

**AGENDA**

Chairman: Kevin Smith

- 23/444 Present
- 23/445 Apologies received from
- 23/446 Declaration of interest on Agenda Items
- 23/447 Dispensation requests regarding Code of Conduct
- 23/448 Public open session (maximum 10 minutes)
- 23/449 To confirm the Draft Minutes of the EPC Meeting held on 18 September 2023 are an accurate record
- 23/450 To agree the notes of the Part II meeting held on the 18 September 2023
- 23/451 County Councillors Report on items other than those on the agenda
- 23/452 District Councillors Reports on items other than those on the agenda
- 23/453 Chairman's Report
- 23/454 Clerk's Report
- 23/455 A Report prepared by Councillors Smith and Wood and the Deputy Clerk / Responsible Finance Officer has been circulated with the agenda.

It is proposed that:

(a) the Matford Community Centre as outlined in the Report be delivered by Devon County Council and owned by the Parish Council with a forecast annual deficit (at 2023/24 prices) of c. £70,000 per annum for 2032/33 and beyond and a cumulative deficit for the period 2025/26 to 2031/32 (at 2023/24 prices) of c. £543,000 as the Matford development of 2,000 new homes is completed subject to:

- (i) A total capital spend of £5 million from the Housing Infrastructure Fund for the Matford Community Centre, car parking and surrounds;
- (ii) Thirty car park spaces being provided for the Matford Community Centre's sole use;

- (iii) A robust community access agreement to the indoor and outdoor sports facilities at Matford Brook Academy being in place in perpetuity;
- (iv) A total capital spend of £2 million from the Housing Infrastructure Fund for the GPs Surgery with twenty car park spaces being provided for the GPs Surgery sole use; and,
- (v) 100% deficit funding of the cumulative deficit for the period 2025/26 to 2031/32 and 100% of the ongoing annual deficit for 2032/33 and beyond to be provided by TDC and/or DCC.

If resolution (a) is not passed, then the following resolution will be considered by the Parish Council:

It is proposed that:

(b) the Parish Council will work with Teignbridge District Council and Devon County Council to find alternative(s) sites within the Matford development and revised plans to deliver a Matford Community Centre of c. 650 square metres and a GPs Surgery of 500 square metres with opening dates of no later than April 2027 subject to:

- (i) A maximum cumulative deficit of £250,000 for the period 2027/28 to 2031/32 as the Matford development is completed and minimal ongoing deficit funding thereafter of the Matford Community Centre by the Parish Council;
- (ii) Thirty car park spaces being provided for the Matford Community Centre's sole use;
- (iii) A robust community access agreement to the indoor and outdoor sports facilities at Matford Brook Academy being in place in perpetuity; and,
- (iv) The funding to come from s.106 contributions of c. £5 million plus further indexation from September 2023 and, flat and level land of 3,850 square metres with services to the boundary being provided free of charge by Bovis / or the Housing Infrastructure Fund.

- 23/456 To agree a donation to the British Legion Poppy Appeal
- 23/457 To agree a donation to St Johns Ambulance in respect of running a defibrillator awareness session in the village.

**Finance Matters**

- 23/458 Accounts for Approval
- 23/459 To receive nominations for the role of Finance Lead Councillor
- 23/460 To appoint members to the Budget Working Party
- 23/461 To approve the following:
1. A one off backdated payment for the Clerk and Deputy Clerk for 30.5 hours and 44.75 hours respectively, accrued between 5 June - 11 September 2023
  2. To agree an allowance for the Clerk and Deputy Clerk of 3 hours per week and four hour per week respectively for any extra hours worked from w/c 18 September to 31 March 2024

**Planning Matters**

- 23/462 Planning Decisions
- /1 23/01523/HPA 32 Pridhams Way - Notification of prior approval for a single storey extension to dwelling extending 5.90 metres beyond rear wall, maximum height 3.50 metres, height to eaves 2.25 metres – **PRIOR**

**APPROVAL GIVEN**

Other Planning Matters

- 23/463 To note any planning matters regarding the Matford development
1. Planning
  2. Community Centre

**Neighbourhood Development Plan Matters**

- 23/464 To receive an update on NDP matters – Cllr Wood
- 23/465 Authority is sought to print 500 copies of the short-form questionnaire in-house and to deliver them by hand to the households in Matford including Matford Mews at a cost of £200 - Cllr Wood

- 23/466 To set a budget figure of £160 for the data input from 400 Neighbourhood Development Plan handwritten issues questionnaires.
- 23/467 Councillors' Reports – for information only
- 23/468 Public Open Session – (Maximum 10 minutes)

Date of next meeting: Monday 16 October 2023 at 19:00 in the Victory Hall