



LYMPSTONE PARISH COUNCIL

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Chairman: Cllr Nick Linfoot
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28th November 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 4th December 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.
Occasionally, new material has to be added to the Agenda after the publication date – for the latest version please visit the website lympstone.org

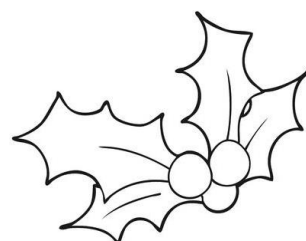
Miss L Tyrrell
Clerk to the Parish Council

AGENDA

	PART B – To agree any items to be dealt with after the public (including the Press) have been excluded.	7.00
	Public session	7.30
23/101	INFORMATION: Apologies	7.45
23/102	ACTION: Minutes To confirm the minutes of the PC meeting held on the 6 th November (attached pgs. 3-15)	7.50
23/103	INFORMATION: To receive any Declarations of Interest	7.55
23/104	INFORMATION: Casual vacancy – There is a vacancy on the PC and no election has been called. It is up to the PC to co-opt a new member.	8.00
23/105	Clerk's Report (see attachments): ACTION: i) LPC Budget 2024/25 – to agree the proposed budget for 24/25. ii) Co-option, Digital and social media, and Communications Policies - to agree and approve LPC's policies previously circulated to all Cllrs. iii) Memorial tree in cemetery – to receive an update. iv) Correspondence Received – regarding Lympstone cemetery. v) Correspondence received – regarding vehicular congestion at the Saddlers Arms. INFORMATION: vi) Finance – Payments / Financial summary / Budget report (attached pgs. 16-20) Including the recent CIL money received. vii) Clerk's Action List (attached pgs. 20-21)	8.05

23/106	INFORMATION: Reports from the Chairman, East Devon District Councillors and Devon County Councillors if any.	8.15
23/107	ACTION: Planning applications 23/2504/V106 - Application for the modification of S106 agreement relating to outline permission 14/0330/MOUT (Outline application for residential development (up to 350 dwellings) with associated roads and open space. The provision of land for mixed-use employment; land for commercial and community uses and land for the provision of a primary school. All matters reserved with the exception of the proposed vehicular access points onto Dinan Way.) to allow changes to a) increase the percentage of affordable houses delivered on phase 2 of the development to 25%, and b) the payment of an off-site contribution on phase 1 of the development to the equivalent of 25% affordable housing at Goodmores Farm, Hulham Road.	8.20
23/108	INFORMATION: Planning decisions (Attached)	8.25
23/109	INFORMATION: Reports of Committees Any reports requiring a decision are attached. DALC Cllr training – to receive an update from the training session 23 rd Nov. Assets and amenities committee – Cllr Atkins (C), Cllr Staddon (VC), Cllr Francis, Cllr Hill Cllr Atkins to report any update on the kissing gate in Cliff field and tree work. Cllr Staddon/Minter to report on the Gulliford Joint Committee meeting held on 20 th Oct 2023. Environment committee – Cllr Culhane (C), Cllr Staddon (VC), Cllr Minter, Cllr Moffat Cllr Gale-Hasleham to report on the EEMP meeting held on the 29 th Sept 2023. Cllr Culhane to report on the working group meeting held on 30 th October 2023. Planning and Transport – Cllr Linfoot (C), Cllr Francis (VC), Cllr Culhane, Cllr Minter, Cllr Moffat Cllr Linfoot to report on the committee meeting held on 27 th November 2023. Community committee – Cllr Staddon (C), Cllr Payne (VC), Cllr Culhane, Cllr Francis, Cllr Linfoot, Cllr Moffat Upcoming committee meeting 11 th Dec.	8.30
23/110	DISCUSSION: Items for the next Agenda	8.40

***All Lympstone Parish Councillors wish you a very
Merry Christmas and Happy New Year!***



**MINUTES OF A LYMPSTONE PARISH COUNCIL MEETING HELD IN
THE VILLAGE HALL AT 7.30PM ON MONDAY 6TH NOVEMBER 2023.**

PRESENT:	
Councillors	D Atkins, S Culhane, S Francis, R Gale-Hasleham, K Hill, N Linfoot (Chairman), A Minter, M Moffatt, J Payne and L Staddon
Clerk	Miss L Tyrrell
County Councillors	J Trail and R Scott
District Councillors	B Ingham and G Jung
Public	5 members

The Chairman announced that sadly a former Cllr, Mrs Margaret Green had passed away. He added that as well as being a Parish Cllr, she had also been an active member of many groups in the Parish. He asked for a moment to remember her and sent condolences to her family at this time.

Public session

A member of the public highlighted the fact that the website was down and unsecure. The Clerk would write to the webmaster to rectify this issue.

Mrs Lyons reported the following regarding the planned Lympstone Garden festival:

- The event would be held 8th – 16th June 2024.
- The objectives of the event were to raise money for local Exmouth & Lympstone Hospiscare and to put on an inclusive and enjoyable community event for Lympstone village.
- 11 gardens were confirmed to open for the event.
- Other attractions planned:
 - Scarecrow Trail (theme of 'The Movies') - open from Sat 8 June to Sunday 16 June.
 - Wild About Lympstone - potential 'wildlife' garden and other activities during the week.
 - Gulliford Burial Ground - history, wildflowers and wildlife.
 - Open allotments - offered to open one of the two Saturdays.
 - Lympstone Academy Band – would play in one garden on both Sat 8 June and Sat 15 June.
 - Miniature Steam Railway had been offered, venue to be confirmed.
 - Refreshments would be available.
 - Raffle.
 - Plant sale.

Mrs Lyons kindly asked if the PC would allow car parking in Avenue field for Sat 8th, Sat 15th and Sun 16th June 24. The Chairman proposed the field could be used, weather pending. Cllr Francis seconded. Unan.

RESOLVED that parking (weather pending) would be available for the garden trail in Avenue Field on 8th, 15th and 16th June 2024.

23/91 Apologies
None.

23/92 Minutes
Cllr Linfoot proposed the minutes of the PC meeting held on the 2nd October were accurate Cllr Atkins seconded. Unan.

RESOLVED that the minutes of the PC meeting held on the 2nd October 2023 be confirmed as a correct record and signed by the Chairman.

