



**Minutes of Crediton Town Council's Environment Committee Meeting,  
held on Tuesday, 10<sup>th</sup> July 2018, at 6.00 pm, at the Council Chamber, Market Street, Crediton**

**Present:** Cllrs Miss J Harris (Committee Chairman), Mr F Letch, Mr M Szabo, Mrs A Hughes, Mr R Wright, Ms K Piercy and Mr J Ross

**In Attendance:** Mrs Clare Dalley, Town Clerk  
Ms Penni Tearle, Chair of Boniface Allotments Association  
Mr Bert Jewell

**1. To Elect a Committee Chairman for 2018-2019**

It was **resolved** to elect Cllr Harris as Committee Chairman for 2018-2019. (Proposed by Cllr Letch)

**2. To Elect a Committee Deputy Chairman for 2018-2019**

It was **resolved** to elect Cllr Letch as Committee Deputy Chairman for 2018-2019. (Proposed by Cllr Harris)

**3. To receive and accept apologies**

None received.

**4. Declarations of Interest**

Cllr Letch declared that as a member of more than one authority, that any views or opinions expressed at the meeting would be provisional and would not prejudice any views expressed at a meeting of another authority.

Cllr Szabo declared a disclosable pecuniary interest in agenda item 19 'To consider a request from Cllr Szabo for the Council to purchase 3 tickets to the 2018 Britain in Bloom Presentation Event being held in Yeovil, at a cost of £18 per ticket and agree any actions' as he is the Britain in Bloom Co-ordinator.

**5. Public Question Time**

There were no members of the public present.

**6. Order of Business**

There were no changes to the order of business.

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

There were no announcements.

**8. Property & Allotments Committee Minutes - To approve and sign as a correct record the minutes of the following committee meetings:**

- Crediton Open Space Committee meeting held on 14th March 2018. It was **resolved** to approve, and sign, the minutes of the Crediton Open Space Committee meeting held on 14<sup>th</sup> March 2018, as a correct record. (Proposed by Cllr Letch)
- Floral Crediton Committee meeting held on 10th April 2018. It was **resolved** to approve, and sign, the minutes of the Floral Crediton Committee meeting held on 10<sup>th</sup> April 2018, as a correct record. (Proposed by Cllr Szabo)

- Property & Allotments Committee meeting held on 8th May 2018. It was **resolved** to approve, and sign, the minutes of the Property & Allotments Committee meeting held on 8<sup>th</sup> May 2018, as a correct record. (Proposed by Cllr Harris)

#### 9. Matters Arising

At the direction of the Chairman, to report on matters arising from the minutes of the following Committee Meetings for information only:

- Crediton Open Space Committee meeting held on 14th March 2018  
There were no matters arising.
- Floral Crediton Committee meeting held on 10th April 2018  
There were no matters arising.
- Property & Allotments Committee meeting held on 8th May 2018  
Cllr Szabo requested an update on minute number 108 – The Clerk confirmed she would ask the Assistant Clerk to investigate and update Councillors.

10. **To receive, and to ratify the decisions therein, the minutes of the Parish Paths Sub-Committee meeting held on Tuesday, 26<sup>th</sup> June 2018.** A copy of the minutes had been issued with the agenda. It was **resolved** to receive and to ratify the decisions therein, the minutes of the Parish Paths Sub-Committee meeting held on Tuesday, 26<sup>th</sup> June 2018. (Proposed by Cllr Letch)

#### 11. Allotments

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

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

The Clerk advised that regular inspections were being undertaken and appropriate action to enforce the allotment terms and conditions were being taken.

➤ **Rent discount for Men In Sheds Community group.**

The Clerk advised that *Men in Sheds* have been allocated a plot at Barnfield. The Clerk suggested the Committee consider a 100% discount on this year's rent for the group. She explained that the project is community based and will help people access an allotment, learn new skills and help fight loneliness and isolation. She added that the previous tenant had paid the full 2017-2018 rent for the plot. It was **resolved** to apply a 100% discount, to the 2017-2018 allotment rent, for *Men in Sheds*. (Proposed by Cllr Harris)

b) **To consider matters raised by the Boniface Allotments Association and agree any actions.**

No matters had been raised.

c) **To consider matters and issues raised by allotment tenants and agree any actions.**

No matters had been raised.

d) **To receive an update on the current water provision at the allotment sites.**

