



**Minutes of Credition Town Council's Property & Allotments Committee Meeting,  
held on Tuesday, 13<sup>th</sup> March 2018, at 6.00 pm, at the Council Chamber, Market Street, Credition**

**Present:** Cllrs Miss J Harris (Committee Chairman), Mr M Szabo and Mr J Ross

**In Attendance:** Mrs Emma Anderson, Assistant Clerk  
Ms Penni Tearle, Chair of Boniface Allotments Association

**76. To receive and accept apologies**

It was **resolved** to receive and accept apologies from Cllr Mrs Anne Hughes. (Proposed by Cllr Szabo)

**77. Declarations of Interest**

None declared.

**78. Public Question Time**

There were no members of the public present.

**79. Order of Business**

There were no changes to the order of business.

**80. Chairman's and Clerk's Announcements**

There were no announcements.

**81. Property & Allotments Committee Minutes** – To approve and sign as a correct record the minutes of the Property & Allotments Committee Meeting held on 9<sup>th</sup> January 2018. Copies had been circulated with the agenda. It was **resolved** to approve, and sign, the minutes of the Property & Allotments Committee Meeting held on 9<sup>th</sup> January 2018, as a correct record. (Proposed by Cllr Ross)

**82. Matters Arising**

Cllr Szabo:

- Page 19, minute 73: Cllr Szabo requested an update on the site visit planned at Stonypark. The Assistant Clerk explained that, as bird nesting season ends in August, the site visit will be held in July. Dependent on the outcome, any necessary quotes will be obtained throughout August ready for consideration at September's Committee meeting.
- Page 20, minute 74: Cllr Szabo referred to the email circulated regarding the breeze block wall at Peoples Park. This explained that a condition had been set when the planning application was approved for the adjoining property, which requires the boundary wall to be finished to a specific standard on both the external side as well as the internal. Cllr Szabo thought this was a great result.

**83. Allotments**

a) **To consider the following issues and agree a course of action:**

➤ **Vacant plots, Non-cultivation Notices and Notices To Quit**

The Assistant Clerk posted on the Facebook and Twitter pages to advertise the remaining vacant allotment plot. This proved very popular and there are no longer any vacant plots. This year's first round of inspections will be carried out at the end of March.

- b) **To consider matters raised by the Boniface Allotments Association and agree a course of action.** None raised.
- c) **To consider matters and issues raised by allotment tenants and agree any actions.** None raised.
- d) **To receive an update on the installation of new number posts on the allotment sites.** Ms Tearle provided an update, which is attached to these minutes as Appendix One.
- e) **To receive an update on the Exhibition Road Allotment Access Path Project.** The dropped kerb is now complete, and the work has been inspected. There has been a couple of concerns regarding the structure of the dropped kerb and ramp. The Assistant Clerk has discussed the kerb with DCC's Neighbourhood Highways Officer and he has confirmed that a slight upstand is required. The gradient of the ramp is also required to allow for the necessary drainage pipe to run beneath it, preventing any flooding on the allotment site.
- f) **To consider the current water provision at the Allotment sites.** The Assistant Clerk confirmed that a plan of the current water provision will be drawn up following the next inspections. Ms Tearle had contacted several plot holders and the general opinion was that, although Exhibition Road was in need of additional water sources, if new taps were installed this would exacerbate the issue as the current water pressure is not strong enough. Ms Tearle explained that water butts would be a better option, but further research needs to be carried out.

Members discussed whether Mid Devon District Council is still running its water butt scheme. The Assistant Clerk agreed to look into this.

- g) **To consider quotations received for repairing the boundary wall at the Moffats Land allotment site and agree a course of action.** Copies of the quotations had been issued with the agenda. The Assistant Clerk explained that advice had been sought from Mr Bob Brooks at R J Brooks & Sons. Mr Brooks confirmed that the wall had not deteriorated over the last couple of years, however he provided two options for repairing the wall. The first option involved engineering an entirely new wall and the second option was a cheaper alternative that would involve infilling the wall and this repair would last several years.

It was **resolved** to accept the quotation for Option 2 at a total cost of £1,615 + VAT. (Proposed by Cllr Szabo)

It was further **resolved** to move the £2,500 allocated for the Moffats Land Wall in the 2017-18 budget into an earmarked reserve fund, to be used for the repairs to the wall as the work is likely to commence in 2018-2019. (Proposed by Cllr Szabo)

Ms Tearle left the meeting at 6.15 pm

**84. To receive an update on the following works:**

- **Bench at Landscore.**  
Due to personal circumstances, Paul Gilbert is currently trying to catch up with his workload. He has confirmed that we will start the repairs once he has caught up with other work.
- **Bin at Spinning Path Gardens Play Area.**  
The bin has been installed.

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➤ **Memorial Bench at Peoples Park.**

The Assistant Clerk is waiting for an update from the family who requested the bench.

➤ **Planter outside Lloyds Bank**

A R Davey confirmed this would be completed once the weather starts to improve and they begin outdoor jobs.

➤ **Lime Tree Stump at Peoples Park**

The stump was treated by Urban & Rural Tree Services using eco-plugs.

- 85. To consider quotations to plant the Lucombe Oak sapling in Peoples Park and agree a course of action.** Copies of the quotations received had been issued with the agenda. It was **resolved** to instruct Urban & Rural Tree Services to plant the Lucombe Oak sapling in Peoples Park at a total cost of £270 + VAT. (Proposed by Cllr Ross)

Cllr Ross expressed concern that the window for planting the sapling is almost over and requested for the instruction to Urban & Rural Tree Services to request for the planting to be carried out as soon as possible.

