



# LYMPSTONE PARISH COUNCIL

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31<sup>st</sup> January 2023

To All Members of the Parish Council

You are summoned to attend a meeting of Lympstone Parish Council, to be held **7.30pm on Monday 6<sup>th</sup> February 2023 in the Meeting Room at the Village Hall.** The business to be transacted is set out below.

Members of the Public are cordially invited to attend.

The agenda and all attachments can be found online at [www.lympstone.org](http://www.lympstone.org).  
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Miss L Tyrrell  
Clerk to the Parish Council

## AGENDA

	<b>Public session</b>	<b>7.30</b>
23/1	<b>INFORMATION: Apologies</b>	<b>7.45</b>
23/2	<b>ACTION: Minutes</b> To confirm the minutes of the PC meeting held on the 9 <sup>th</sup> January 2023 (attached) and the PC Part B meeting held on the 17 <sup>th</sup> January 2023.	<b>7.50</b>
23/3	<b>INFORMATION: To receive any Declarations of Interest</b>	<b>7.55</b>
23/4	<b>Clerk's Report (see attachments):</b> <b>ACTION:</b> <b>i) Burial Ground, Cllr expenses, Discipline, Email usage, FOI and publication, Training and development Policies</b> - To agree and approve the reviewed policies previously circulated to all Cllrs. <b>ii) Correspondence received</b> – Email from resident regarding parking along Church Road. <b>iii) PC and APM May meeting date</b> – To agree a date and place for the meeting after elections between 10 <sup>th</sup> – 25 <sup>th</sup> May. <b>iv) Staff appraisal</b> – To agree and approve the staff appraisal previously circulated to all Cllrs.	<b>8.00</b>

	<b>INFORMATION:</b> v) <b>Finance</b> – Payments / Financial summary / Budget report vi) <b>Clerk's Action List</b>	
23/5	<b>INFORMATION: Reports from the Chairman, East Devon District Councillors and Devon County Councillors</b> if any.	<b>8.10</b>
23/6	<b>INFORMATION: Lympstone Flood Resilience Group</b> – LFRG to report an update with initiatives implemented and future projects.	<b>8.15</b>
23/7	<b>ACTION: Hedge behind the Youth Club</b> – Cllr Lewis to report on the condition of the hedge.	<b>8.35</b>
23/8	<b>ACTION: Avenue trees Contractor</b> – Discuss the work and next steps.	<b>8.40</b>
23/9	<b>INFORMATION: Methodist Hall</b> – Cllr Atkins and Cllr Hill to report an update from The Friends of the Methodist Hall group.	<b>8.45</b>
23/10	<b>ACTION: Planning applications</b>  <b>23/0109/FUL</b> - Proposed 2 storey side extension, single storey rear extension, new porch at Kuni Kirei.  <b>23/0145/FUL</b> - To construct a new dormer window above the garage on the rear side, and construct a single storey, ground floor rear extension behind the garage at 3 Withalls Gardens.  <b>23/0194/VAR</b> - Variation of condition no. 2 (approved drawing conversion of first floor storage holiday flat with amended ground floor access (22/0565/FUL, 22/0599/LBC) to be replaced with submitted plans at Strand House.	<b>8.50</b>
23/11	<b>INFORMATION: Planning decisions</b> (see attached)	<b>8.55</b>
23/12	<b>INFORMATION: Reports of Committees</b> Any reports requiring a decision are attached. <b>Finance and Advisory Committee</b> - Cllr Hill (C), Cllr Atkins (VC), Cllr Payne. <b>Assets and amenities committee</b> - Cllr Atkins (C), Cllr Hill, Cllr Staddon. Cllr Atkins to update and report on The Rag.  <b>Environment committee</b> - Cllr Staddon (VC), Cllr Beatty, Cllr Francis, Cllr Moffatt. <b>Planning and transport committee</b> - Cllr Linfoot (C), Cllr Francis (VC), Cllr Beatty, Cllr Moffatt. <b>Community committee</b> - Cllr Linfoot (C), Cllr Staddon (VC), Cllr Francis, Cllr Payne. Cllr Staddon to report on the mug designs for the Kings coronation previously circulated to all Cllrs. PC to approve a final design.	<b>9.00</b>
23/13	<b>DISCUSSION: Items for the next Agenda</b>	<b>9.10</b>

**MINUTES OF A LYMPSTONE PARISH COUNCIL MEETING HELD IN  
THE VILLAGE HALL AT 7.30PM ON MONDAY 9<sup>th</sup> JANUARY 2023.**

<b>PRESENT:</b>	
<b>Councillors</b>	D Atkins, D Beatty, S Francis, K Hill, A Lewis, N Linfoot (Chairman), M Moffatt, B Murray, J Payne and L Staddon
<b>Clerk</b>	Miss L Tyrrell
<b>County Councillors</b>	J Trail
<b>District Councillors</b>	B Ingham and G Jung
<b>Public</b>	18 members

### **Public session**

The Chairman welcomed all present and reminded everyone that they would have three minutes to speak. He also explained a change in order of items with 22/169 being moved before 22/166. He invited members of the public to speak.

Many residents spoke on the East Devon Local Plan review regarding proposed land for development. The points raised:

- Lymington does not have sufficient infrastructure.
- Lymington does not have the capacity or space to create the infrastructure.
- Are local people really at the heart of these discussions?
- Not against sensitive development but the proposals are unacceptable.
- Will the homes proposed to be built actually be affordable?
- North Exmouth group had submitted their report to the Clerk.
- Would there be any further discussions on the review and response from LPC?
- Concerned that the LPC response would not reflect all the views of the community.

Cllr Linfoot explained that LPC were only consultees and ultimately it was EDDC planning officers who made final decisions. District Cllr Jung added that the Government had a new National Planning Policy Framework (NPPF) so EDDC would have to adhere to that.

