to fix some of the potholes there. Longer term there are plans in the system for patching and resurfacing works along this road, but in the meantime please continue to report potholes.

It is really important that residents continue to report potholes and other highways defects. I cannot stress enough this is a numbers game – the more potholes reported the more likely it is we can have permanent repair works like resurfacing take place. Please visit devon.cc/report-it to report potholes and other highways defects online.

Support for Children during Half Term

Thousands of meal boxes have again been delivered to families with young children this half term holiday week, in an initiative to help those who are struggling during the coronavirus pandemic. DCC first ran 'The Goodie Box' initiative during the Easter holidays, with good success. The boxes included ingredients and simple recipe ideas, and they were delivered to families' front doors. Feedback from families was that they loved them.

	<p>DCC rolled this out again this holiday, and the boxes have included fresh and store cupboard ingredients for dhal curry and flatbreads; hearty veg-packed pie; veggie bolognese; creamy summer pasta; tomato and courgette risotto; Mexican bean burrito; pitta pizzas; and fruity pancakes.</p> <p>Each recipe had tips on how to swap or add ingredients and advice on healthy eating and how to prevent food waste. These meals helped to make sure young people throughout Devon had access to healthy and nutritional meals during the holiday period.</p>
<p>349.3</p>	<p>District Councillor</p> <p><u>Full Council Meeting</u></p> <p>As you are aware from the beginning of May council meetings are able to be held live. The first Torridge Full Council meeting to be held live since 24th Feb 2020, nearly 16 months. Full social distancing rules are to be employed including the wearing of face masks until sitting down.</p> <p><u>Brunswick Wharf Development</u></p> <p>It came to my attention today that a substantial sum of money has been awarded to the Brunswick Wharf project. The news release states:-</p> <p>Funding for Brunswick Wharf in Bideford has come from the Land Release Fund, which aims to support small-scale infrastructure works to improve quality of life and to overcome barriers which would otherwise make land unusable for development. The award of £797,000 will be used for stabilisation and remedial works to the historic harbour wall as part of the site enabling works and flood defence scheme, opening the way for an estimated £22.6 million investment to create 85 new homes, retail units, Design studios, a restaurant and separate cafe. In addition a riverside walk and up to 64 new jobs will be created.</p> <p>The sooner this project comes to fruition the better. I have no further news at this time with regard to the Creamery at Torrington.</p> <p><u>Speedwatch</u></p> <p>I was recently informed of the outcome of a Speedwatch session outside Travis Perkins at Stibb Cross on 28th May. This is the first time that Speedwatch have operated for some considerable time.</p> <p>Historically not many speeders are logged in excess of 35mph at this location. However this time over the 75 min period that the Team were in operation 200 cars were logged passing that point with 20 vehicles being logged, in excess of 35mph.</p> <p>Over the years this was the highest amount of activity that the Team has encountered.</p> <p>The Speedwatch Team were outside Shebbear College today and that location is the 2nd that the team monitor and usually has a higher count</p>

	of vehicles logged in excess of 35mph. As yet I don't know the figures from that session.
350	PARISH MATTERS
350.1	<p>To receive an update on the formal transfer of the MUGA to Langtree Parish Hall and Langtree Hall Players (operating organisation).</p> <p><u>Background</u></p> <ul style="list-style-type: none"> • The field containing the dog walking area, football pitch, MUGA, and changing room is owned by the Parish Council. • The Parish Council spent c. £88k to build the MUGA during 2020 and were looking to charge users for using the facility in order to cover day to day and long term maintenance costs (Sports England recommendation is recover a minimum of 3% of the construction cost pa). • Whilst asking Devon Association of Local Councils advice about the MUGA the Parish Council were advised that because they had invested in a facility and were likely to receive an income of over £2.5k then the PC will have to register for VAT and charge all customers VAT. This was a complete surprise to us. • We were advised that the way for the PC to avoid the VAT implications is to lease the asset to a third party and for them to become responsible for charging and maintaining it. • As discussed at the meeting on 21st December 2020 a draft formal lease for 25 years has been drawn up covering the MUGA. However it has been asked that the Changing Rooms and football field be added to this lease. This was agreed at the Parish Council meeting on 10th June 2021. For clarity we are proposing that the whole field and its contents behind the Parish Hall but excluding the portion fenced off as the dog walking area is subject to this formal lease. • It has been suggested that the lease should be with the Langtree Hall Players, a separate group who have responsibility for managing the sports / leisure facilities. However I am concerned with the idea of the Langtree Hall Players as the tenants to the proposed lease as they are not a legal entity and I therefore sought some legal advice: • A general partnership / group / committee cannot enter into a lease in its own name, as it is not a legal entity in itself. Therefore, members must be named as tenants. However, as a matter of law, legal title may only vest in a maximum of 4 tenants. The usual way of granting a lease in this case is to grant a lease to 4 of the members, who execute the lease as tenants, with the remaining members acting as guarantors. • Problems arise when there are changes in the membership, especially if one of the members named as a tenant in the lease