23/93 To receive any Declarations of Interest

Cllr Atkins declared a personal interest with planning applications 23/2225/FUL and amended plan 23/1269/MFUL.

Cllr Hill declared a personal interest with planning applications 23/2322/TCA and 23/2247/FUL.

Cllr Minter declared a personal interest with item 23/94.2

This was recorded in the book.

23/94 Clerk's Report

23/94.1 Child Protection, Co-option, Digital and social media, and PC Job Description Policies

Cllr Culhane recommended a communications policy to go with the digital and social media policy for additional clarity. Cllr Linfoot believed the code of conduct covered additional necessary areas of the policy but felt this needed to be checked. Cllr Culhane raised concerns about the co-option policy and GDPR regulations when sharing personal information about Cllrs. The Clerk explained that only preferred contact details were shared with members of the public but would make this clearer in the policy. She asked the district Cllrs to check the rules with EDDC regarding declaration of interest forms available online. Cllr Linfoot proposed that the Co-option and digital and social media policies reviews were deferred, and the child protection and PC job description were approved. Cllr Payne seconded. Unan.

1) *RESOLVED that the Clerk would review the Co-option and Digital and social media policy.*

2) *RESOLVED that the Child protection and PC job description policies were approved.*

23/94.2 Grant Application

Cllr Payne suggested that the group would be eligible for other community grants available and should apply. Cllr Linfoot proposed to award a grant of £200. Cllr Staddon seconded. Unan.

RESOLVED that the Lympstone Village Ladies Choir were awarded a grant of £200.

23/94.3 Poppy wreath

Cllr Payne proposed Cllr Staddon to represent the PC on Remembrance Sunday. Cllr Francis seconded. Unan.

RESOLVED that Cllr Staddon would represent the PC on Remembrance Sunday.

23/94.4 Finance

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

RESOLVED that the following payments be approved:

October 2023 Bank Account Reconciled Statement

Current Account

Statement Number	7	Bank Statement No.	7
Statement Opening Balance	£199,188.95	Opening Date	01/10/23
Statement Closing Balance	£187,257.83	Closing Date	31/10/23
True/ Cashbook Closing Balance	£185,443.19		

Date	Cheque/ Ref.	Supplier/ Customer	Debit (£)	Credit (£)	Balance (£)
01/10/23	3223	JD Maintenance Services	260.30	0.00	198,928.65
02/10/23	3220	J. Morrish	1,425.00	0.00	197,503.65
02/10/23	3225	John Brewer	44.78	0.00	197,458.87
02/10/23	3226	Phil Corcos	359.92	0.00	197,098.95
02/10/23	3227	PJ & JM Lee	1,293.00	0.00	195,805.95
02/10/23	3228	Mr Mather (film society grant)	69.98	0.00	195,735.97
02/10/23	3229	Lympstone Village Hall CIO	24.00	0.00	195,711.97
02/10/23	3230	Alison West - Bespoke Web Designs	409.50	0.00	195,302.47
02/10/23	3231	Confidential	459.23	0.00	194,843.24
02/10/23	3232	Confidential	2,024.02	0.00	192,819.22
02/10/23	3233	Confidential	207.25	0.00	192,611.97
02/10/23	3234	Toolstation	81.99	0.00	192,529.98
02/10/23	3235	DTS Tree Consultancy	330.00	0.00	192,199.98
02/10/23	3236	D.G. Atkins	71.55	0.00	192,128.43
02/10/23	3237	JD Maintenance Services	556.41	0.00	191,572.02
02/10/23	3238	Mrs Jo Cowe	915.00	0.00	190,657.02
02/10/23	3239	J. Morrish	1,710.00	0.00	188,947.02
04/10/23	DD 4/10/23 (401)	EDF Energy Ref: 671024465401 (Toilets)	88.00	0.00	188,859.02
12/10/23	3240	Optima Graphics Topsham Ltd	747.00	0.00	188,112.02
12/10/23	3241	Graham Banks (LHS grant)	225.00	0.00	187,887.02
12/10/23	3243	Lympstone Village Hall CIO	60.00	0.00	187,827.02
12/10/23	3244	PVM Supplies	195.28	0.00	187,631.74
12/10/23	3246	Lympstone Village Hall CIO	16.00	0.00	187,615.74
12/10/23	3247	NALC	39.22	0.00	187,576.52
12/10/23	3248	Blackbox AV Ltd	1,146.00	0.00	186,430.52
12/10/23	FPI 12/10/23	Herald Advert	0.00	100.00	186,530.52
16/10/23	DCC5076863 12/10/23	Devon County Council (Community Hub lunches grant)	0.00	500.00	187,030.52
16/10/23	DD 16/10/23 (135)	EDF Energy Ref: 671079829135 (YC)	119.00	0.00	186,911.52
16/10/23	DD 16/10/23 CF	EDF Energy Ref: 9208111111 (Candys Field)	139.69	0.00	186,771.83
16/10/23	DD 16/10/23 YC 166	EDF Energy Ref: 671079829166 (YC)	38.00	0.00	186,733.83
16/10/23	FPI 16/10/23	Herald Advert	0.00	45.00	186,778.83
17/10/23	MC FPI 17/10/23	Herlad Advert	0.00	35.00	186,813.83

17/10/23	PB FPI 17/10/23	Herald Advert	0.00	165.00	186,978.83
17/10/23	SG FPI 17/10/23	Herald Advert	0.00	25.00	187,003.83
19/10/23	FPI 19/10/23	Herald Advert	0.00	75.00	187,078.83
23/10/23	FPI 23/10/23	Herald Advert	0.00	24.00	187,102.83
25/10/23	FPI 25/10/23	Orchard Memorials	0.00	140.00	187,242.83
31/10/23	FPI 31/10/23	Herald Advert	0.00	15.00	187,257.83

Uncleared and unrepresented effects

18/05/23	3176	BT Payphones	1.00		187,256.83
22/08/23	3212	Devon Wildlife Consultants	1,100.00		186,156.83
02/10/23	3212	Devon Wildlife Consultants	-1,100.00		187,256.83
12/10/23	3242	Hilton Barnfield Architects	1,808.64		185,448.19
12/10/23	3245	ALRUG	5.00		185,443.19
Total uncleared and unrepresented			1814.64	0.00	
Total debits / credits			14869.76	1124	

Financial Statement - Cashbook

Statement of receipts and payments between 01/10/23 and 31/10/23 inclusive. This may include transactions with ledger dates outside this period.