Cllr Linfoot reminded all that the response from LPC would be discussed at item 22/166. He also encouraged everyone to submit their own responses to EDDC as the PCs response would only be counted as one response. County Cllr Trail reminded everyone that the public consultation closed on the 15<sup>th</sup> January.

A member of the public asked about the development at Charles Court and queried why the road and pathways were tarmacked instead of grass crete or gravel. And the road originally was meant to be shielded by plants or a bank. He also queried when the church car park would be opened. Cllr Hill clarified that the bank was agreed by the original developer and was not part of discussions with RBL. He explained that due to health and safety issues, the tarmac was used along the road and pathways as a safer option. The pathways had previously been washed away and needed a permanent solution. The space would remain as an open meadow and the perimeter wall was lowered for pedestrians entering on to the highway. Cllr Linfoot explained that the PC had met with the developers and there had also been complaints of dust and stones being flicked so a more suitable surface was sought.

### **22/161 Apologies**

County Cllr Scott due to another meeting.

### **22/162 Minutes**

Cllr Atkins proposed the minutes of the PC meeting held on the 5<sup>th</sup> December were accurate. Cllr Hill seconded. Unan.

Cllr Atkins proposed the minutes of the PC Planning, Finance and Asset committees meeting held on the 20<sup>th</sup> December were accurate. Cllr Staddon seconded. Unan.

*RESOLVED that the minutes of the PC meeting held on the 5<sup>th</sup> December and the PC Planning, Finance and Asset committees meeting be confirmed as a correct record and signed by the Chairman.*

#### **22/163 To receive any Declarations of Interest**

Cllr Murray and Cllr Atkins declared a personal interest with item 22/166.  
This was recorded in the book.

#### **22/164 Clerk's Report:**

##### **22/164.1 LPC Budget 2023/24**

The Clerk presented the PC draft budget (version 8) for 2023/24.

Cllr Murray raised the following concerns:

- April 2022 opening balance included allocated balances and CIL money.
- He estimated the bank balance for end of March 2023 would show an incredible deficit.
- He believed next year's budget would take most of allocated funds and CIL and this would not allow the PC to do future projects.

Cllr Atkins went through the 2022/23 budget and explained the precept could not be raised by more than 3%. Cllr Linfoot added that he had faith in the proposed budget. Cllr Murray disagreed and explained that such limits did not currently apply to Parish Councils and that in 2022 the average increase in parish council precepts was over 7%. The Clerk asked what Cllr Murray would like to do with the budget. Cllr Murray explained he would speak to EDDC, cut budget, or raise budget and cut services. Cllr Linfoot asked if Cllr Murray felt the precept should be increased. Cllr Murray estimated for this budget it would need a raise of approx. £20,000.

Cllr Linfoot proposed to accept the PCs budget for 2023/24. Cllr Atkins seconded. Unan. Cllr Murray objected.

*RESOLVED that LPCs budget was accepted and the precept of £48,500 to be submitted to EDDC.*

The Clerk explained to all present that she, Cllr Atkins and Cllr Hill had copious emails and meetings with Cllr Murray over the last two months to go through matters and the public meeting was not the place to raise the issues again. She explained that she had been working on the budget since Oct 2022 and the precept had to be submitted to EDDC by the 18<sup>th</sup> January or Lympstone PC would miss the deadline and receive zero funding.

Cllr Linfoot thanked the Clerk for her tireless effort with planning a particularly difficult budget for the upcoming financial year with the current financial crisis.

##### **22/164.2 Contracts, Equality, Grants Policies, H&S Statement and Working Groups Terms of Reference**

The Clerk presented reviewed documents, previously circulated for approval. Cllr Atkins proposed to approve the reviewed policies. Cllr Staddon seconded. Unan.

*RESOLVED that the reviewed Contracts, Equality, Grants Policies, H&S Statement and Working Groups Terms of Reference documents were approved.*

##### **22/164.3 Play area refurbishment**

The Clerk had not received any update to report.

Cllr Linfoot proposed to pay the remaining balance in full. Cllr Payne seconded. Cllrs Staddon, Francis, Beatty, Moffatt, Murray and Lewis were in favour. Cllr Atkins objected, and Cllr Hill abstained.

*RESOLVED that the remaining balance of £10,526.47 was paid in full.*

**22/164.4 Herald Editor vacancy**

The Clerk explained that a new temporary editor for the Herald had been found.

**22/164.5 Finance**

Cllr Atkins proposed to approve the payments and receipts. He noted the financial summary and budget report. Cllr Linfoot seconded. Unan.

