

**MINUTES OF THE ORDINARY MEETING OF THE OTTERY ST MARY TOWN COUNCIL HELD ON MONDAY 6<sup>TH</sup> AUGUST 2018 AT 7PM AT THE COUNCIL CHAMBER, THE OLD CONVENT, 8 BROAD STREET, OTTERY ST MARY**

**PRESENT Mayor**

**Councillor Bartlett** (North Ward)

**Councillors**

**Dobson, Edwards, Holmes, Giles, Pang and Faithfull** (Town Ward)  
**Gori (Deputy Mayor)** (North Ward)  
**Harding and Pratt** (Tipton St John Ward)  
Together with the Clerk

**Other Persons Present**

DCC Cllr Claire Wright,  
One member of the Press and four members of the public

**PRAYER**

The Clerk read the Council Prayer

**Cllr Ellie Pang**

*It was announced by Cllr Harding, that Cllr Ellie Pang had recently received the Order of Mercy from the League of Mercy Foundation at a prestigious award ceremony in London to honour her outstanding and distinguished service for her voluntary work in the community. Cllr Harding advised that the people in Ottery were enormously grateful to Cllr Pang's commitment and service to her community and that the award recognised her achievements. The Council warmly applauded Cllr Pang and endorsed Cllr Harding's comments.*

18/08/01

**TO RECEIVE APOLOGIES FOR ABSENCE**

Cllr Carter

18/08/02

**DECLARATIONS OF INTEREST FOR ITEMS ON THE AGENDA AND RECEIPT OF REQUESTS FOR NEW DISCLOSABLE PECUNIARY INTERESTS (DPIS) DISPENSATIONS FOR ITEMS ON THE AGENDA**

Cllr Dobson declared an interest in Item 19 (the Station) as he was a trustee. Cllr Giles declared a personal interest in Item 13 (Plastic Free Ottery) as he was the Council's representative and Cllr Pang declared an interest in item 21 (Health and Care Forum) in advance of there being any conflict of interest issues which may arise during the discussion

18/08/03

**IN CONSIDERATION OF THE PUBLIC BODIES (ADMISSION TO MEETINGS) ACT 1960 (PUBLICITY WOULD BE PREJUDICIAL TO THE PUBLIC INTEREST BY REASON OF THE CONFIDENTIAL NATURE OF THE BUSINESS TO BE TRANSACTED): TO AGREE ANY ITEMS TO BE DEALT WITH AFTER THE PUBLIC AND PRESS HAVE BEEN EXCLUDED**

It was agreed that Items 8 (Re St Saviour's Land and the Silver Band) and Item 19 (the Station) be discussed in Confidential Session due to their commercial sensitivity

18/08/04

**TO ALLOW MEMBERS OF THE PUBLIC PRESENT TO SUBMIT QUESTIONS/COMMENTS FOR CONSIDERATION**

The Clerk had e-mailed all councillors a copy of Philip Algar's points/comments in advance of the meeting which he then read out at the meeting. Mr Algar expressed his thanks to Cllr Faithfull regarding a meeting he had arranged with South West Mutual. Mr Algar advised he would be attending a meeting with the Business Forum to discuss his idea of the 'This is Ottery' event. He also spoke about the Health and Wellbeing Community Information Event held on 29<sup>th</sup> June and his request for the July Council minutes to reflect that he was disappointed with the lack of numbers at the event. He spoke about the proposed listing of Ottery Hospital as a community asset; he

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questioned who spoke for the Council regarding the hospital and health provision; he requested the Council to take a strong and positive role in doing all it could to prevent the hospital being sold. He also mentioned Straitgate Quarry. Finally, he suggested that councillors could `adopt` an issue to keep colleagues informed and to ensure that they were then followed up.