Balances at the start of the year

Ordinary Accounts

Current Account	£164,857.47
Total	£164,857.47

Balances at start of period

Ordinary Accounts

Current Account	£198,087.95
Total	£198,087.95

RECEIPTS	Net (£)	Vat (£)	Gross (£)
Council			
10 Precept	0.00	0.00	0.00
15 CIL	0.00	0.00	0.00
20 DCC re Candys Field	0.00	0.00	0.00
25 Herald Adverts	484.00	0.00	484.00
30 Burial Fees	140.00	0.00	140.00
35 Lymp FC	0.00	0.00	0.00
40 Flower Beds	0.00	0.00	0.00
45 Wayleaves	0.00	0.00	0.00
50 Misc	0.00	0.00	0.00
55 Web adverts	0.00	0.00	0.00
60 Parishes Together	0.00	0.00	0.00
65 External grants	500.00	0.00	500.00
70 YC Rech	0.00	0.00	0.00
75 VHMC	0.00	0.00	0.00
80 MoD Comm Cov	0.00	0.00	0.00
85 DCC error	0.00	0.00	0.00
90 Community Hub	0.00	0.00	0.00

95 Woodbury PC	0.00	0.00	0.00
99 VAT refund	0.00	0.00	0.00
100 Guildford BG	0.00	0.00	0.00
105 FLOS	0.00	0.00	0.00
Council Total	1,124.00	0.00	1,124.00
Total Receipts	1,124.00	0.00	1,124.00
PAYMENTS	Net (£)	Vat (£)	Gross (£)
Council			
1000 Confidential	2,483.25	0.00	2,483.25
1005 Confidential			
1005/1 Confidential	102.00	0.00	102.00
1005/2 Confidential	105.25	0.00	105.25
1005 Total	207.25	0.00	207.25
1015 Village Hall hire	100.00	0.00	100.00
1020 Chairman's Allowance	0.00	0.00	0.00
1025 Subscriptions	5.00	0.00	5.00
1030 Courses, travel etc	32.68	6.54	39.22
1035 Insurance, Audit, Electricity	0.00	0.00	0.00
1040 Misc	71.55	0.00	71.55
1045 Herald Printing	747.00	0.00	747.00
1050 Maintenance contractor	3,135.00	0.00	3,135.00
1055 Grass cutting	0.00	0.00	0.00
1060 Other maintenance	1,894.21	215.50	2,109.71
1065 General tree work	0.00	0.00	0.00
1070 Bin emptying	0.00	0.00	0.00
1075 Handyman	0.00	0.00	0.00
1080 Notice boards - maintenance	0.00	0.00	0.00
1085 Play equipment	0.00	0.00	0.00
1090 Lights in CF	133.04	6.65	139.69
1095 Toilets	1,161.54	36.74	1,198.28
1100 Flood equip maintenance	68.33	13.66	81.99
1105 LFRG expenses	404.70	0.00	404.70
1110 Gulliford cemetery	0.00	0.00	0.00
1115 Burial Ground	0.00	0.00	0.00
1120 YC Maintenance	0.00	0.00	0.00
1125 YC Utilities	149.52	7.48	157.00
1130 Website etc	409.50	0.00	409.50
1135 Adv Weath	0.00	0.00	0.00
1140 Gully Emptying	0.00	0.00	0.00
1145 Parishes Together	0.00	0.00	0.00
1150 Hub Projects	1,820.53	364.11	2,184.64
1155 Cont VH Car Park	0.00	0.00	0.00
1160 DCC / DCF Funding	0.00	0.00	0.00
1165 YC Recharge	0.00	0.00	0.00
1170 Emergency Fund	0.00	0.00	0.00
1175 Lottery Grant (Jubilee)	0.00	0.00	0.00
1180 FLOS	0.00	0.00	0.00
2000 S137 Funding	0.00	0.00	0.00
2010 Other Grants	294.98	0.00	294.98
9999 VAT Payments	0.00	0.00	0.00

Council Total	13,118.08	650.68	13,768.76
Total Payments	13,118.08	650.68	13,768.76
Closing Balances			
Ordinary Accounts			
Current Account			£185,443.19
			£185,443.19
Total			£185,443.19

Reserve Movements

Start of year 01/04/23

General Fund

£4,348.95 Start of year value
£28,544.24 Value as at 31/03/24

This value is calculated and not just a sum of reserve movements plus starting balance.

Elections

£3,000.00 Start of year value
£3,000.00 Current value

Village Hall car park

£1,500.00 Start of year value
£1,500.00 Current value

NP Projects

£3,000.00 Start of year value
£3,000.00 Current value

Youth Club

£10,000.00 Start of year value
£10,000.00 Current value

Public Conveniences

£5,000.00 Start of year value
£5,000.00 Current value

Play Area refurb

£20,000.00 Start of year value
£20,000.00 Current value

Emergency funding

£5,000.00 Start of year value
£5,000.00 Current value

Field maintenance

£10,000.00 Start of year value
£10,000.00 Current value

Building funding

£10,000.00 Start of year value
£10,000.00 Current value

CIL Funding

	£93,008.52	Start of year value
05/04/23	-£710.00	: Expenditure transaction 1005, Herald Printing
05/05/23	-£568.00	: Expenditure transaction 1023, Herald Printing
18/05/23	-£50.00	: Expenditure transaction 1032, Work to The Hub building
18/05/23	-£30.00	: Expenditure transaction 1032, Work to phone box book swap
18/05/23	-£71.11	: Expenditure transaction 1032, Work to public toilets
05/06/23	-£568.00	: Expenditure transaction 1043, Herald Printing
15/06/23	-£1,500.00	: Expenditure transaction 1046, 3 new benches
15/06/23	-£170.00	: Expenditure transaction 1049, Electrical repairs to Hub building
15/06/23	-£1,437.50	: Expenditure transaction 1050, Burial ground and cliff field ornate gates
03/07/23	-£105.00	: Expenditure transaction 1058, CCTV service at public toilets
03/07/23	-£349.01	: Expenditure transaction 1057, Wall gate service and lights repairs in toilets
07/07/23	-£710.00	: Expenditure transaction 1062, Herald Printing
22/08/23	£0.00	: Expenditure transaction 1084,
02/10/23	-£45.83	: Expenditure transaction 1114,
	£86,694.07	Current value
	£154,194.07	Current Reserves total excluding the General Fund
	£182,738.31	Current Reserves total including the General Fund

23/94.5 Clerk's Action List

The Clerk explained that she had completed an additional defibrillator check this month as the one in the Strand had possibly been used. Cllr Linfoot asked Cllr Culhane and the environment committee to consider emergency wardens being added to the Parish emergency plan.