*RESOLVED that the following payments be approved:*

**Payments – November and December 2022**

04/11/22	3068	Amplio Training - first aid training for two members of LFRG	£190.00
04/11/22	3069	Express Fire In no SI-1162 (YC fire safety)	138.00
04/11/22	3070	PVM Supplies - Cleaning products and toilet rolls	£139.79
04/11/22	3071	LVHCIO Inv nos: INV-0532, 0528, 0527, 0538, 0511, 0485	£177.50
04/11/22	3072-74	Staff costs	£2,321.25
04/11/22	3075	A Western - Oct 22	£560.50
04/11/22	3076	Optima Graphics Topsham Ltd Herald printing Inv no: 27074	£608.00
04/11/22	DD	EDF ENERGY REFERENCE: 671024465401 (Toilets)	£88.00
04/11/22	3077	Hilton Barton Architects Inv:0437_HUB_001	£1,014.17
10/11/22	3078	PKF Littlejohn LLP - Inv: SB20220473 (AGAR return 31/3/22)	£480.00
10/11/22	3079	LVHCIO - Inv: INV-0539 (PC plan meet rm hire)	£8.00
15/11/22	DD	EDF ENERGY REFERENCE: 671079829166 (YC)	£142.00
15/11/22	DD	EDF ENERGY REFERENCE: 671079829135 (YC)	£50.00
17/11/22	3080	Optima Graphics Topsham Ltd Inv no: 27013	£581.00
17/11/22	3081	Eibe play area refurbishment Inv no: 90123515	£94,738.20
28/11/22	DD	EDFENERGY CUST PLC REFERENCE: 9208111111 (Candys field)	£150.40
30/11/22	DD	Plusnet REF: PNET3453454-1 (YC)	£32.78
05/12/22	DD	EDF ENERGY REFERENCE: 671024465401 (Toilets)	£240.00
05/12/22	3082	J A Morrish - h&s repairs to play area Inv no: 84	£210.00
05/12/22	3083	Alison West - Bespoke Web Designs Inv: 2912	£35.00
05/12/22	3084	DG Atkins - hedge trimming	£240.00
05/12/22	3085	Source for Business (SWW at public toilets) 24/8 - 18/11/22	£128.11
05/12/22	3086-88	Staff Costs	£2,470.19
05/12/22	3089	Optima Graphics Topsham Ltd Inv no: 27123	£608.00
05/12/22	3090	J A Morrish Grass cutting Nov 22 Inv no: 86	£310.00
15/12/22	DD	EDF ENERGY REFERENCE: 671079829135 (YC)	£19.00
15/12/22	DD	EDF ENERGY REFERENCE: 671079829166 (YC)	£33.00
15/12/22	DD	EDFENERGY CUST PLC REFERENCE: 9208111111 (Candys field)	£135.30
20/12/22	3091	J Cowe - public toilet cleaning Oct-Nov 22	£915.00
20/12/22	3092	P Corcos - LFRG reimbursement	£115.65
20/12/22	3093	Locum Clerk services	£125.00
20/12/22	3094	LVHCIO Inv nos: INV-0579, 0578, 0576, 0560	£93.00

**Receipts – November and December 2022**

14/11/2022	DC	EDDC - Grant funding for play area & trim trail	43,692.21
21/11/2022	FPI	CCD NO1 DEVCOMMRESILIENCE - LFRG	1,490.00
21/11/2022	FPI	Herald Advert	500.00
08/12/2022	FPI	Herald Advert	75.00
09/12/2022	DC	DCC - Community meals grant	500.00
13/12/2022	FPI	Herald Advert	135.00
14/12/2022	FPI	Herlad Advert	117.00
15/12/2022	FPI	Herald Advert	100.00

16/12/2022	FPI	Herald Advert	135.00
28/12/2022	FPI	Herald Advert	45.00
29/12/2022	FPI	Stripe payment - Hub desk	4.45

### Financial Summary – December 2022

<b>Current Account</b>		
Opening balance at 1st April 2022		156,502.80
Receipts		£120,985.25
Total receipts		£277,488.05
less, Payments		£176,992.63
Net balance		£100,495.42
Unpresented cheques		£0.00
Receipts not on statement		£0.00
	Balance at Bank	£100,495.42

### Budget reports – November and December 2022

<b>Expenditure</b>			
<b>Code</b>	<b>Item</b>	<b>Budget</b>	<b>Spent</b>
G	VAT	£5,000.00	£20,539.11
H	S137	£100.00	£0.00
I	Other Grants	£1,000.00	£1,080.00
J	Clerk's Salary	£15,000.00	£19,859.34
K	Clerks Expenses	£900.00	£1,256.41
L	Office expenses	£1,000.00	£809.97
M	Village Hall Hire	£0.00	£1,179.00
N	Chairman's Allowance	£200.00	£0.00
O	Subs	£1,000.00	£621.00
P	Courses, Travel etc	£1,000.00	£484.57
Q	Insurance, Audit, Elections	£3,500.00	£2,184.88
R	Miscellaneous	£2,000.00	£6,993.18
S	Herald Printing	£5,000.00	£4,687.00
T	A Western	£6,000.00	£3,898.00
U	Grass and hedge cutting	£2,000.00	£590.00
V	Other Maintenance	£5,000.00	£3,120.00
W	General tree work inc Candys Field	£1,000.00	£1,390.00
X	Bin emptying	£750.00	£770.83
Y	Handyman	£0.00	£0.00
Z	Notice Boards - Maintenance	£500.00	£0.00
AA	Play Equipment Mtce	£500.00	£0.00
AB	Lighting in Candy's field	£800.00	£926.15
AC	Toilets inc: wages, consumables, rates, elec, utilities, repairs	£7,000.00	£9,561.23
AD	Flood equipment and Maintenance	£300.00	£514.83
AE	LFRG expenses	£400.00	£147.60
AF	Gulliford Cemetery	£600.00	£330.00
AG	Burial Ground	£1,000.00	£0.00
AH	Youth Club Building Maintenance	£1,000.00	£1,134.72

AI	YC Utilities	£1,600.00	£1,178.28
AJ	Website etc	£500.00	£183.00
AK	Adverse weather	£200.00	£0.00
AL	Gully cleaning and jetting	£2,000.00	£0.00
AM	Parishes Together	£1,500.00	£0.00
AN	Community Hub Projects	£2,000.00	£4,517.71
AO	Cont to repairs to VH Car Park	£500.00	£0.00
AP	DCC Funding	£0.00	£0.00
AQ	YC Recharge	£0.00	£0.00
AR	Emergency funding	£5,000.00	£0.00
AS	Lottery Grant (Jubilee)	£9,836.00	£9,956.12
AT	FLOS Playarea refurbishment	0.00	£79,158.50
	Total	£85,686.00	£156,532.32
	Add VAT		<u>£20,539.11</u>
	Total		£177,071.43