	<p>wishes to retire from the group. Legislation and case law means it is very difficult or, in some circumstances, impossible to deal with the lease to reflect the change in membership.</p> <ul style="list-style-type: none"> • The only simple way is to close down the existing lease and raise a new lease to the new membership, this will incur legal fees and also registration fees at the land registry where details are stored of the lease. • Based on the above it would seem that the most viable option is for the lease to be with the Parish Hall as then both sides are legal entities and the Langtree Hall Players (MUGA / Sports committee) continue as a stand alone venture with representatives of Langtree Parish Hall and Langtree Parish Council on their board. • Sue Lee attended the meeting on behalf of the Parish Hall and general discussion was held. Sue agreed that she would take the proposal of the lease being with the Parish Hall back to their next committee meeting scheduled for 17th June.
350.2	<p>To consider transferring the football field and Changing Room to Langtree Parish Hall</p> <ul style="list-style-type: none"> • It was unanimously agreed that the football field and Changing Room would be transferred to the Parish Hall along with the MUGA
350.3	<p>Update on mower repairs, grass cutting, and any other actions the Parish Council may be responsible for in order to get the football pitch up to scratch.</p> <ul style="list-style-type: none"> • Mark Glover has been working with Dave Daniels on repairing the mower. He was hopeful that they have found the electrical fault and the machine will be up and running shortly. • After these repairs are completed Dave Daniels wishes to hand over the machine to another business to carry out servicing and maintenance. Agreed. • It was also agreed that the Chairman would write to Dave Daniels thanking him for all his efforts, Mark Glover also to arrange donation of a small gift.
351	PLANNING
351.1	<p>To consider any planning applications received between issuing of agenda and meeting.</p> <ul style="list-style-type: none"> • None received
352	CLERK'S REPORT AND FINANCE

352.1	<p>To receive report including auditors report on financial activities during financial year 2020/2021.</p> <ul style="list-style-type: none"> • The Annual Governance and Accountability Return for 2020/21 has been completed and reviewed by our auditor, no issues have been identified. After signature it will be sent to PK Littlejohn the Government auditors for review and final sign off. Documentation will also be uploaded onto web site. • In summary, total receipts were £130,448 and total expenditure was £125,722. These figure include VAT which was then recovered (£17,139) and receipt and repayment of a £15,000 temporary loan from the Parish Hall to cover cash flow whilst VAT was recovered • Final spend on MUGA was £87,312 – Outside grants were £80,976 balance of £6336 were paid from Parish Council. Expenditure on all other items were £6209 (all items exclude VAT) paid from the precept of £8500. • Auditors report – we were given a clean bill of health. However there were a couple of recommendations: <ul style="list-style-type: none"> ○ The risk assessments need to be reviewed annually ○ The Clerk’s salary needs to be reviewed to ensure that it is above minimum wage. 						
352.2	<p>To approve and sign off AGAR documentation.</p> <ul style="list-style-type: none"> • The accounts were unanimously approved and the Chairman signed the documentation. 						
352.3	<p>To receive update on financial position at end May 2021</p> <p>The bank figures at the 30th May 2021 were</p> <table border="1" data-bbox="435 1431 1385 1650"> <tr> <td>Main Account</td> <td style="text-align: right;">£3274.07</td> </tr> <tr> <td>Reserve Account</td> <td style="text-align: right;">£4000.15</td> </tr> <tr> <td>Total</td> <td style="text-align: right;">£7274.22</td> </tr> </table> <ul style="list-style-type: none"> • Since the last meeting payments were made as follows Bridgmans £29.40 BHIB £527.59 • There were no receipts 	Main Account	£3274.07	Reserve Account	£4000.15	Total	£7274.22
Main Account	£3274.07						
Reserve Account	£4000.15						
Total	£7274.22						
352.4	<p>To request approval of BACS Payments and cheques</p> <ul style="list-style-type: none"> • Adrian Hinchcliffe (garden waste) £40.00 						

	<ul style="list-style-type: none"> • Tim Sanders (auditor) £95.00 • Travis Perkins (Berry Cross Notice Board) £18.14 • Andrew Symons (Mower part) £46.44 • Andrew Symons (Mower part) £5.99 • Greenbarnes (notice board) £630.77 (board £480.85, transport £41.23, VAT £105.13) <p>All agreed</p>
352.5	<p>To review correspondence received</p> <ul style="list-style-type: none"> • An email had been received regarding the current closure of Minor Injuries Units and requesting parish council's to support a campaign for re-opening these units. It was agreed that Langtree would support this campaign.
353	<p>PUBLIC PARTICIPATION</p> <ul style="list-style-type: none"> • There were no items raised
354	<p>ANY OTHER ITEMS AT CHAIRMAN'S DISCRETION</p> <ul style="list-style-type: none"> • MJ Baker to be contacted and asked to cut the grass in Langtree Park a bit tighter. • The waste bins at the Langtree bus stop need emptying • The meeting ended at 8.30pm
355	<p>DATE OF NEXT MEETING</p> <p>The next meeting will be held on 8th July 2021 at 7.30pm.</p>