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

23/95 Reports from the Chairman, East Devon District Councillors and Devon County Councillors

The Chairman read his report:

There have been a number of committee meetings and a considerable amount of emails to consider over the last month. Thanks to all Councillors for their time and commitment over the last weeks, and continuing effort going forward.

The last week saw the first flood threat of the winter. Thanks, and gratitude are due to the LFRG and the wardens who were out protecting the village. We are lucky to have such an experienced and committed team.

Finally, this is both a personal request, and one that several dog walkers have discussed with me. It is tradition to have fireworks on the 5th November, and I along with everyone else have enjoyed them over the years. Unfortunately, the event terrifies wildlife, farm animals and pets, including my Labrador, and the worst thing it goes on for several nights (Friday, Saturday, and Sunday this last

weekend in Lympstone). I would appeal that next year, they are only on one night, the 5th November, and consideration be given to all that live in and share the village.

County Cllr Trail thanked LFRG for all their recent efforts. He explained that there had been a breach at Dawlish Warren through the EA and the EEMP had been informed. County Cllr Scott invited all to view the DCC budget planning online to give any views. He asked that any flooding issues were reported to DCC Cllrs and report any gully clearing etc for DCC contractors to investigate.

District Cllr Ingham added that it was illegal to let any fireworks off after 11pm. He explained that any upcoming planning applications should be responded to even after the expiry date for EDDC planning to consider all points of view. Any late submissions though must be emailed to planning west directly as the online planning portal, after an expiry date, would not accept comments. If an application went to EDDC planning committee, then members of the public could still turn up outside the offices to make their voice heard. In the past the Parish had successfully lobbied at public enquiries. Do not miss an opportunity.

District Cllr Jung read his report:

Sometimes we have to make difficult choices as a Council.

We may sometimes get it wrong but generally we do get it right! Some decisions I've been involved in, have in hindsight proven to be right.

Take our recycling system we introduced 7 years ago. Too many containers and bins, 3 weekly residual bins resulting in smelly health hazards and confusing instructions, but it turned out that our residents rose to the challenge of helping to reduce our carbon footprint and we are now rated one of the best recycling districts in the country with our residents very supportive of our systems and staff, with no waste now going to landfill!

Take our revenue on Carpark charges, especially our beach resorts. There had not been any increases for over 10 years, but maintenance and overheads had increased considerably. Not only that but our costs to manage the tourism offer with waste and litter clearance, to maintaining our seafronts to be attractive safe and protected locations has to somehow be paid for.

Last week we as a council and I as the lead Councillor had to make two critical decisions due to the predicted incoming storm Ciaran.

Exmouth Sea Wall which is critical to protect the key infrastructure for the tourism and visitors' attractions was in danger of being seriously undercut. (The fact that there is no foundation is another story). On Monday lunch time it was agreed that we had to do something. By Tuesday we had the equipment, materials, and contractors all on site, and by Wednesday evenings high tide the required protection was in place. The sea wall was held and in the following 3 days over 2000 tonnes of sand has been moved to provide a temporary solution whilst we work out how we rebuild the failing wall and to better protect our biggest East Devon attraction, our beautiful sandy beach for the long-term climate changing future.

If this council had not taken the correct budget decisions in the last few years and unlike many Councils presently been in a deficit financial position, would officers, especially our finance officers been supportive of pressing that green light on Monday?

Another decision that our officers had to decide was to send our Recycling and Waste vehicles out on Wednesday morning. Our contractors Suez and staff were willing despite the weather warning, but for the first time in 7 years Senior officers concluded that the risk was too great, and we asked our teams to not to work on Wednesday during the peak of the storm. Unfortunately, this decision has increased our costs in providing extra services over the weekend, but I did support the difficult decision.

23/96 Planning applications

23/2157/LBC - Replace window W1 and door D1 on front north elevation; replace window S3 on rear south elevation and replace Window W5 & W6 on side and rear west elevation at Town dairy Cottage, Church Road.

Cllr Linfoot proposed to support the application in line with listed building and conversation officer's recommendations. Cllr Francis seconded. Unan.

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

23/2225/FUL - Garage conversion with first floor side extension over, ground floor single storey rear extension. Enlarged rear dormer and increase to height of front elevation gable. [Previously submitted under 23/0577/FUL] at 11 Highcliffe Close.

Cllr Linfoot proposed to support the application. Cllr Payne seconded. Unan.

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

AMENDED PLAN: 23/1269/MFUL - Construction of 42 residential units (14 affordable), new vehicular accesses from Meeting Lane and Strawberry Lane, pedestrian access onto Meeting Lane, associated internal roadways, SUDS features and landscaping at Land South Of Meeting Lane Lymptone.

Cllr Linfoot highlighted the amendments on the plan was the removal of six garages, one house and a development converted to a semi-detached property.

Cllr Francis read her report from a site meeting held between 3West and a working group of the planning committee:

The purpose of the site meeting was to ask 3West about the amendments they had submitted after the East Devon Landscape Officer's report and to ask if they had considered the most mentioned objection points raised during the July Public Planning Meeting.

3West stated they had held discussions with the Planning officers on how best to address the points made in the report. They believe they have done this by making an eco-corridor along the Glebelands boundary edge and reduced development in this corner of the site. They have made changes to some aspects of garaging/parking provision for some dwellings. They have addressed the shading concerns by effectively treating trees as solid objects. Some plots have been moved further away from the road and one changed to two semi-detached houses. All houses have been pulled further away from the trees and some hedges have been added along roadside boundaries for eco benefit.