Code	Receipts - Budget Performance 2022-2023		
		Budget	Actual
F	Precept	47,500.00	47,500.00
G	Council Tax support grant	0.00	0.00
H	CIL	0.00	0.00
I	DCC re Candys Field	400.00	0.00
J	Herald Adverts	6,000.00	3,563.00
K	Burial fees	2,000.00	2,378.00
L	Lympstone FC re Cliff Field	50.00	0.00
M	Flower beds	0.00	0.00
N	Western power re Wayleaves	10.00	7.54
O	Miscellaneous (eg refunds)	0.00	670.00
P	Website adverts	0.00	0.00
Q	Parishes Together	1,500.00	0.00
R	External Grants	1,000.00	16,990.00
S	VAT Refund	5,000.00	4,611.55
T	Youth Club	1,500.00	4.45
U	VHMC car park	0.00	0.00
V	MoD Community Covenant	0.00	0.00
W	DCC error	0.00	0.00
X	Community Hub Projects Income	100.00	1,393.50
Y	Woodbury PC (Gulliford BG grass cutting)	100.00	0.00
Z	Gulliford Burial Ground	0.00	0.00
AA	FLOS	10,000.00	43,867.21
	Total	75,160.00	120,985.25
	Allocated balances 31st March 2022	Budget	Spent
	Elections	3000	0
	Reserve for Village hall car park	1500	0
	NP Projects	3000	0
	Works to Youth Club	10000	845.14

	Public Conveniences	5000	£3,350.00
	Play area	20,000	20,000
	Emergency funding	5000	0
	Field maintenance eg fences, ground repairs	10000	0
	Building funding re Community Purchase	10000	0
	Total allocated balances	67500	24195.14

#### **22/164.6 Clerk's Action List**

*RESOLVED that the Council received and noted the Clerk's action list.*

#### **22/165 Reports from the Chairman, East Devon District Councillors and Devon County Councillors**

The Chairman read his report:

*Happy new year, I hope everyone had a good Xmas, and we are all fit and well.*

*Councillor Tyrrell submitted his resignation over the weekend, I would like to thank him for his commitment and enthusiasm over the last two years and wish him well for the future.*

*Over the last ten days, Councillor Francis has worked tirelessly to prepare the PC response to the East Devon plan, and Councillors Murray and Staddon, assisted by Mrs Murray and Mr and Mrs Minter have delivered over 1000 leaflets to houses in the Parish. Thanks to all for the tremendous effort, I am hopeful that this hard work will be rewarded with EDDC planning engaging in consultation with us and other interested groups. It is still not too late to submit comments.*

*We have a full agenda this evening, I would remind Councillors of our training, we each have up to 3 minutes to make our points, and we should not interrupt others when they make theirs.*

*Any queries or concerns with process or the correct way to do things should always be referred to our Clerk.*

*Over the Xmas period a complaint regarding a Councillor's interaction with a Parishioner was received. This has been resolved, but I would take this opportunity to remind Councillors, we should act with politeness and tolerance, and always abide by the Nolan principles in all our interactions.*

County Cllr Trail wished everyone a happy new year. He explained that over 2,000 potholes had been reported to DCC who had fixed over 1,000. The outstanding potholes had either been made safe or was needing a larger repair. He encouraged all to report defects online at DCCs website 'report a problem' or give him a phone call directly to action. Cllr Trail added that DCCs precept would be finalised in the next week, and he would send the Clerk the details to circulate to all Cllrs. He added that a grant request of £10,000 had been received by Lymestone Primary School for a new sensory room. He and Cllr Scott had allocated £3,000 towards the project and asked LPC to match funding. This would leave a remaining balance of £4,000 for the school to fund themselves. Cllr Trail reported that Devon and Somerset Firefighters may take industrial action from mid-February. A resident asked Cllr Trail about whether Devon had succeeded in the Government levelling up funding from the Government for the Dinan Way extension. Cllr Trail explained that Simon Jupp MP had spoken in Government and should find out if he had been successful in the next couple of weeks. Cllr Atkins wanted it known that he objected completely to the Dinan Way extension.

District Cllr Ingham added that although Simon Jupp MP felt confident to win this funding, he also disagreed to this spending. He would be disappointed if it was successful. Cllr Ingham went on to state that if EDDCs public consultation did not reflect public opinion then



the system must be challenged and changed. EDDC must have a five-year land supply. He added that once the consultation was completed EDDC could see where they stood with new Government housing targets. He would be party to take things further after the consultation.

District Cllr Jung agreed with the points raised about the consultation but also agreed with the Dinan Way extension. He read his report:

*Lymington and Woodbury District Councillors Report. 09.01.2023*

*I have provided the Parish Councillors notes on the new Government Strategy for housing numbers.*

*As the notes show there is no clear explanation of how EDDC now stands with the required housing numbers or how they stand on an up-to-date Local Plan as it seems the government policy will be that Local Plans over 5 years will now be considered out of date and our present plan is already 7 years old (but was originally considered up to date until 2031!!)*

*Although the statement from the Government prior to Christmas stated that mandatory housing numbers will be removed the replacement policy is not yet defined and the interim gap of how this vacuum will be managed is still very grey.*

*Basically, they have abandoned one policy without a new policy in place! Hence the Government consultation for the proposed changes!*

*EDDC quite rightly decided that the local plan consultation should continue after the announcement and the deadline remains the same of mid-January. This is because the plan was not simply about housing numbers, but many strategies and policies therefore the majority of the work can continue.*

*Obviously EDDC needs to understand how the emerging plan can be moved forward and be assessed against the Government housing numbers or submit justification for a reduction, but the national number of housing requirements for England stays in place at 300,000 a year!*

*Results from the local plan consultation will now go forward to a Strategic Planning Committee probably after the May elections and this will tie in with the new emerging policies from the Government so there will be a merging of both the new government policies and our new Local Plan.*