- 86. To consider whether dogs should be kept on leads in Peoples Park.** This item had been requested by Cllr Wright. Further information relating to this item had been issued prior to the meeting. Cllr Szabo explained that Peoples Park has evolved into a different sort of park in comparison to Newcombes Park. Peoples Park is an open space ideal for dog walkers and does not generally attract children due to the close proximity of the road. After walking around the Park twice last year with a Britain in Bloom judge, Cllr Szabo has not seen any evidence of dog fouling issues.

Members agreed that it would be more beneficial to focus on educating dog walkers. It was **resolved** to erect dog fouling posters around Peoples Park and continue to promote the free dog poo bags available from the Town Council offices. (Proposed by Cllr Szabo)

- 87. To consider quotations received for repairing the small bench located on the top path at Peoples Park and agree a course of action.** Copies of the quotations had been issued with the agenda. It was **resolved** to instruct A R Davey to repair the bench at a total cost of £105 + VAT. (Proposed by Cllr Harris)

- 88. To consider a quotation received for the maintenance of the Peoples Park Scout Memorial Garden for the financial year 2018/19 and agree a course of action.** A copy of the quotation had been issued with the agenda. It was **resolved** to accept the quotation received from Exeter & Crediton Garden & Property Services to maintain the Peoples Park Scout Memorial Garden for the financial year 2018/19 at a total cost of £1,200 + VAT. (Proposed by Cllr Harris)

- 89. To consider the structural survey report on the Newcombes Meadow toilet block and agree any further actions.** A copy of the report had been issued with the agenda. It was **resolved** to note the report with no immediate action required. (Proposed by Cllr Harris)

- 90. To consider organising a group of volunteers to clean the bus shelters on the High Street.** Further information relating to this item had been issued with the agenda. The Assistant Clerk advised members that it would be necessary to go through several formalities before pursuing this idea as it would require volunteer forms, risk assessments, work method statements and there is the increased risk from the work being carried out so close to the highway.

SA

Members agreed to wait for further information from the individual that submitted the request.

91. **To consider installing a bin at the bus stop by Wellparks, by relocating an existing bin in Crediton that is currently under used, and agree any actions.** The Assistant Clerk explained that a new bin request form had been submitted to Mid Devon District Council (MDDC) and, after surveying the area, MDDC did not deem it necessary for a new bin to be installed. After discussing the issue, MDDC suggested relocating an existing bin that is not frequently used. The Assistant Clerk provided members with a map and image of the bin that could be moved.

It was **resolved** to instruct MDDC to move the bin located at Four Mills Lane (as shown in Appendix Two) and install it next to one of the bus shelters as Wellparks. (Proposed by Cllr Harris)

92. **To discuss the future use of the land at Stonypark and agree any actions.** The Assistant Clerk advised members that as the current grazing licence would cease in June, it was necessary for the Committee to decide what it would like to do with the land. Following the Council Brainstorming event, it was agreed that a strategy needs to be devised for the future use of the land at Stonypark.

It was **resolved** for the land at Stonypark to be advertised under another 363-day Grazing Licence. (Proposed by Cllr Szabo)

Members requested for the Assistant Clerk to check whether the annual rent needs to be reviewed in line with market values and inflation.

93. **To review and evaluate the Committee's aims and objectives against the Council's Strategic Plan.** A copy of the Committee's aims and objectives had been issued prior to the meeting. Cllr Szabo suggested including the idea for a polytunnel for Stonypark. The Assistant Clerk recommended for this idea to be discussed by the Council under the strategy for Stonypark.

94. **Business brought forward**

Cllr Szabo:

- Requested for bulbs to be planted around some of the trees near the Scout Memorial Garden. The Assistant Clerk suggested waiting until after the Crediton Open Space Committee meeting had been held as the Committee will be discussing the idea of wildflower planting in Peoples Park. The Assistant Clerk also agreed to contact Mike Turnbull and ask what his plans are for this year's planting scheme and maintenance.
- Expressed concern that the wall of the Old Town Hall building is breaking up and requires minor repairs and repainting. The Assistant Clerk agreed to find out who is responsible for the maintenance of the building.

95. **Close**

The meeting closed at 6.50 pm

Signed .....  
Chairman

Dated 8-5-18 .....

## Allotment posts: March 2018

A list of plots needing posts has been created. 43 are needed altogether; 20 Barnfield, 23 Exhibition Road.

All posts are now cut to length, pointed and all cut wood dipped in preserver. Most are now numbered.

Where possible the screw-on numbers from rotten posts have been re-used, but generally the posts were missing or it was impossible to get the (plastic) numbers off without them breaking.

Old numbers re-used	8 posts
Numbers from Richard Adams	10 posts
Plot holder numbering their own	11 posts (hopefully, 8 replied so far)
Remaining (for painting)	14 posts

So far all 18 posts with plastic numbers are finished and on site.

8 'blank' posts have been left on plots for tenants who have agreed to do their own.

Painting is underway with the rest and all should be completed by the weekend (17/18 March).

Posts should all be in place by Easter at the latest and most probably by the end of this weekend.



Bin currently located on Four Mills Lane.  
Resolved to relocate to bus stop at Wellparks.

*Handwritten signature*