The Clerk advised that during a recent allotment inspection it had been evident that hosepipes were being used at the allotments. She added that it was also disappointing that several plots were not rain water harvesting, even when they had a shed on their plot. In her opinion, the lack of rain water harvesting mainly centred around plots that were located close to a tap. In view of this, the Clerk suggested a hosepipe ban at all Town Council allotment sites. Ms Tearle advised that the Boniface Allotment Association would support a hosepipe ban. It was **resolved** to implement an immediate hosepipe ban at all Town Council allotments. (Proposed by Cllr Letch) It was agreed for the Clerk to write to all allotment holders advising them of this

and for the rules to be amended to reflect this change. Ms Tearle advised that this year's newsletter will concentrate on water consumption and the promotion of rain water harvesting. The Clerk and Ms Tearle agreed to work together to investigate whether discounts could be achieved, from local suppliers, for allotment holders wishing to purchase water butts etc.

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

➤ **Bench at Landscore**

The Clerk advised the bench repairs are now complete. The bench will now be sent to South West Galvanisers to be finished.

➤ **Planter outside Lloyds Bank**

The Clerk advised the works had been completed and inspected. Cllr Harris commented on how nice it looked. Cllr Letch asked if the bench outside Lloyds Bank could be repaired. The Clerk advised the bench was not the Town Councils. Cllr Wright confirmed it was owned by Mid Devon District Council and he will follow it up.

➤ **Repairs to small bench at Peoples Park**

The Clerk advised the works should be taking place in the next couple of weeks.

**13. To consider the following property inspection reports and agree a course of action:**

➤ **War Memorial Bus Shelter**

➤ **War Memorial**

➤ **Jamie Fleming Memorial Bench**

➤ **St Boniface Statue**

➤ **Bandstand**

➤ **Peoples Park Wildlife Area**

➤ **Peoples Park Scout Memorial Garden**

➤ **Millennium Cross**

➤ **Upper Deck**

A copy of the inspection reports had been issued with the agenda. It was **resolved** to approve the report and for the Clerk to proceed with the recommendations therein, and to commence obtaining quotations. (Proposed by Cllr Harris)

The Clerk advised that the grass had already been cut at Upper Deck and the metal hook removed.

It was further **resolved** for the forsythia located at Upper Deck to be cut back and to remove and treat, to prevent regrowth, the 10 buddleia plants growing out of the wall located between Park Street and Union Terrace. (Proposed by Cllr Szabo)

**14. To consider the Quantified Tree Risk Assessments carried out on all Town Council owned land and the recommended works and agree any actions.** A copy of the report and recommended works had been issued with the agenda. It was **resolved** to approve the report and instruct the Clerk to obtain quotations for the priority works. (Proposed by Cllr Harris) The Clerk confirmed she would firstly obtain quotations for all high priority works, which were code 1, and then work downwards from there.

Cllr Szabo commented on several recommendations made within the report, such as future planting.

*JS*

15. **To consider a request received from a member of the public to relocate an existing dog poo bin that is currently sited on Exeter Road.** Further information had been issued with the agenda. It was noted that only one request had been received for the relocation of the bin. It was **resolved** to decline the request as there is insufficient evidence to support its relocation. (Proposed by Cllr Harris)
16. **To consider the interest received for the 363-day Grazing Licence for the land at Stonypark and agree any actions.** Further information had been issued with the agenda. Two parties had expressed an interest in the land. One party felt that the annual rent payable was too expensive. The other party had expressed an interest in taking the land for 3 years, as currently the land was in a poor state, and would require investing in to be productive. They were also happy to pay the annual rent and maintain the boundary hedges and fences. The Clerk advised that she has spoken to the Council's Solicitors and for the land to be rented for 3 years, a 3 Year Business Farm Tenancy is required. The cost for the Council's Solicitor to draw up the legal paperwork would be in the region of £250 - £300 plus VAT. It was **resolved** to lease the land on a 3 Year Business Farm Tenancy to interested party number 2. (Proposed by Cllr Harris)
17. **To consider a quotation from S.A.J Window Cleaners to add 4 additional areas to the current floral watering schedule and agree any actions.** A copy of the quotation had been issued with the agenda. The Clerk advised that Woods' & Union Road wall had been watered by Mid Devon District Council (MDDC) previously but, hadn't been included in the official MDDC watering schedule. Mr Jewell has asked for the addition of the areas under the trees on the Town Square and the Mill Street planters. The Mill Street planter and Union Road wall were watered week commencing 25<sup>th</sup> June and 2<sup>nd</sup> July, due to the hot weather, to ensure the plants did not die. It was **resolved** to add the additional areas to the watering schedule immediately. (Proposed by Cllr Harris)

