LYMPSTONE PARISH COUNCIL

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Chairman: Cllr Nick Linfoot
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2nd January 2024

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 8th January 2024 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.
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Miss L Tyrrell
Clerk to the Parish Council

AGENDA

	Public session	**7.30**
24/1	*INFORMATION:* **Apologies**	**7.45**
24/2	*ACTION:* **Minutes** To confirm the minutes of the PC meeting held on the 4th December 2023 (attached pgs 3-17)	**7.50**
24/3	*INFORMATION:* **To receive any Declarations of Interest**	**7.55**
24/4	**Clerk's Report (see attachments):** *ACTION:* **i) Public statement** – from the PC regarding the memorial tree in the cemetery. *INFORMATION:* **ii) Finance** – Payments / Financial summary / Budget report (attached) **iii) Clerk's Action List** (attached)	**8.00**
24/5	*INFORMATION:* **Reports from the Chairman, East Devon District Councillors and Devon County Councillors** if any.	**8 .05**
24/6	*INFORMATION:* **Parcel of land adjacent to The Avenue** – Cllr Staddon to report an update regarding this land.	**8.10**

24/7	*DISCUSSION:* **Community Payback Scheme** – Cllr Gale-Hasleham to report on the initiative.	**8.15**
24/8	*ACTION:* **Planning applications** **23/2540/VAR** - Variation of conditions 1 (Approved plans), 8 (Privacy screen) and 9 (Void space) of 22/2410/RES (Application for approval of reserved matters (appearance, landscaping, layout and scale) for the construction of a predominantly single storey dwelling following outline application (20/0933/OUT) (pursuant to the grant of outline planning permission appeal ref: APP/U1105/W/21/3282445) to update the house design and drawing reference numbers at Land South Of Underhill Close. **23/2386/FUL** - Proposed dwelling and off-road parking and double garage within the garden. (Revision of 23/0847 to add a basement level to the dwelling) at Meadowgate Church Road. **23/2688/FUL** - Two-storey extension, porch and alterations including replacement garden at 11 Meadow Close. **23/2632/MFUL** - Proposed siting of a dairy building and hardened access track at Thorne Farm.	**8.20**
24/9	*INFORMATION:* **Planning decisions** (Attached)	**8.30**
24/10	*INFORMATION:* **Reports of Committees** Any reports requiring a decision are attached. **Assets and amenities committee –** *Cllr Atkins (C), Cllr Staddon (VC), Cllr Francis, Cllr Hill* Agree tree surgeon for approved tree work in Candys field and along the Avenue. Repair to vehicular access gate to Cliff field. **Environment committee –** *Cllr Culhane (C), Cllr Staddon (VC), Cllr Minter, Cllr Moffat* Cllr Culhane to report on Devon Association of Local Councils (DALC) event: Introduction to Devon Local Nature Recovery Strategy and supporting nature recovery with amenity greenspace management. Upcoming environment committee meeting to be held 15th January. **Planning and Transport** – *Cllr Linfoot (C), Cllr Francis (VC), Cllr Culhane, Cllr Minter, Cllr Moffat* Cllr Francis to report and update all members with draft letter regarding Lympstone neighbourhood plan review. **Community committee** – *Cllr Staddon (C), Cllr Payne (VC), Cllr Culhane, Cllr Francis, Cllr Linfoot, Cllr Moffatt* Cllr Staddon to report on the committee meeting held on 11th Dec 2023.	**8.35**
24/11	*DISCUSSION:* **Items for the next Agenda**	**8.40**

MINUTES OF A LYMPSTONE PARISH COUNCIL MEETING HELD IN THE VILLAGE HALL AT 7.30PM ON MONDAY 4TH DECEMBER 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	None
District Councillors	None
Public	11 members

Public session

The Chairman thanked all for coming and invited members of the public to speak.
Several residents present raised the following issues regarding the cemetery:

- Uneven pathways.
- Children climbing over the lower fence and using the cemetery as a cut through.
- An abandoned pile of soil in the corner along from the interred ashes.
- Dipped graves.
- Felled memorial tree.
- Leaning headstones.
- Entrance gates did not close properly.

The Chairman explained the PC had voted to retain the tree and had not given permission for it to be cut down. The PC was investigating the circumstances with the tree surgeon. The PC would be speaking to the family regarding the tree before releasing any public statement. The footpaths were being replaced in the new year. The stone mason had a map of the ground and was looking at the headstones. The PC would be publishing a works schedule of the ground for the public. Cllr Atkins added that washers would be added to the hinge to help close the gate properly. The fence would be repaired once the boundary was established with adjoining landowner.
A resident asked who owned the old cemetery as this had been left overgrown and she could not access her husband's grave. The Chairman explained that the old cemetery was in the Church's jurisdiction and offered the PC to write to the Church and EDDC, who maintained the church yard, regarding the issue.