*The most concerning matter is how our present Local Plan is assessed in the interim period. Previously under the Government guidance we could not demonstrate a 5-year land supply which meant that developers were able to override the existing EDDC development strategies. It is hoped with some of the emerging proposals we will be able to demonstrate a 5-year land supply and restrain unplanned unwarranted development proposals.*

*From the consultations it seems that a new town is favourable against substantially more development in current communities, as this will provide much of the needed infrastructure in one new town, rather than trying to improve the infrastructure spread over the whole district. However, the work required to plan a complete new community with all its infrastructure of sewage, electrical supply, roads, schools, and medical facilities, needs substantial time of approximately 10 years. At present estimates 2500 dwellings can be built up to 2040. Some suggest this can be increased, but on knowledge we have with past experience its most unlikely, so don't ask for something that cannot be delivered!*

A resident who had sent out a newsletter regarding responding to the public consultation explained to Cllr Jung how difficult the public had found it to submit their responses online. She believed that from members feedback, the online system to the public consultation was confusing and difficult to navigate. She asked how EDDC felt this type of online process was acceptable. She felt that the difficulties for residents must be fed back. She felt the whole system was flawed and not fit for purpose. The built-up boundaries differed from the Parish boundaries so how could another Parish make comments on a built-up boundary development. This decision could potentially destroy another Parish on the boundary. It should not be for Parishes to do this but EDDC. Cllr Jung explained that the EDDC website was the most heavily used throughout the country. The previous local plan was in paper

form and had taken even longer to respond to. He added that there had been public open sessions held to assist members of the public. Another resident added that as there was no policy for housing surely the idea should be parked until a new policy was created.

## **22/166 Methodist Hall**

A member of the Friends of the Methodist Hall read her report:

I am speaking on behalf of the Friends of the Methodist Hall group which was set up last year to work with the local community and the Parish Council to secure the future of the Hall for community use. The hall is a registered community asset. The Parish Council put forward a bid to buy the hall last March which was rejected by the Methodists. Despite repeated approaches to the Methodists they have refused to enter any negotiations or name a sum they want for its purchase. It was finally put on the market in November. It is for sale by tender to be submitted by 20th January. It is advertised on Rightmove at £250,00 - (this figure is not the sale price but simply needed because Rightmove won't advertise a property without a price attached.)

Is it needed?

There is considerable pressure on the Village Hall for community activities - anyone who has tried to book the hall for an event will be aware of the difficulties of finding a suitable slot.- The VH is used by the school during the week and by a nursery group 3 days a week reducing its general availability. The Methodist Hall would provide much needed additional space.

The Village Hall is approached up a steep hill and the Methodist Hall is more easily accessible for elderly people in the village.

### **The Building**

The Hall was built in 1875. It originally served as both the Sunday school and the Chapel until additional funds were found for the new chapel. It is part of the heritage of the village and has been added to the District Council's list of local heritage assets.

The condition survey carried out in February last year shows that it could be easily and quickly brought back into use - the main expense being the upgrading of the heating system.

We carried out a survey last year, delivering some 800 questionnaires (in the rain!) . 150 were returned with 126 supporting the purchase of the hall by the Parish Council. 120 supported the PC taking out a loan to do so. A number offered to help with funding. These people were contacted before Xmas (not the best time to ask for money!) and some £30,000 has been pledged to date.

It will be a great pity if the Hall is sold to a private owner. However should the owner wish to convert the property to a house the District Council policy is to ask for it to be offered for sale for 12 months at a reasonable price for community use, provided that the Parish Council or other community group is interested.

If the PC succeeded in purchasing the Hall and it was found not to be viable as a community facility it would be possible to sell it at a later date.

I think that time is too short for the PC to submit a formal tender but I would suggest that the agents and managing trustees (who will decide on the sale) are informed that the PC's offer from March last year is still there and drawing attention to the likely planning difficulties in obtaining permission for a change of use.

We would urge the PC to do this to secure a continued community use for the Hall, to preserve a heritage asset, with the benefit of an established group of volunteers willing to organise running it.

*(\*\*NB The Hall & Scott advertised price for the Methodist Hall on Right Move was £250,000\*\*)*

Cllr Atkins highlighted the fact that the building was registered as a community asset until 2026. He felt this must remain before any private buyer could use it. He believed that crowdfunding across Devon was necessary. He added that a public loan could be applied for with an interest only repayment. He felt the Methodist Church was not following correct protocol. He proposed a PC Part B meeting to decide the next steps. Cllr Hill felt a Part B was necessary to allow Cllrs to go into more detail. He was concerned that the Methodist Church was not interested in the community but making money. He regretted to inform the PC that a loan interest rate, either variable or fixed, was now higher than a year ago.

A resident asked the PC to consider the structure of members of the public's donations or loans towards the cost of purchase. Then extend these options to the community. Another resident added that a loan or bond may interest more residents to contribute. Another resident suggested a 'buy a brick' initiative for members of the public to invest in to enhance the spirit and involvement of the community. Cllr Hill explained that the PC would need to consider the Public Working Loans Board (PWLb) first then apply for grants and resident's support.

Cllr Linfoot proposed a Part B meeting. Cllr Francis seconded. Unan.

*RESOLVED that a Part B meeting would be arranged before the 20<sup>th</sup> January.*

Cllr Atkins reminded all that a statement to the public after the meeting could be released. Cllr Linfoot reminded all that a Part B was confidential, and any finances discussed would remain so. The member of the Friends group added that time was short, and it was only the PC as a body who could put in an offer.

## **22/167 EDDC Local Plan Review**

Cllr Francis explained that the PC response to EDDC proposed sites for development had considered all that had attended the public consultation and responded through questionnaires, conversations and emails received from members of the public. Cllr Francis read the PC's response (see Appendix 1). Cllr Francis was applauded by all present for the response written. Cllr Beatty praised the response, stating it was excellent, clear and concise. Cllr Murray added that it was a very good report and reflected the views of the community. Cllr Linfoot highlighted the fact that although site GH/ED/75 had received the largest percentage of support from the members of the public who returned their questionnaires, the owner of the drive to the site had not and would not grant permission for the access to the site. He therefore queried how EDDC came up with this site. Cllr Moffatt was interested to know how EDDC came up with the description for each site.