When challenged on the percentage of affordable houses in their development plan, 3West contended the Affordable Housing Officer was happy with the number and clustering of them in their design.

Asked about the altering their plans to address the concerns of an entrance to the site in Strawberry Hill which is a very narrow lane with poor visibility and limited opportunities for passing/refuge, 3West felt this was an appropriate design response even though pedestrians from those houses would have to access the village along highways with no footpath. They stated they had met with highway officers who believed it was safe. 3West, in their view, thought the entrance would reduce speed of passing vehicles.

3West believed, after discussions with DDC and EDDC, the design principal of gardens not facing roads (although some on the site do) was preferable. When asked if they had considered two entrances to the development from Meeting Lane, they conceded they had but decided against it. 3West was asked about the desirability of 'peppercotting' types and style of housing which matched the village design statement and fitted with the existing housing stock and village community ethos. 3West believed their design did provide this mixture. The PC representatives disagreed and felt peppercotting was missing from their submission and therefore anathema to the village community.

3West believed they had addressed water run-off/drainage concerns. Water run-off from the site connects to existing pipes and drains. Their amended plans enabled them to collect water in their attenuation pond and control its discharge to 4 litres per second and contended this rate was more than sufficient and less than the current rate from the undeveloped site. Mr Brewer highlighted that the area just below the site in Meeting Lane had a known problem and that their attenuation tank was a couple of metres higher than this lowest point. 3West conceded that there was known

flooding a problem in this area and Mr Brewer suggested that if the development proceeded it might present an opportunity to do something about a known problem. This might also have a beneficial effect for 3West in that it could help change the perception 'The Village' has of them. A concern raised by Cllr Staddon about traffic and the dangerous junction at Meeting Lane with the A376 was countered by 3West responding that the development was only for 42 houses and that the new occupiers had a choice of points of entry to the A376 at Meeting Lane, Nutwell Road, or The Saddlers Arms. 3West stand by their assertion that their traffic surveys support this view and the traffic officers are happy with their submissions.

Cllr. Culhane had specific questions and concerns about anomalies in their landscaping report and to some of the planting species included in their submission. 3West invited her to submit her questions and concerns directly via e-mail and they would consider them. 3West's biodiversity percentage is lower than the overall percentage required but they seem to be relying on the new policy requirements to not apply to applications submitted before the new regulations come into effect. Cllr Culhane also mentioned a community interest to possibly purchase the land as a community asset for green space.

3West stated if their plans went to EDDC December's Planning Committee, where they seemed confident of approval, they would look to start work on the development as soon as possible in 2024 and the build time would be approximately 18 months.

When asked if, at planning, were they to be refused, did 3West have a 'Plan B'. They stated they had invested much money in the project thus far and they would continue with the process until they gained permission. They felt as GH/ED/73 was a preferred site in the Emerging East Devon Local Plan that inevitably this site would be developed.

3West expressed frustration that they felt they had been denied the opportunity to properly present their plans to the village and that the PC had not actively engaged with them regarding the development. 3West cited the example of their current interaction with Woodbury Parish Council concerning a site they wished to develop there. At the initial meeting in March with Cllrs Linfoot, Staddon and Francis representing the PC, 3West were asked if they were going to have an open day in the Village Hall to present and discuss their plans with the villagers. 3West said that they did not find this sort of meeting helpful and they preferred an online consultation and post card invitations for villagers to respond. The PC has tried to take a stance that represents the views of the Parishioners and therefore took advice from DALC regarding private meetings. In addition, the Chairman was advised by previous Chair, Cathy Rodgers, that closed meetings should not be considered as these could be misinterpreted. The PC were keen to be seen not to be acting outside the DALC guidelines.

3West came to the PC with their plan prepared in March and have not taken on board the main objections that the July meeting highlighted. They have made some amendments to address the EDDC officers' report but still not the concerns of the villagers, which it did not need the PC to meet with them separately to identify.

Given that 3West have stated that changes to the overall look and layout of the proposed development are not likely because of the amount of money they have invested so far, they did say if the PC listed their major concerns and priority changes (that could have been identified from the July meeting and the Planning Portal responses) they would look at them.

While the current objections remain, development of this site cannot be supported currently because it is against the current Local and Neighbourhood Plans. Had 3West waited until the new Emerging Local Plan had been officially adopted this site would no longer be outside the BUAB or considered 'countryside' and with our Neighbourhood Plan, being renewed, the PC could have actively engaged with them as part of this process, and any development would truly reflect the NPPF principal about community-led developments.

Cllr Linfoot explained that the minor changes had kept the amended plan similar to the original submitted planning application. A resident added that he had read that 3West had agreed with DCC highways to ban a right turn at Meeting Lane. This would force additional traffic down Strawberry Hill and to the already congested traffic lights at the Saddlers Arms. He had figures from the Getting Around Group traffic survey and would share these with the PC. Cllr Minter proposed to use the traffic survey as independent data and evidence.

Cllr Linfoot explained that the field would most probably be developed in the future so what would the PC consider favourably E.g., reduced Highway speed limit, additional site entrance, improved infrastructure of highway and footpaths off site, additional affordable housing, pepper potting of properties and sound environmental practices.

Cllr Gale-Hasleham explained that there was also a danger of developers amending plans once planning had been approved so a caveat of 'conditions precedent' should also be added.

Cllr Linfoot proposed to object as per the PCs response in July and include additional expectations/improvements. Cllr Payne seconded. Unan.

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

23/0659/LBC - Re-thatch whole roof replacing wheat reed with water reed at Lavender Cottage Longmeadow Road.

Cllr Linfoot proposed to support the application. Cllr Minter seconded. Unan. Cllr Culhane objected.

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

23/2322/TCA - T1 - Stone Pine: fell at Limekiln House The Strand.

Cllr Payne proposed to object to the application since the healthy tree should be retained for its historical, landscape value and visual impact. She added that the tree should be retained and observed. If the tree must be felled, then it must be replaced with a suitable replanting. Cllr Staddon seconded. Cllrs Linfoot, Gale-Hasleham and Culhane agreed. Cllrs Atkins, Minter, Moffatt and Francis supported the application.