ACTION that the Clerk write to the Church warden and District Cllrs regarding the overgrown church yard.

Another member of the public asked what contact had been made with the family regarding the memorial tree prior to the PCs Facebook post being published. The Chairman explained that attempts had been made to contact the family and apologised that no one had been directly spoken to about it yet. Two members of the family were present and explained that they had emailed the PC but no response had been received. The Clerk explained that she had not received any email correspondence and asked the family to ring her tomorrow to arrange a meeting.
Another resident added that the wording used by the PC when announcing the memorial tree incident on social media was disgusting. The Chairman reiterated that the wording used was factual and short whilst an investigation was being carried out. The PC had immediately made the brief statement before any rumours began.
A resident asked about a small part of a hedge that had been cut at the top of Strawberry Hill and why had this been done. Cllr Atkins explained that he had worked with Lympstone Flood Resilience Group (LFRG) to cut this short part to access the clearing of the gully that had been causing flooding. The resident explained that the flooding was necessary to slow the water run off

down the hill and prevent flooding to the properties at the base of the hill. Cllr Atkins added that Highways had been informed and referred the resident to speak to LFRG.
A resident asked why he had not received a response to his email sent on 31/10/23 requesting an update on works to the Lime trees along the Avenue and why his report had not been followed. He explained that he had received two phone calls from Cllr Atkins who explained that the plan was to pollard all but the juvenile trees because money was available to do it. The Chairman explained that he had read the report and the work had been suggested in three phases: Emergency work on a number of trees, pollarding of remaining trees in next 1 to 2 years, removing older trees and replacing with new to which the PC were adhering to. The resident explained due to habitat loss and the impact of climate change pollarding in one go was not recommended and should not be completed for monetary reasons. The Chairman added that he would meet with the Chair of the Assets and Amenities committee and respond to the email sent.

23/101 Apologies

District Cllrs Jung and Ingham, County Cllrs Trail and Scott.
Cllr Atkins proposed to approve the apologies. Cllr Hill seconded. Unan.

RESOLVED that the Apologies were approved by the PC.

23/102 Minutes

Cllr Linfoot proposed the minutes of the PC meeting held on the 6th November were accurate Cllr Staddon seconded. Unan.

RESOLVED that the minutes of the PC meeting held on the 6th November 2023 be confirmed as a correct record and signed by the Chairman.

23/103 To receive any Declarations of Interest

Cllr Atkins declared a pecuniary interest with item 23/105.

This was recorded in the book.

23/104 Casual vacancy

The Chairman explained that there was a vacancy on the PC as no election had been called. It was now up to the PC to co-opt a new member.

23/105 Clerk's Report

23/105.1 LPC Budget 2024/25

The Clerk presented the PCs budget for 24/25. She explained that the precept had not been increased with inflation over the last few years, so this year there was an increase in Lympstone's precept of 7.5% which equalled an approximate £4.50per annum per household. The Clerk highlighted that the very recent £68,214.83 EDDC CIL money received from the Goodmores housing development was not included on this budget.

REVENUE and CAPITAL, EXPENDITURE and INCOME, and ALLOCATED BALANCES/RESERVES 2024/25

	Balance brought forward 1/4/23:	Estimate to Yr end (31/3/24)	Carried forward 24/25:
BANK Balance	**164,992.47**	**146,088**	**146,088**

REVENUE EXPENDITURE:	Estimate to Yr end	Proposed budget:

	(31/3/24):	
S137*	100	100
Staff Salary	28,500	29,000
Staff expenses (home as an office)	1,050	2,000
Office expenses	1,120	1,000
Village Hall Hire	1,500	2,000
Chairman's Allowance	200	200
Subs	3,022	1,500
Courses, travel etc	500	1,000
Insurance, Audit, Elections	1,000	2,500
Miscellaneous	3,800	2,500
Grass and hedge cutting	500	2,000
Bin emptying	600	1,000
Lighting in Candy's Field	1,500	2,000
YC Utilities	2,500	2,500
Adverse weather	0	200
Gully cleaning and jetting	500	2,000
Continued repairs to VH car park	0	0
BALANCE C/F:	**46,392**	**51,500**
CAPITAL EXPENDITURE:		
VAT	5,000	5,000
Other grants	500	1,000
General tree work	4,100	3,000
Play equipment (inc MUGA)	0	500
LFRG expenses	700	400
YC Building	1,500	1,000
Herald Printing	5,500	6,000
Notice boards	500	1,000
Flood equipment and maintenance	500	500
Burial Ground (Cemetery)	12,000	10,000
Website	500	500
Parishes Together	0	0
Community Hub Projects	2,500	4,000
FLOS (Friends of Lympstone Open Spaces)	120	1,000
Maintenance contractor	7,200	7,500
Other maintenance	6,200	5,000
Public Toilets eg rates/utilities/clean/maint etc	10,000	15,000
Gulliford cemetery	600	600
BALANCE C/F:	**57,420**	**62,000**
TOTAL EXPENDITURE:		**113,500**
TOTAL REVENUE EXPENDITURE:		51,500
TOTAL CAPITAL EXPENDITURE:		62,000
REVENUE INCOME:	**Estimate to Yr end (31/3/24):**	**Proposed budget:**
Precept	48,500	52,137.50 (7.5% increase)
Council Tax Support grant	0	0

DCC re Candy's Field	400	400
Burial fees (cemetery)	3,000	3,000
LFC re Cliff Field	0	0
Flower beds	0	0
Western Power re Wayleaves	7.54	10
Miscellaneous (eg refunds of utilities etc)	800	800
Website adverts (refund of services)	0	0
Parishes Together	0	1,000
VAT Refund	5,000	5,000
Youth Club (reimbursements to PC)	2,500	2,500
VHMC Car park	0	0
MOD community covenant	0	0
DCC error	0	0
Community Hub Projects income	1,394	100
Woodbury PC (Gulliford BG grass cutting	200	200
FLOS (Friends of Lympstone Open Spaces)	0	0
BALANCE C/F:	**61,801**	**65,148**
CAPITAL INCOME:		
CIL	0	0
Herald Adverts	3,888.00	4,000
External Grants	720	1,000
BALANCE C/F:	**4,608**	**5,000**
Total Income	**61,801**	**70,148**
Total Income (without Precept)	13,301	18,011
TOTAL REVENUE INCOME:		65,148
TOTAL CAPITAL INCOME:		5,000
TOTAL EXPENDITURE (£113,500) - TOTAL INCOME (£70.148):		**43,352**
Important to note for 2024/25:		
Precept (£52,137.50) and reserves (£42,000) - REVENUE expenditure (£51,500) :		**Remaining reserves: £42,637.50**
CIL funding (£88,000) and capital income (£5,000) - CAPITAL expenditure (£62,000):		**Remaining CIL: £31,000**
ALLOCATED BALANCES/RESERVES:		
CIL funding carried forward		42,000
TOTAL ALLOCATED BALANCES/RESERVES and CIL:		130,000

Cllr Linfoot proposed to support the proposed budget and send to EDDC for the precept. Cllr Minter seconded. Unan.

RESOLVED that the PCs budget was agreed and approved to be sent to EDDC.

Cllr Atkins proposed that grant aid support was requested from EDDC and DCC for the public toilets. Cllr Linfoot seconded. Unan.

RESOLVED that the Clerk apply for grant aid from EDDC and DCC to support the running costs of the public toilets.

Cllr Minter raised the costs of the NT assets and in future the PC would have to consider the long-term cost to the PC and that the PC would have to consider ways how to rasie money from the NT assets to cover these costs.

23/105.2 Co-option, Digital and social media, and Communications Policies
The Clerk explained that she had reviewed the co-option and digital and social media policy. She had created and previously circulated a new communications policy. Cllr Atkins proposed that the policies were agreed and approved. Cllr Staddon seconded. Unan.

RESOLVED that the reviewed co-option and digital and social media policy and the new communications policy was approved.

23/105.3 Memorial tree in cemetery
The Clerk explained that the PC was investigating the trees surgeon's actions and would be arranging a face-to-face meeting with the family.

23/105.4 Correspondence Received – regarding Lympstone cemetery.
The Clerk explained that a letter would be sent from the PC to the letters received and the issues raised as discussed in the public session.

23/105.5 Correspondence received – regarding vehicular congestion at the Saddlers Arms.
The Clerk explained that she had spoken with County Cllr Scott who was happy for his contact details to be passed on to the resident regarding this issue.
Cllr Linfoot proposed that a meeting was arranged with the PC and County Cllrs to discuss the road works due along the A376 in the new year.
Cllr Culhane explained that she had a contact who might be able to provide a pollution monitor for use in the Parish. She would find out costs and report back to the PC.