A resident felt it was an excellent response but would like to see N-Exmouth groups comments added. He would have liked the flooding risk added to site 9 and 10, the narrowness of Wotton Lane and the narrow lanes being increasingly used. Site Exmouth 4

was missing and this breached both Exmouth and Lymington boundary. Cllr Francis did add that an appendix had already been added to the response from LFRG.

Cllr Jung explained that many arguments from across the district were the same and there were common threads throughout the country. The Government had accepted that not all areas could be developed. 75% of East Devon was AONB and coastal protection areas. Coastal flooding protection was twice as expensive as inland costs. Exmouth had expanded dramatically. He added that Natural England would need explanation of why development took place in AONB. The AONB trumped the green wedge. He felt the PCs response was presented well and would like to have seen more green infrastructure included. Between now and June he would feedback the consultation and new government housing numbers.

A resident added that the A376 was the third most dangerous road in Devon. She added that the air ambulance would be submitting a report regarding this in due course. Another resident had enquired about empty houses and second homeowners and wondered how the findings had impacted the area and how they were being fed back to the public.

Cllr Linfoot proposed to approve the response and submit to EDDC from LPC. Cllr Staddon seconded. Unan.

*RESOLVED that the PCs response would be sent to EDDC planning portal to be submitted online.*

#### **22/168 Community Hub meeting**

Cllr Linfoot reported that there would be a second community hub meeting on 23<sup>rd</sup> January 6-8pm in the meeting room of the village hall. This would be to discuss further details of the Kings Coronation in May. He outlined the day events of an afternoon family picnic with live entertainment in the evening.

#### **22/169 Burial Ground Footpaths.**

Cllr Atkins reported that the pathway repairs were urgent due to health and safety. The roots of the failing cherry tree had raised the pathway and caused a trip hazard. The leaning gravestones needed rectifying.

Cllr Atkins proposed that the cherry tree was removed and path immediately adjacent to it was re-laid and the entire pathway was made a unified width. Cllr Linfoot seconded. Unan.

*RESOLVED that the cherry tree was removed, paving slabs re-laid, and the double width path narrowed.*

The Chairman requested permission from all members of the Council for an extension to the meeting. Unan.

#### **22/170 Planning applications**

##### **22/2813/FUL - Proposed new steel frame building/storage at Kings Garden and Leisure.**

Cllr Lewis had visited the site and would support the application with mitigating factors: that the new build would not impact the tree root system behind the proposed site and additional screening should be considered along the roadside.

Cllr Lewis proposed to support the application with mitigating factors added. Cllr Linfoot seconded. Unan.

*RESOLVED that the Clerk send the recommendation of support from LPC to EDDC.*

##### **22/2833/FUL - Installation of array of photovoltaic panels on south facing roof at 2 Charles Court.**

Cllr Atkins proposed to support the application. Cllr Francis seconded. Unan.

*RESOLVED that the Clerk send the recommendation of support from LPC to EDDC.*

## **22/171 Planning decisions**

*RESOLVED that the EDDC decisions were noted.*

## **22/172 Reports of Committees**

### **Assets and Amenities**

Cllr Linfoot explained that the map from the NT clearly showed that the PC was responsible for the Avenue and therefore the trees along it. Cllr Atkins added that he was chasing up a contractor to do this work. Cllr Linfoot proposed to implement Phase 1 of Cllr Lewis' report. Cllr Hill seconded. Unan.

*RESOLVED that the trees along the Avenue would be trimmed.*

Cllr Linfoot explained that the rotten gate post and barbwire at the end of Avenue Field was a health and safety risk. He asked if a vehicular access gate was necessary. Cllr Atkins explained that the vehicular gate was necessary due to driving a tractor through the field to access the bottom rather than use the Avenue with the overhanging trees. He explained that a contractor was getting on with replacing the post and installing an additional pedestrian gate.

Cllr Linfoot explained that the kissing gate in Cliff Field should be replaced as he had received many queries from members of the public about replacing it. He had contacted a contractor in Exmouth that could either repair and renovate the original gate for approx £350-400 or rebuild a like for like gate for £500-£600.

Cllr Atkins proposed to replace the gate. Cllr Hill seconded. Unan. Cllr Beatty objected.

*RESOLVED that the ornate kissing gate would be replaced.*

### **Environment committee**

Cllr Beatty raised the current state of Cliff field. She was unhappy with how the football goal posts were not locked up and being used against the hedge. This was causing the public footpath to be churned and very muddy for walkers to use. She was concerned with the number of vehicles illegally parked on the Highway during a football match. She felt that the FCs shed was a mess and their toilets stank. Cllr Staddon explained the highway was not the FCs fault, they always advised players where to appropriately park or use public transport.

Cllr Beatty shared concerns of the public footpath at the top of Church Path which was deep mud and impassable. She felt the owners needed to be informed that work needed to be completely on the pathway to make it accessible. She asked the Clerk to follow this up with the EDDC enforcement officer. Cllr Jung asked to be copied into any correspondence to EDDC. Unan.

*RESOLVED that the Clerk would contact the enforcement officer and check planning conditions regarding this footpath.*

### **Planning and transport**

Cllr Linfoot reiterated his thanks to Cllrs Francis, Staddon and Murray for all their hard work with writing the PCs response to EDDC and hand delivering flyers to all householders in the Parish.

Cllr Atkins explained that Exmouth Town Council were keen to meet with LPC to discuss changes at Goodmores development. Cllr Jung added that he was not aware of any changes to the plans for the site.