In response to Mr Algar`s request for the July Minutes to be amended. Cllr Dobson advised that the minutes were a summary and were condensed to reflect the pertinent points. He considered it was not the Clerk`s job to record everything that was discussed. He also stated that a number of councillors had always supported Cllr Pang at meetings concerning the hospital. Cllr Giles said that some of the reasons stated by EDDC as to why it could refuse to list an asset as a community asset (with particular regard to Ottery Hospital) were ridiculous. The Clerk advised that to date she had not received a reply from the CCG to her letter of 2<sup>nd</sup> July. The Clerk would chase up the matter. Cllr Pang, in response to Mr Algar`s statement, (that he was disappointed with the numbers who attended the health event on the 29<sup>th</sup> June), advised that she was satisfied that the event had been a success and with the numbers who had attended. The Deputy Mayor advised that she had a number of projects she was working on and her time was limited, however she would do her best to assist Mr Algar with the `This is Ottery` event. She concluded that `the will was there`. She also made it clear that it would have to be determined whether this was a `Council led` or `councillor led` event. Cllr Faithfull raised the issue of South West Mutual but it was suggested that this be deferred to `Councillors Questions`. Cllr Pang read an extract from the `Devon Sustainability and Transformation Partnership` document re hospital sites and delivery of care. She expressed her concerns as to the proposals it contained.

18/08/05

**TO RECEIVE THE MINUTES OF THE FULL COUNCIL MEETING OF 2<sup>ND</sup> JULY 2018 (*MINUTE REFS 18/07/01 – 18/07/26*), AND TO APPROVE THE SIGNING OF THE MINUTES BY THE MAYOR AS A CORRECT RECORD**

The Minutes of the Full Council Meeting of 2<sup>nd</sup> July 2018 (*MINUTE REFS 18/07/01 – 18/07/26*) were presented, and subject to the following amendment, were approved and signed by the Mayor as a correct record

18/7/04 fourth line: After the word `residents` insert `and the developer`

18/08/06

**TO APPROVE THE SIGNING BY THE MAYOR OF THE MINUTES OF THE PLANNING COMMITTEE MEETING OF 9<sup>TH</sup> JULY 2018 (*MINUTE REFS P18/07/01 – P18/07/07*), (*MINUTES HAVING ALREADY BEEN CONFIRMED BY THE PLANNING COMMITTEE*) AND TO RECEIVE THE MINUTES OF 23<sup>RD</sup> JULY 2018 AND TO APPROVE THE SIGNING OF THE MINUTES BY THE MAYOR AS A CORRECT RECORD**

The Minutes of the Planning Committee Meeting of 9<sup>th</sup> July 2018 (minute refs: P/18/07/01- P/18/07/07) (having already been confirmed by the Planning Committee) were approved and signed by the Mayor as a correct record and the Minutes of the Meeting of 23<sup>rd</sup> July 2016 (minute refs: P/18/07/08 – P/18/07/15) were presented, approved and signed by the Mayor as a correct record

18/08/07

**TO RECEIVE THE MINUTES OF THE PROPERTY AND LAND COMMITTEE MEETING OF 26<sup>TH</sup> JULY 2018 , AND TO APPROVE THE SIGNING OF THE MINUTES BY THE MAYOR AS A CORRECT RECORD**

The Minutes of the of the Property and Land Committee Meeting of 26<sup>th</sup> July 2018 (*MINUTE REFS PL18/07/01 – PL18/07/12*) were presented, approved and signed by the Mayor as a correct record

18/08/08

**TO APPROVE THE RECOMMENDATIONS OF THE PROPERTY AND LAND COMMITTEE**

- i. The recommendations re the granting of a lease to the Silver Band and the sale of land at St Saviours would be discussed in `Confidential Session`
- ii. It was **RESOLVED** to approve the recommendation for Men`s Shed to make the Interpretation Board (to be sited at the library) at a cost not exceeding £300 (to cover the costs of the materials) and also that the Council make a small donation to the organisation. It was understood that the board should be completed by September

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- iii. It was agreed that the Clerk and the Chairman of the Property and Land Committee (Cllr Dobson) meet with John Thatcher of the Pétanque Club to discuss a revised rental re the lease of the court

18/08/08

### **PLASTIC FREE OTTERY – TO PASS A MOTION OF SUPPORT (IF AGREED)**

Cllr Giles provided background information about the organisation and their achievements to date and that fifteen businesses had now signed up to support its aims. The Council therefore **RESOLVED** to support the organisation and its work as follows:-

*The Town Council (‘the Council’) supports the aims of Plastic Free Ottery in seeking to achieve environmental benefits particularly in its efforts to reduce single use plastic and reduce the amount of waste disposed of to landfill or incineration. The Council agrees not to use single use plastic in its offices. The Council agrees to support plastic free initiatives*