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

23/2334/FUL - Construction of new single storey garage [previously submitted under 23/0516/FUL] at 7 Highcliffe Close

Cllr Linfoot proposed to support the application. Cllr Payne seconded. Unan. Cllrs Culhane and Hill abstained.

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

23/2247/FUL - Replacement of existing single pane window with a 3 in1 pane window at Estuary Cottage.

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

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

23/2252/FUL - Single storey porch extension at The Wood House.

Cllr Payne proposed to support the application. Cllr Linfoot seconded. Cllrs Culhane, Francis, Gale-Hasleham, Hill, Minter, Moffatt and Staddon supported. Unan. Cllr Atkins objected.

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

23/97 Planning decisions

RESOLVED that the EDDC decisions were noted.

23/98 The Globe public house

Cllr Hill explained the pub was closed until further notice. Cllr Payne added that it was being looked at by a private buyer to convert into a farm shop.

23/99 Reports of Committees

The Chairman explained that Cllr Minter had moved from the Community committee to the Environment committee.

23/99.1 Assets and amenities committee

Cllr Atkins reported on the committee meeting held on 16th October:

The kissing gate had received both support and objections to the new gate installed. He would take this issue back to the committee for further discussion. Cllr Linfoot proposed that Mr Morrish submit a quote for works to the gate and bring this to the next meeting.

The quote for the Lime trees along the Avenue would only include 'pollarding of all suitable trees'. He had received a quote from Exe ARB for this work. He suggested CIL money could be used to benefit the Parish. Cllr Culhane explained that pollarding of trees should be **phased for wildlife habitat and financial reasons. Native deciduous mature trees intercept 12% of rainfall over winter. If all the remaining mature trees are pollarded, less rainfall can be intercepted**, leading to more flooding and mud along the footpath. It would also remove the wind break if completed in one go. She recommended that the work was completed in stages/phases. Cllr Atkins explained that the last re-pollarding had been completed 15yrs ago. Cllr Culhane added that pollarding would need to be completed every 4-5years to keep the trees safe. The Clerk shared concerns that if pollarding had to be completed more regularly then this would be a long term cost passed onto the Parish from the NT. She felt further advice should be sought to resolve this cost. Cllr Hill added that the PC was the manager of the Avenue and must complete the necessary work. Cllr Francis explained that this discussion had begun two years ago and should be completed. Cllr Minter felt the PC had gained a liability and a responsibility. Cllr Hill proposed all pollarding should be completed in one go on the mature suitable trees for safety reasons. Cllr Francis seconded. Cllrs Linfoot, Atkins, Moffatt, Minter, Gale-Hasleham supported. Cllrs Payne, Staddon and Culhane objected.

RESOLVED that the pollarding would be completed in one go on the necessary trees only.

Cllr Culhane highlighted that she had not received the tree advice circulated to the Assets committee from the tree warden. The Clerk agreed to send and circulate all committee meetings, agendas, minutes, and additional documents to all members of the PC. She reminded all that unless a Cllr was a committee member, then they could attend a committee meeting as an observer only.

The Chairman asked permission to continue the meeting. Agreed.

Cllr Atkins reported that no further action would take place on the trees along the Boundary of the Avenue field and adjoining field. He reported on the trees in Candys: Oak tree by the play equipment was bleeding and rotting. The large Lime tree would be having the dead wood removed. The Horse chestnut tree had fencing around the failing limb to keep members of the public safe. Lime trees along the footpath would have their crown raised. Cllr Culhane suggested selective pruning instead for these trees along the footpath in order to reduce the cost. Cllr Atkins explained that two new trees would be planted to replace the felled TPO oak and the failed Queens Jubilee Oak tree. The Clerk requested that she went

and bought a couple of saplings on behalf of the PC and get this done as soon as possible before the tree planting season finished. Cllr Linfoot proposed the Clerk purchase the trees. Cllr Payne seconded. Unan.

RESOLVED that the Clerk would purchase the appropriate Oak saplings to replace the fallen Oak with the TPO and the failed jubilee tree planted by EDDC.

Deferred to next meeting: Cllr Staddon/Minter to report on the Gulliford Joint Committee meeting held on 20th Oct 2023.

Deferred to next meeting: **Environment committee –**

Cllr Gale-Hasleham to report on the EEMP meeting held on the 29th Sept 2023.

Cllr Culhane to report on the working group meeting held on 30th October 2023.

Deferred to next meeting: **Planning and Transport –**

Cllr Linfoot/Francis to report on the working group site meeting at Meeting Lane 9th Oct 2023, ETC/WPC meeting on the 30th October.

Cllr Linfoot to discuss EDDC planning policies regarding the conservation area.

Community committee –

Cllr Payne reported on costs to date regarding the rebuild of the Hub building. The £4,500 previously agreed had been spent. She requested an additional £2,000 to cover a couple more costs to complete the planning permission process. She would circulate the updated plans proposed for the new building. Cllr Linfoot proposed that £2,000 was granted. Cllr Francis seconded. Unan. Cllr Atkins and Minter objected.

RESOLVED that an additional £2,000 was ringfenced for the Hub building rebuild.

23/100 Items for the next Agenda

Quote for kissing gate amendment.

Cllr Staddon/Minter to report on the Gulliford Joint Committee meeting held on 20th Oct 2023.

Environment committee –

Cllr Gale-Hasleham to report on the EEMP meeting held on the 29th Sept 2023.

Cllr Culhane to report on the working group meeting held on 30th October 2023.

Planning and Transport –

Cllr Linfoot/Francis to report on the working group site ETC/WPC meeting on the 30th October.

Cllr Linfoot to discuss EDDC planning policies regarding the conservation area.