Mr Jewell confirmed the artificial grass around the bottom of one of the Town Square trees had been completed.
18. **To consider installing surrounds beneath the two trees opposite the Three Little Pigs and agree any actions.** It was **resolved** to install surrounds beneath the two trees, on the Town Square, opposite the Three Little Pigs. The Clerk advised that the owner of the Three Little Pigs had very kindly offered to sponsor the planting under these trees. Mr Jewell confirmed this work would be undertaken in the Autumn.
19. **To consider a request from Cllr Szabo for the Council to purchase 3 tickets to the 2018 Britain in Bloom Presentation Event being held in Yeovil, at a cost of £18 per ticket and agree any actions.** Cllr Szabo and Mr Jewell left the meeting. It was **resolved** for the Council to purchase 3 tickets to the 2018 Britain in Bloom Presentation Event being held in Yeovil, at a cost of £18 per ticket. (Proposed by Cllr Letch) Cllr Szabo and Mr Jewell returned to the room.
20. **To receive an update on Crediton Town's entry into the 2018 Britain In Bloom Pennant Competition and the It's Your Neighbourhood Awards Competition and agree any actions.** Cllr Szabo confirmed everything was in place. The Britain in Bloom judges would be arriving on Wednesday, 11<sup>th</sup> July 2018 and will be judging the Pennant Competition in the morning. In the afternoon they will commence judging the 'It's Your Neighbourhood' entries and return to complete the judging on Friday, 20<sup>th</sup> July 2018.
21. **To receive an update on the Floral Crediton Competition 2018 and agree any actions.** Cllr Letch confirmed the judging is taking place on Thursday, 16<sup>th</sup> July 2018.



22. **To receive an update on the boundaries at Peoples Park including the dry-stone wall, cob wall and breeze block wall and agree any actions.** The Clerk advised that she had taken advice, as requested, from the Council's Solicitor regarding the north boundary wall at Peoples Park. The Solicitor had selected a couple of properties at random and there is no obligation on the homeowner in the transfer of the houses/plots to maintain the rear wall. There is an obligation to maintain side fences but nothing else. The Council's Solicitor could get copies of all the titles (except those that are unregistered) but he would be surprised if there was any different result. In the absence of any obligation, it is necessary to see whether the wall is clearly built on our land or the land of the properties, and also the age of the wall. The Land Registry plans are of no help. There is some authority that it is the responsibility of the higher land to provide structural support for their land, and another case suggests that it is the responsibility of the land retained. Most cases which are not clear are resolved on the basis that it is a party wall. The Clerk suggested that as there are currently no issues with neighbouring properties, it is not an efficient use of council finances and resources to investigate this matter any further, at this time. Members agreed with this and it was **resolved** to take no further action. (Proposed by Cllr Szabo)

The Clerk advised that she had recently met with MDDC's Conservation Officer to gain his professional opinion on the cob and breeze block wall on the east boundary. The Conservation Officer had confirmed the cob wall was in a good state of repair and required no action to be taken. He had suggested that the breeze block wall could be painted green to make it more aesthetically pleasing whilst a new hedge grew up in front of it.

Cllr Szabo requested an update on the breeze block wall that had been rebuilt by a resident on the boundary. The Clerk advised that the Conservation Officer had confirmed this should have been rendered to look like cob. The matter had been passed to an MDDC Enforcement Officer.

23. **To receive an update on the planting of the triangle of land between Hawkins Way and Mill Street.** Cllr Szabo confirmed he had spoken to the businessperson who wanted to plant the area. The area has been completely cleared and looks very clean and tidy. Currently the weather is too hot for planting.

All members complimented the Hawkins Way Residents Groups for the painting of the mural on its wall. It has transformed what was an unsightly wall that had been graffitied. The mural is excellent. Cllr Szabo confirmed he would be showing the wall to the Britain in Bloom judges and it is hoped it may win a discretionary award.

24. **Close**

The meeting closed at 6.51 pm

Signed [REDACTED]  
Chairman

Dated 18-9-18