18/08/09

### **TO RECEIVE REPORTS FROM EDDC AND DCC COUNCILLORS**

#### Cllr Wright

Cllr Wright congratulated ‘Plastic Free Ottery’ on all their achievements to date. She spoke about the plight of carers. She stated carers in Devon were under tremendous strain which pattern was being repeated nationally. She reported that the new rules under the Care Act 2014 had introduced means testing of carers for financial support and respite, which she viewed as worrying. She understood that the NHS believed the books could be balanced by 2020, due to all the cuts that were being implemented. However she was currently waiting an explanation as to how this was being achieved. A motion relating to environmental protection would be referred to DCC Cabinet and returned to Full Council in early October for debate and decision. It was understood that the motion was necessary, as a new Watchdog supposed to be safeguarding the UK’s environment after Brexit, would lack the legal “teeth” necessary to hold the government to account. A further motion lodged by Cllr Wright which would be debated at the DCC’s Full Council Meeting in October was regarding DCC supporting the retention of all Devon community hospital buildings for the provision of health and social care services and to strongly oppose any plans to declare any community hospital building surplus to requirements. She advised that she was aware of a large number of persons who were encountering problems in claiming working tax credit through the Department of Work and Pensions. She advised that that there was widespread suffering with some people being forced to use foodbanks and/or unable to pay their rent or mortgage. She was intending to set up a support group and the first meeting would take place on 21st August at 7.00pm at the Institute. Finally she would chase up the progress of the installation of the proposed street lighting at Alfington

#### Cllrs Giles

Cllr Giles had nothing to report

#### Cllr Faithfull

Cllr Faithfull reported that he had attended EDDC’s Strategic Planning Committee Meeting on 24 July 2018 at which the Review of the East Devon Area of Special Control of Advertisements was included on the agenda. He advised that the report presented to the Committee, outlined the need for a review of the East Devon Area of Special Control of Advertisements and set out guiding principles and an action plan for the review. He explained that in an Area of Special Control of Advertisements, there were stricter controls than in other areas on the type, size and height of advertisements that may be displayed.

18/08/10

### **POLICE MATTERS**

The Mayor advised that the crime figures e-mailed to councillors were not for the public domain. Cllr Holmes would be attending a meeting shortly, at the Police Crime Commissioner’s office with other council advocates, at which one of the items to be discussed was crime figures and their interpretation. He would request that figures should be provided in the first instance, to be able to interpret them and would also question as to why they should not go in the public domain. Cllr Giles expressed his disgust as to the lack of policing in the town and at council meetings and thought it was unbelievable that the crime figures should not go in the public domain. Cllr Pratt concluded that the crime figures were a disgrace and were substantially higher than other towns in the area. Cllr

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Edwards stated that if there was no injury to the person then they would simply be given a crime number as the police would not attend. In a recent case at Tipton re the theft of £8000 worth of tools, the victim was given a crime number and advised to make his own house to house enquiries! It was therefore **RESOLVED** that the Clerk should write to the Chief Constable advising of the Council's dismay and concern as to the continued failure to provide a police presence at the town council meetings; failure as to the lack of a police presence in the town and finally the Council's horror that the crime figures it had received were escalating, and that it been instructed not to release them in the public domain which required an explanation

18/08/11

**TO CONSIDER A FINAL LISTING OF ADDITIONAL PROPERTIES (IF ANY) TO BE SUBMITTED TO EDDC FOR CONSIDERATION FOR LISTING AS COMMUNITY ASSETS**

The Clerk had sent round a further list of additional assets (List B) asking for councillors to advise whether they should be included in the application to EDDC. No responses had been received other than from Cllr Pang who suggested McColls be included (which was not on the list). It was **RESOLVED** that all the assets listed in List A only (see appendix attached to these minutes) be submitted to EDDC and that McColls should be also be included on the said list

18/08/12

**UPDATE ON THE ACQUISITION OF THE SILENT SOLDIERS AND ADDITIONAL REQUIREMENTS TO BE CONSIDERED (TO INCLUDE CONSIDERATION OF LOCATIONS AND PERIOD OF TIME IN SITU)**