Meeting closed **9.59pm**

Chairman:

Date:

23/105 Clerks Report

Finance – Income / Expenditure / Financial summary / Budget report

November 2023 - Bank Account Reconciled Statement

Current Account

Statement Number	8	Bank Statement No.	8
Statement Opening Balance	£187,257.83	Opening Date	01/11/23
Statement Closing Balance	£244,641.70	Closing Date	30/11/23
True/ Cashbook Closing Balance	£244,282.00		

Date	Cheque/ Ref.	Supplier/ Customer	Debit (£)	Credit (£)	Balance (£)
12/10/23	3242	Hilton Barnfield Architects	1,808.64	0.00	185,449.19
12/10/23	3245	ALRUG	5.00	0.00	185,444.19
03/11/23	FPI 3/11/23	Herald Advert	0.00	25.00	185,469.19
05/11/23	3252	Confidential	497.22	0.00	184,971.97
05/11/23	DD 05/11/23	Herald Advert	0.00	25.00	184,996.97
06/11/23	3249	D.G. Atkins	953.75	0.00	184,043.22
06/11/23	3250	Express Fire	156.00	0.00	183,887.22
06/11/23	3251	Lympstone Village Hall CIO	24.00	0.00	183,863.22
06/11/23	3253	Confidential	2,104.28	0.00	181,758.94
06/11/23	3254	Confidential	353.93	0.00	181,405.01
06/11/23	3255	East Devon District Council	660.00	0.00	180,745.01
06/11/23	3256	Optima Graphics Topsham Ltd	568.00	0.00	180,177.01
06/11/23	3257	Devon Wildlife Enterprises	1,776.00	0.00	178,401.01
06/11/23	3258	Hilton Barnfield Architects	1,200.00	0.00	177,201.01
06/11/23	3259	J. Morrish	140.00	0.00	177,061.01
06/11/23	3260	DTS Tree Consultancy	297.00	0.00	176,764.01
06/11/23	3261	Lympstone Village Hall CIO	60.00	0.00	176,704.01
06/11/23	DD 6/11/23 (401)	EDF Energy Ref: 671024465401 (Toilets)	88.00	0.00	176,616.01
07/11/23	FPI 07/11/23	Herlad Advert	0.00	40.00	176,656.01
08/11/23	DD 08/11/23	Herlad Advert	0.00	5.00	176,661.01
13/11/23	DC 13/11/23	East Devon District Council	0.00	68,214.83	244,875.84
14/11/23	DD 14/11/23	Herald Advert	0.00	50.00	244,925.84
15/11/23	500068	R Gegg and Sons	0.00	419.00	245,344.84
15/11/23	DD 15/11/23 (135)	EDF Energy Ref: 671079829135 (YC)	119.00	0.00	245,225.84
15/11/23	DD 15/11/23 CF	EDF Energy Ref: 9208111111 (Candys Field)	143.29	0.00	245,082.55
15/11/23	DD 15/11/23 YC 166	EDF Energy Ref: 671079829166 (YC)	38.00	0.00	245,044.55
20/11/23	3264	Lympstone Village Hall CIO	44.00	0.00	245,000.55
20/11/23	3265	Judy Stutchbury	200.00	0.00	244,800.55
20/11/23	3267	Doreen Murray	158.85	0.00	244,641.70

Uncleared and unrepresented effects

18/05/23	3176	BT Payphones	1.00	244,640.70
22/08/23	3212	Devon Wildlife Consultants	1,100.00	243,540.70
02/10/23	3212	Devon Wildlife Consultants	-1,100.00	244,640.70
06/11/23	3262	Royal British Legion	100.00	244,540.70
20/11/23	3263	JD Maintenance Services	258.70	244,282.00
Total uncleared and unrepresented			359.70	0.00
Total debits / credits			11754.66	68778.83

Reconciled by Lucy Tyrrell

November 2023 - Financial Statement - Cashbook

Statement of receipts and payments between 01/11/23 and 30/11/23 inclusive. This may include transactions with ledger dates outside this period.

Balances at the start of the year

Ordinary Accounts

Current Account	£164,857.47
Total	£164,857.47

Balances at start of period

Ordinary Accounts

Current Account	£185,443.19
Total	£185,443.19

RECEIPTS	Net (£)	Vat (£)	Gross (£)
Council			
10 Precept	0.00	0.00	0.00
15 CIL	68,214.83	0.00	68,214.83
20 DCC re Candys Field	0.00	0.00	0.00
25 Herald Adverts	145.00	0.00	145.00
30 Burial Fees	419.00	0.00	419.00
35 Lymp FC	0.00	0.00	0.00
40 Flower Beds	0.00	0.00	0.00
45 Wayleaves	0.00	0.00	0.00
50 Misc	0.00	0.00	0.00
55 Web adverts	0.00	0.00	0.00
60 Parishes Together	0.00	0.00	0.00
65 External grants	0.00	0.00	0.00
70 YC Rech	0.00	0.00	0.00
75 VHMC	0.00	0.00	0.00
80 MoD Comm Cov	0.00	0.00	0.00
85 DCC error	0.00	0.00	0.00
90 Community Hub	0.00	0.00	0.00
95 Woodbury PC	0.00	0.00	0.00
99 VAT refund	0.00	0.00	0.00
100 Guildford BG	0.00	0.00	0.00
105 FLOS	0.00	0.00	0.00
Council Total	68,778.83	0.00	68,778.83
Total Receipts	68,778.83	0.00	68,778.83
PAYMENTS	Net (£)	Vat (£)	Gross (£)
Council			
1000 Confidential	2,601.50	0.00	2,601.50

1005 Confidential	353.93	0.00	353.93
1015 Village Hall hire	128.00	0.00	128.00
1020 Chairman's Allowance	0.00	0.00	0.00
1025 Subscriptions	0.00	0.00	0.00
1030 Courses, travel etc	0.00	0.00	0.00
1035 Insurance, Audit, Electricity	0.00	0.00	0.00
1040 Misc	0.00	0.00	0.00
1045 Herald Printing	568.00	0.00	568.00
1050 PC maintenance contractor	0.00	0.00	0.00
1055 Grass cutting	0.00	0.00	0.00
1060 Other maintenance	1,128.70	0.00	1,128.70
1065 General tree work	0.00	0.00	0.00
1070 Bin emptying	550.00	110.00	660.00
1075 Handyman	0.00	0.00	0.00
1080 Notice boards - maintenance	0.00	0.00	0.00
1085 Play equipment	120.00	0.00	120.00
1090 Lights in CF	136.47	6.82	143.29
1095 Toilets	83.81	4.19	88.00
1100 Flood equip maintenance	33.75	0.00	33.75
1105 LFRG expenses	0.00	0.00	0.00
1110 Gulliford cemetery	0.00	0.00	0.00
1115 Burial Ground	70.00	0.00	70.00
1120 YC Maintenance	130.00	26.00	156.00
1125 YC Utilities	149.52	7.48	157.00
1130 Website etc	0.00	0.00	0.00
1135 Adv Weath	0.00	0.00	0.00
1140 Gully Emptying	0.00	0.00	0.00
1145 Parishes Together	0.00	0.00	0.00
1150 Hub Projects	2,727.50	545.50	3,273.00
1155 Cont VH Car Park	0.00	0.00	0.00
1160 DCC / DCF Funding	0.00	0.00	0.00
1165 YC Recharge	0.00	0.00	0.00
1170 Emergency Fund	0.00	0.00	0.00
1175 Lottery Grant (Jubilee)	0.00	0.00	0.00
1180 FLOS	0.00	0.00	0.00
2000 S137 Funding	100.00	0.00	100.00
2010 Other Grants	358.85	0.00	358.85
9999 VAT Payments	0.00	0.00	0.00
Council Total	9,240.03	699.99	9,940.02
Total Payments	9,240.03	699.99	9,940.02