### **Community**

Cllr Hill informed all that there was a new chief constable in post for Devon and Cornwall constabulary.

Cllr Payne reported that the new Stripe payment system was up and running for members of the public to book the hot desks in the newly refurbished room in The Hub building.

## 22/173 Items for the next Agenda

The hedge behind the Pre-school.

Meeting closed at **10.00pm**

Chairman:

Date:

## 23/4 Clerks Report

**Finance - Payments / Financial summary / Budget report**

### Payments – January 2023

04/01/23	DD	EDF ENERGY REFERENCE: 671024465401 (Toilets)	£88.00
04/01/23	DD	Plusnet REF: PNET3453454-1 (YC)	£34.81
05/01/23	3095	Cllr expenses	£147.75
05/01/23	3096	Optima Graphics Topsham Ltd Inv: 27165 and 27176	£617.00
05/01/23	3097	Cllr expenses	5.00
05/01/23	3098	D Murray - Living In Lymptstone event	£147.45
05/01/23	3099- 101	Staff costs	£2,391.30
05/01/23	3102	J Cowe - cleaning public toilets Dec 22	£465.00
05/01/23	3103	J Morrish - Inv: 89,90,91	£2,220.00
05/01/23	3104	LVHCIO - Inv: INV-0599 (Community Hub community meals)	£60.00
05/01/23	3105	Exmouth District and Community Transport	£332.94
05/01/23	3106	Michael Clarke Ltd - Mens Toilets Inv No: SI-6280	£129.30
16/01/23	DD	EDF ENERGY REFERENCE: 671079829166 (YC)	£33.00
16/01/23	DD	EDF ENERGY REFERENCE: 671079829135 (YC)	£19.00
17/01/23	3107	Shift - It INV-17050	£120.00
17/01/23	2108	CANCELLED	
17/01/23	3109	LVHCIO INV-0607 (LPC Part B meet)	£16.00
17/01/23	3110	Eibe play area refurbishment Inv no: 90123515 (outstanding payment)	£10,526.47
17/01/23	3111	Garden Club grant awarded	£330.90
17/01/23	DD	EDFENERGY CUST PLC REFERENCE: 9208111111 (Candys field)	£143.98
23/01/23	3112	McVeigh Parker & Co Ltd In: 742016 (New gate &post @Avenue Field)	£560.33
30/01/23	DD	Plusnet REF: PNET3453454-1 (YC)	£41.75

### Receipts – January 2023

05/01/2023	FPI	Herald Advert	70.00
09/01/2023	FPI	Stripe Payment - Hub desk	9.30

12/01/2023	FPI	Herald Advert	100.00
16/01/2023	FPI	Stripe Payment - Hub desk	9.30
17/01/2023	FPI	Herald Advert	7.00
18/01/2023	DC	DEVONCC 4919199 (Candys field maintenance)	500.00
19/01/2023	FPI	Herald Advert	25.00
20/01/2023	500041	Herald Advert	135.00
20/01/2023	500041	R Gegg (Molly Tyrrell burial fee)	415.00
23/01/2023	DC	Herald Advert	100.00
27/01/2023	SO	Herald Advert	25.00

### Financial Summary – January 2023

<b>Current Account</b>		
Opening balance at 1st April 2022		156,502.80
Receipts		£122,380.85
Total receipts		£278,883.65
less, Payments		£195,422.61
Net balance		£83,461.04
Unpresented cheques		£0.00
Receipts not on statement		£0.00
	Balance at Bank	£83,461.04

### Budget reports – January 2023

Expenditure			
Code	Item	Budget	Spent
G	VAT	£5,000.00	£21,737.53
H	S137	£100.00	£0.00
I	Other Grants	£1,000.00	£1,743.84
J	Clerk's Salary	£15,000.00	£22,139.64
K	Clerks Expenses	£900.00	£1,265.41
L	Office expenses	£1,000.00	£911.97
M	Village Hall Hire	£0.00	£1,187.00
N	Chairman's Allowance	£200.00	£200.00
O	Subs	£1,000.00	£621.00
P	Courses, Travel etc	£1,000.00	£484.57
Q	Insurance, Audit, Elections	£3,500.00	£2,184.88
R	Miscellaneous	£2,000.00	£7,166.93
S	Herald Printing	£5,000.00	£5,304.00
T	A Western	£6,000.00	£3,898.00
U	Grass and hedge cutting	£2,000.00	£1,550.00
V	Other Maintenance	£5,000.00	£3,846.94
W	General tree work inc Candys Field	£1,000.00	£1,390.00
X	Bin emptying	£750.00	£770.83
Y	Handyman	£0.00	£0.00
Z	Notice Boards - Maintenance	£500.00	£0.00

AA	Play Equipment Mtce	£500.00	£0.00
AB	Lighting in Candy's field	£800.00	£1,070.13
AC	Toilets inc: wages, consumables, rates, elec, utilities, repairs	£7,000.00	£10,217.58
AD	Flood equipment and Maintenance	£300.00	£514.83
AE	LFRG expenses	£400.00	£147.60
AF	Gulliford Cemetery	£600.00	£330.00
AG	Burial Ground	£1,000.00	£1,000.00
AH	Youth Club Building Maintenance	£1,000.00	£1,134.72
AI	YC Utilities	£1,600.00	£1,300.41
AJ	Website etc	£500.00	£183.00
AK	Adverse weather	£200.00	£0.00
AL	Gully cleaning and jetting	£2,000.00	£0.00
AM	Parishes Together	£1,500.00	£0.00
AN	Community Hub Projects	£2,000.00	£4,533.46
AO	Cont to repairs to VH Car Park	£500.00	£0.00
AP	DCC Funding	£0.00	£0.00
AQ	YC Recharge	£0.00	£0.00
AR	Emergency funding	£5,000.00	£0.00
AS	Lottery Grant (Jubilee)	£9,836.00	£9,956.12
AT	FLOS Playarea refurbishment	0.00	£88,632.32
	Total	£85,686.00	£173,685.18
	Add VAT		<u>£21,737.53</u>
	Total		£195,422.71