The donor had very generously provided funding for two Silent Soldiers. The original proposal was that they should be sited in the churchyard and at the new library. However an additional location had now been suggested – outside the Old Town Hall. The church had indicated that it may consider favourably a Silent Soldier in the churchyard, on a temporary basis, as a longer period would require a faculty which may prove difficult to obtain. The donor had indicated that he would like to see the soldiers permanently sited. EDDC had confirmed that if the Soldiers were sited on the Council's property, albeit on a permanent or temporary basis, that they would not require planning permission. Unfortunately the Clerk did not know whether this also applied to siting a Soldier in the churchyard and she had asked EDDC to confirm this. She was currently waiting to hear. After much debate, the following was **RESOLVED**:-To purchase two Silent Soldiers on behalf of the donor. One Silent Soldier to be sited permanently at the Old Town Hall. The other Silent Soldier to be held in abeyance. Once consent had been given for it to be sited in the churchyard by the church authorities and there were no planning conditions attached, that it be placed in the churchyard and remain in situ for a maximum period of 12 months and then for it to be moved to the new library site on a permanent basis

18/08/13

**TRAINING AND EVENTS – CONSIDERATION OF THE CLERK ATTENDING A DALC TRAINING SESSION AND APPROVAL OF THE TRAINING COSTS**

It was resolved that the Clerk attend this at a cost of £25

18/08/14

**NEIGHBOURHOOD PLAN - PROPOSAL FOR A JOINT WORKING GROUP TO BE FORMED TO PROGRESS THE IMPLEMENTATION OF THE POLICIES AND PROJECTS OF THE PLAN AND, IF AGREED TO APPOINT TWO REPRESENTATIVES FROM THE TOWN COUNCIL TO SIT ON THE WORKING GROUP**

Cllrs had been forwarded the e-mail from Jo Talbot together with a paper prepared by Martin Thurgood, regarding a working group and two representatives from the Council. It was agreed that Cllrs Dobson and Pang would be the Council's representatives on the Working Group which it was understood was likely to meet annually/bi-annually

It was noted that under the Terms of Reference for the Regeneration Working Group, that its duration was until 31<sup>st</sup> March 2019

18/08/15

**OSM REGENERATION PROJECT WORKING GROUP – UPDATE/REPORT BY THE DEPUTY MAYOR**

The Deputy Mayor's Report had been e-mailed to all councillors

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18/08/16

**TOUR OF BRITAIN STEERING GROUP - UPDATE/REPORT BY THE DEPUTY MAYOR**

A report of the Tour of Britain Steering Group had been e-mailed to all councillors. It was agreed that on the day that the Tour of Britain was passing through the town (3<sup>rd</sup> September) that the Clerk's office be shut for such time to allow the employees to participate in the event including the Big Breakfast. The Steering Group had decided that the Land of Canaan cycling event be postponed until next year due to all the work involved with the Tour of Britain event.

18/08/17

**CHRISTMAS LATE NIGHT SHOPPING – STEERING GROUP**

A report of the Late Night Christmas Shopping Steering Group (A group which was independent of the Council) had been e-mailed to all councillors. The late night shopping event would take place on 30<sup>th</sup> November. New members would be welcome to join the group which currently consisted of town councillors, representatives from businesses; Tar Barrels and Carnival Committee and Rotary. Unfortunately Phyllis Baxter would not be able to be involved this year. Cllr Pang expressed her grateful thanks on behalf of the Council to the Deputy Mayor for all the projects she had willingly taken on, in respect of the town and all her hard work

18/08/18

**PROPERTY MATTERS**

i. LICENCE WITH THE PROPRIETORS OF THE TATTOO PARLOUR)

It was agreed that a wooden store cupboard (on which two locks would be placed on the front door) in which the clinical waste bin could be stored, would be placed on the agreed site, once the Council's handy person had cleared the site

ii. UPDATE ON HATCH FOR CLERK'S OFFICE

The hatch had now been cut out of the wall and the doors would be hung shortly

iii. A KEYCODED DOOR

A key coded lock had been placed on the glass door on the ground floor, in view of security concerns expressed by the business tenants

iv. THE STATION

This item would be discussed in Confidential Session

18/08/19

**OTTERY HOSPITAL UPDATE**

The Clerk had written to EDDC (Nick Wright) asking on what grounds EDDC could refuse to list the hospital as a community asset. Mr Wright provided a response which was complex and which had been e-mailed to all councillors and Philp Algar (as he had raised this question)