Closing Balances

Ordinary Accounts

Current Account	£244,282.00
	£244,282.00
Total	£244,282.00

Reserve Movements Start of year 01/04/23

General Fund

£4,348.95 Start of year value
£28,544.24 Value as at 31/03/24

This value is calculated and not
just a sum of
reserve movements plus starting
balance.

Elections

£3,000.00 Start of year value

	£3,000.00	Current value
Village Hall car park		
	£1,500.00	Start of year value
	£1,500.00	Current value
NP Projects		
	£3,000.00	Start of year value
	£3,000.00	Current value
Youth Club		
	£10,000.00	Start of year value
	£10,000.00	Current value
Public Conveniences		
	£5,000.00	Start of year value
	£5,000.00	Current value
Play Area refurb		
	£20,000.00	Start of year value
	£20,000.00	Current value
Emergency funding		
	£5,000.00	Start of year value
	£5,000.00	Current value
Field maintenance		
	£10,000.00	Start of year value
	£10,000.00	Current value
Building funding		
	£10,000.00	Start of year value
	£10,000.00	Current value
CIL Funding		
	£93,008.52	Start of year value
05/04/23	-£710.00	: Expenditure transaction 1005, Herald Printing
05/05/23	-£568.00	: Expenditure transaction 1023, Herald Printing
18/05/23	-£50.00	: Expenditure transaction 1032, Work to The Hub building
18/05/23	-£30.00	: Expenditure transaction 1032, Work to phone box book swap
18/05/23	-£71.11	: Expenditure transaction 1032, Work to public toilets
05/06/23	-£568.00	: Expenditure transaction 1043, Herald Printing
15/06/23	-£1,500.00	: Expenditure transaction 1046, 3 new benches
15/06/23	-£170.00	: Expenditure transaction 1049, Electrical repairs to Hub building
15/06/23	-£1,437.50	: Expenditure transaction 1050, Burial ground and cliff field
ornate gates		
03/07/23	-£105.00	: Expenditure transaction 1058, CCTV service at public toilets
03/07/23	-£349.01	: Expenditure transaction 1057, Wall gate service and lights
repairs in toilets		

07/07/23	-£710.00	: Expenditure transaction 1062, Herald Printing
22/08/23	£0.00	: Expenditure transaction 1084,
02/10/23	-£45.83	: Expenditure transaction 1114,
	£86,694.07	Current value
	£154,194.07	Current Reserves total excluding the General Fund
	£182,738.31	Current Reserves total including the General Fund

Clerk's Action List - Lymestone Parish Council: Clerks Action List – November 2023

Month and Minute	Response	Date Actioned
Nov Public session	The Clerk would write to the webmaster to rectify the issue with the website.	7/11
Nov - 23/94.1	Clerk to update reviewed and approved policies and send to the webmaster.	7/11
Nov – 23/94.1	Clerk to update Digital and social media and Co-option policy for Dec. Draft a communications policy.	9/11
Nov - 23/94.2	Clerk to let the village choir ladies know £200 grant had been awarded	9/11
Nov 23/96 Planning Applications	23/2157/LBC - Replace window W1 and door D1 on front north elevation; replace window S3 on rear south elevation and replace Window W5 & W6 on side and rear west elevation at Town dairy Cottage, Church Road. <i>Recommendation: Support</i>	8/11 recommen- dations sent to EDDC
	23/2225/FUL - Garage conversion with first floor side extension over, ground floor single storey rear extension. Enlarged rear dormer and increase to height of front elevation gable. [Previously submitted under 23/0577/FUL] at 11 Highcliffe Close. <i>Recommendation: Support</i>	
	AMENDED PLAN: 23/1269/MFUL - Construction of 42 residential units (14 affordable), new vehicular accesses from Meeting Lane and Strawberry Lane, pedestrian access onto Meeting Lane, associated internal roadways, SUDS features and landscaping at Land South Of Meeting Lane Lymestone. <i>Recommendation: Object</i>	
	23/0659/LBC - Re-thatch whole roof replacing wheat reed with water reed at Lavender Cottage Longmeadow Road. <i>Recommendation: Support</i>	
	23/2322/TCA - T1 - Stone Pine: fell at Limekiln House The Strand. <i>Recommendation: Object</i>	
	23/2334/FUL - Construction of new single storey garage [previously submitted under 23/0516/FUL] at 7 Highcliffe Close. <i>Recommendation: Support</i>	
	23/2247/FUL - Replacement of existing single pane window with a 3 in1 pane window at Estuary Cottage <i>Recommendation: Support</i>	
	23/2252/FUL - Single storey porch extension at The Wood House. <i>Recommendation: Support</i>	
Nov - 23/99.1	Confirm work quoted for Lime trees along Avenue and Candys Field.	9/11
	Clerk would purchase the appropriate Oak saplings to replace the fallen Oak with the TPO and the failed jubilee tree planted by EDDC.	
Additional actions:		
Timetabling Candys and Cliff field use – ongoing		
Nurseries site open space – ongoing		
PC meeting		6/11
Minutes		7/11
Herald report		7/11
Defibrillator reports online x2.		10/11

PC Part B meeting	20/11
Minutes	22/11
DALC Cllr training	23/11
PC agenda published	28/11