Code	Receipts - Budget Performance 2022-2023	Budget	Actual
F	Precept	47,500.00	47,500.00
G	Council Tax support grant	0.00	0.00
H	CIL	0.00	0.00
I	DCC re Candys Field	400.00	0.00
J	Herald Adverts	6,000.00	4,025.00
K	Burial fees	2,000.00	2,793.00
L	Lympstone FC re Cliff Field	50.00	0.00
M	Flower beds	0.00	0.00
N	Western power re Wayleaves	10.00	7.54
O	Miscellaneous (eg refunds)	0.00	670.00
P	Website adverts	0.00	0.00
Q	Parishes Together	1,500.00	0.00
R	External Grants	1,000.00	17,490.00
S	VAT Refund	5,000.00	4,611.55
T	Youth Club	1,500.00	23.05
U	VHMC car park	0.00	0.00
V	MoD Community Covenant	0.00	0.00
W	DCC error	0.00	0.00
X	Community Hub Projects Income	100.00	1,393.50
Y	Woodbury PC (Gulliford BG grass cutting)	100.00	0.00
Z	Gulliford Burial Ground	0.00	0.00
AA	FLOS	10,000.00	43,867.21



	Total	75,160.00	122,380.85
	Allocated balances 31st March 2022	Budget	Spent
	Elections	3000	0
	Reserve for Village hall car park	1500	0
	NP Projects	3000	0
	Works to Youth Club	10000	845.14
	Public Conveniences	5000	£3,350.00
	Play area	20,000	20,000
	Emergency funding	5000	0
	Field maintenance eg fences, ground repairs	10000	0
	Building funding re Community Purchase	10000	0
	Total allocated balances	67500	24195.14

### Clerk's Action List – January 2023

Month and Minute	Response	Date Actioned
Jan – 22/4.7	The Clerk would add DB as a bank signatory – Ask for a copy of photo ID	
May 22/64.9	Investigate purchasing a new phone for work use.	
Oct 22/116.2	Clerk to write to Eibe and ask if the play area notice can be erected on the fence or would this affect its guarantee.	
Nov 22/128.4	Clerk write a letter of thanks to the trustees of the Parish Charity and ask for an annual report at the APM.	25/1
Nov 22/128.11	Complete clerks annual review	20/1
Nov 22/134	Clerk follow up with the fitting cost of the recycled plastic notice boards. Investigate financial support available from other groups.	20/1
Nov – 22/137	Clerk to draft a letter of thanks to SWW. (and Mr Brewer?)	25/1
Jan – 22/164.1	Precept of £48,500 to be submitted to EDDC. (by 18 <sup>th</sup> Jan)	13/1
Jan – 22/164.2	Contracts, Equality, Grants Policies, H&S Statement and Working Groups Terms of Reference documents are sent to the website.	24/1
Jan – 22/164.3	Remaining balance of £10,526.47 was paid in full to Eibe.	23/1
Jan - 22/166	Arrange a Part B meeting before the 20 <sup>th</sup> Jan	12/1
Jan – 22/167	Send PCs response to EDDC re development sites (by 15 <sup>th</sup> Jan)	13/1
Jan – 22/170 Planning Applications	22/2813/FUL – Proposed new steel frame building/storage at Kings Garden and Leisure. Recommendation: Support	13/1 send recommendations from LPC to EDDC.
	22/2833/FUL – Installation of array of photovoltaic panels on south facing roof at 2 Charles Court. Recommendation: Support	
Jan – 22/172	Clerk would contact the enforcement officer and check planning conditions regarding FP4.	12/1
Additional actions:		
Playpark refurbishment and correspondence – ongoing		
Timetabling Candys and Cliff field use – ongoing		
Nurseries site open space – ongoing		
PC meeting		9/1

Minutes	11,12/1
Herald report	10/1
Invites to community hub meeting to members of organisations.	3/1
Notice to advertise Com Hub meeting for clubs, groups and societies.	3/1
Community Hub meeting	23/1
Notes from meeting	24/1
Part B meeting notice	12/1
Part B meeting	17//1
Minutes	19/1
Let EDDC know of vacancies	13/1
Letter to Hall & Scott re Methodist Hall	18/1
Site meeting with Eibe	23/1
Minutes	25/1
Staff Appraisal with NL & KH	27/1
Defibrillator reports online x2	31/1

### 23/11 Planning decisions

Date	Planning Application	LPC	EDDC
19/10/22 expires 11/11/22	22/2310/TCA   T1, Ash : remove low hanging branch to the east with cut diameter of 15cm and reshape the crown to provide a more aesthetic aspect: estimated diameter of cuts to less than 75mm, reducing crown by 1.5 - 2m ; The diameter of the cut to the low extended branch to the east will be 15cms and the crown will be reduced by 1.5 - 2.0 metres all round with cuts no larger than 75mm at Southerleigh.	21/12 Support	17/1 APPROVED
15/12/22 expires 7/1/23	22/2722/FUL - Construction of a single-storey rear extension, new rear dormer and internal alterations at Woodstock.	21/12 Support	25/1 APPROVED
2/12/22 expires 25/12/22	22/2661/FUL - Installation of photovoltaic array at The Old Nursery, 6 Charles Court	21/12 Support	31/1 APPROVED
27/10/22 expires 25/11/22	22/1980/LBC - install 6no. solar PV on rear north west elevation and 4no. solar PV on single storey rear south west elevation at Ferndale.	9/11 Support (in line with conservation officer's recommendations)	3/2 APPROVED