18/08/20

**HEATH AND CARE FORUM - TO DETERMINE THE RELATIONSHIP WITH THE TOWN COUNCIL**

Cllr Pang as Chairman of the Health and Care Forum expressed a wish for the Council to consider the relationship the Forum had with the Council (was it to be treated as a completely independent body?). It was **RESOLVED** that the Council would back and support the Forum; however the Forum would be treated as independent of the Council and as a completely separate body. A meeting of the Forum had taken place on 30<sup>th</sup> July, the notes of which had been e-mailed to all councillors

18/08/21

**TO APPROVE THE JULY 2018 COUNCIL SCHEDULE OF PAYMENTS AND QUARTERLY ACCOUNTS**

The July 2018 Council Schedule was presented by the Mayor, showing **£10737.60** (incl. VAT) for Council expenditure. The quarterly accounts had also been circulated. It was **RESOLVED** that the schedule be approved (which was duly signed by the Mayor) plus the quarterly accounts

Mayor's Initials.....

18/08/22

**ANY MATTERS OF URGENCY BROUGHT FORWARD BY THE MAYOR**

- i. Footpaths 5,6,7,85 and 86 would be closed from 6<sup>th</sup> –31<sup>st</sup> August for a multi stage music festival and subsequent clearance of the site
- ii. All Councillors had been sent an explanation from Ed Freeman of EDDC as to why there had been issues with progressing S106 projects. Sulina Tallack the S106 Officer had been seconded on a temporary basis to assist with the implementation of the new S106 system which involved the transfer of data. It was understood that the new system once implemented should result in much speedier results
- iii. A response had been received from Cllr John Hart Leader at DCC, regarding the Council’s concerns as to the proposed revised rental that DCC were intending to charge RIO for their premises and the Council’s suggestion for the premises to be transferred to it. There was much discussion and the Council concluded that in view of the minimal information that the response contained and that the question of the transfer of the asset had not been properly addressed, that the Clerk write to David Boyle at DCC’s Corporate Asset Team to try and obtain a more thorough response.
- iv. The Mayor advised that he was attempting to see Wall Art in respect of a proposed town map that was being worked on by the Business Forum with regards to the inclusion of accommodation and places to eat

18/08/23

**REPORT BY MAYOR**

The Mayor had nothing to report

18/08/24

**REPORT BY CLERK**

- i. The Clerk reported that in response to the Council’s application for it to be awarded ‘Quality’ status she had been asked to supply further information to the award body, which she had e-mailed out today. She was hoping that this information would be sufficient for a decision to be made regarding the Council’s application.
- ii. A parishioner had previously requested a bench/shelter to be sited outside of Sainsbury’s at the bus stop. Mike Brown at DCC had advised that he was presently waiting to receive information as to the services beneath the footway. The approx. cost of the installation would be £3000. Cllr Claire Wright was willing to contribute 50% of the cost and wondered if the Council would pay the remaining sum. The item would be referred to the Sept agenda for further consideration. In the meantime Cllrs Dobson and Holmes would take photographs and measurements of the proposed site in readiness for the meeting. The Deputy Mayor said the Regeneration Working Group was considering the relocation of the bus stop on Broad Street and bus stops in the town in general, in its overall review of the town

18/08/25

**TO RECEIVE CORRESPONDENCE FOR INFORMATION AND ANY LATE CORRESPONDENCE**

**The following correspondence was tabled**

Sender	Details
EDDC	Street Trading Consent Request from the Volunteer Inn (re Land of Canaan)
DCC	Working Together for the Future of East Devon 2018 Conference
Rudd Venneboer Chair of Business Forum	Re Business Forum and matters concerning the Mayor* <b>See below</b>
Barclays Bank	Closure of the Sidmouth branch on 16 <sup>th</sup> November 2018

*\*Cllr Giles thought the Business Forum in its e-mail was offering an olive branch to try and have a better working relationship with the Council. The Mayor agreed that it was the Council’s intention to have a better working relationship with the Business Forum and to look to the future*

18/08/26

**TO RECEIVE REPORTS BY COUNCILLORS OF MEETINGS ATTENDED AS COUNCIL REPRESENTATIVES  
Mayor’s Meetings Tabled (July)**

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Date	Meeting details
2nd	Full Council Meeting
9th	Planning Committee Meeting
12th	Welcome Ann Widdecombe
23rd	Planning Committee Meeting
25th	Attendance of Chairmanship Course
30th	Ottery St Mary Health & Care Forum meeting
31st	Meeting with Deputy Mayor

**Councillors Meetings (July)**

Councillor	Meeting details
Cllr Gori	Health and Care
Cllr Holmes	LAG, Health and Care
Cllr Pratt	Business Forum
Cllr Pang	LAG

18/08/27

**TO RECEIVE COUNCILLORS' QUESTIONS**

i. Cllr Harding advised that on Bank Holiday Monday (27<sup>th</sup> August) the Church was having its annual fayre on the school playing field

ii. Cllr Edwards questioned as to why there were four large pieces of machinery in the long stay car parking. She was advised that this was in preparation for the pending tarmac works around the town

iii. Cllr Pang enquired about the property in Batts Lane and whether there had been any further updates from EDDC. The Clerk reported that she had heard nothing further and she would chase up the matter

iv. Cllr Faithfull suggested a meeting with a representative from South West Mutual about a community bank for the town. The Clerk would arrange this

v. Cllr Giles questioned whether a consultation about National Parks and AONB had been received but the Clerk advised that as far as she was aware she hadn't seen this. She would investigate

**The Meeting ended at 21.14pm**

**Mayor's signature: ..... Date:.....**

**DATE OF THE NEXT MEETING: MONDAY 3<sup>RD</sup> SEPTEMBER 2018 AT 7PM IN AT TIPTON ST JOHN ST COMMUNITY HAL**

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**CONFIDENTIAL SESSION**

18/08/28

**SALE OF ST SAVIOURS LAND**

It was agreed that the Council would not pursue its previous requirement for the purchaser to pay its legal costs, subject to contracts being exchanged by the end of the week and Completion taking place by the end of the month

18/08/29

**THE SILVER BAND AND A NEW LEASE OF ROOM IN THE OLD TOWN HALL**

It was **RESOLVED** that the Silver Band be granted a new lease on the terms proposed by the Council's Property and Land Committee. The proposed terms, to be discussed (and hopefully agreed) with a representative of the Silver Band shortly.

18/08/30

**THE STATION CHARITY**

It was **RESOLVED** that the charity be provided with an emergency grant, not exceeding the specified sum agreed by the Council which sum to be applied for the purpose specified by the Council, subject to the organisation completing a grant application form and providing supporting information and that the Clerk and the Mayor being satisfied that the organisation met the grant criteria, prior to any grant payment being made

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# LIST A

## OTTERY SM

- The Institute- Yonder Street
- McColls – Yonder Street
- The Coleridge Health Centre, Canaan Way
- Ottery St Mary Hospital, Keegan Close
- The Fire Station, Canaan Way
- Skate Park, Cadhay Lane **leased to OSMTC who sublet to Ottery & District Skate and BMX Trust**
- Ottery St Mary Leisure Centre, Cadhay Lane
- Football ground, Butts Road
- Kings School Playing Fields at the school site and Strawberry Land & Cadhay Lane
- Land of Canaan Car Park
- Land of Canaan Recreation Ground
- Old Fire Station, Batts Lane
- The Former Old Boys school, Yonder Street
- The Former Old Girls school, Sandhill Street (now flats)
- Raleigh House, Mill Street
- Allotments at Higher Ridgeway **OSMTC owns**
- Tennis Courts, Winters Lane **OSMTC owns**
- OSM Council offices and former police station (also known as The Old Convent), Broad Street **OSMTC owns**
- Old Town Hall (future Heritage Centre), The Flexton **OSMTC owns**
- New Library and Information Centre and public toilets in Silver Street **OSMTC owns**
- The Station Youth Club, Mill Street and community facilities **OSMTC owns already listed as a community asset**
- Strawberry Lane sports ground **OSMTC owns**
- Rio re-cycling centre **already listed as a community asset**
- Cemetery, Higher Ridgeway **OSMTC owns**
- Bowls Club, Strawberry lane **OSMTC owns**
- Sure Start Children`s Centre (rear of Council offices)

## TIPTON ST JOHN

- Tipton St John Primary School
- Tipton St John Village Store (Opp the Golden Lion public house)
- Golden Lion public house
- Public Open Space at Barton Orchard

## ALFINGTON

- Village Hall

## ESCOT

- Village Hall

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Mayor`s Initials.....