23/105.6 Finance – Payments / Financial summary / Budget report
Cllr Linfoot proposed to approve the payments and receipts. He noted the financial summary and budget report. Cllr Staddon seconded. Unan. Cllr Atkins abstained.
RESOLVED that the following payments be approved:

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 unpresented 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 unpresented	359.70	0.00	
		Total debits / credits	11754.66	68778.83	

Reconciled by Lucy Tyrrell

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

23/105.7 Clerk's Action List

The Clerk highlighted the fact that this action list only showed actions from the previous PC meeting and not her day-to-day workload.

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

23/106 Reports from the Chairman, East Devon District Councillors and Devon County Councillors

The Chairman thanked all Cllrs for all their hard work throughout the year. He explained there was a couple of meetings left for December, the community committee would be meeting on the 11th Dec and a possible attendance of EDDC strategic planning committee meeting on the 19th Dec.

The Chairman read out District Cllr Jungs report:

Do we need a new Community?

There are 2 questions that need to be answered.

1 "A new community or not?"

and the second question if the answer to 1 is yes.

2 "Where do we put a new community?"

Why do we need a new community?

Because we are required by Government to build 910 dwellings a year but our already failing infrastructure could not support our existing communities to grow substantially without the required increased education, health, utilities, sewage infrastructure plus transport links that would be required spread throughout our rural East Devon.

However, a self-contained new community would be able to provide all the required facilities and connecting infrastructure in one location at a more acceptable cost without the need to upgrade our district infrastructure.

But it's not only the money aspect.

With careful and thoughtful planning, a new town in the right place would be less damaging and less destructive to existing habitats and destroying the open countryside than adding numerous new estates onto the edges of our existing communities with the required upgraded transport and infrastructure links between them.

Or the disastrous nightmare that the required upgraded transport and sewage links are not funded, and we end up gridlocked and with even more sewage pollution!

So, the only way to go is to complete Cranbrook new town and build another community as well! This will not stop other communities from growth but will restrain growth to a manageable level.

So where do we put it?

Two thirds of our district is in the protected landscapes of the "National Landscapes" (Previously known as Areas of Outstanding Natural Beauty until last week) plus we have a heavily protected "World Heritage" coastline, numerous flood plains and estuaries so we have little choice.

We also know the economic driver is Exeter, so it's got to avoid important landscapes, low lying landscapes, our coastal areas but within easy reach of Exeter and our single Motorway link.

Our officers, other stakeholders and consultants worked on 3 possible locations for a new town location and their final recommendation is Option one. This is proposed to be located between Exeter Airport and the A 3052 Sidmouth Road.

Agreeing to this option will not please everyone but as I see it there is no other viable option open to the District Council if we are to comply to Government requirement to building 910 dwellings a year, every year.

23/107 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.

A resident asked to speak on this application. He explained that this application would be going to EDDC strategic planning meeting tomorrow and was recommended for approval. He read his report:

23/2504/V106 – Goodmores Farm

If it sounds too good to be true it probably is.

The Developer proposes to pay commuted sum of £610k on Phase 1 (211 houses) towards the Affordable Housing fund, and on Phase 2 (107) build 25% affordable housing. This is on basis that EDDC won't revisit the developments viability statement indicating overall project viability of 16.28%.

Given that Developer applied in 2022 for similar Variation (22/1620) but with no commuted sum this seems like a very generous offer – but perhaps it reflects the developers view that development will be more profitable than was originally intended.

Perhaps we could have some reassurances from EDDC officers that this is:-

The best deal that they can negotiate.

Monies for Affordable housing paid before completion of 75% of phase1.

Some of the S106 affordable housing sum would be allocated to Lympstone (not all to Exmouth)

The Chairman felt that the there was a lack of information online to make an accurate, informed decision regarding this application. He proposed to object to the application as the PC could not make a decision based on the limited information provided. Cllr Hill seconded. Unan.

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

23/108 Planning decisions

RESOLVED that the EDDC decisions were noted.

23/109 Reports of Committees

23/109.1 Cllr Staddon reported that a few Cllrs had recently attended the DALC Good Cllr training. She felt lots had been learnt and one point to carry forward was to share the PCs achievements over the year with members of the public. Cllr Minter added that he felt the session was a very useful, informative exercise to learn about procedures. He recommended that every new Cllr attended the training as soon as they became a Cllr. Cllr Hill had attended recent EDDC code of conduct training and felt Lympstone correctly followed procedures and also recommended the training.

23/109.2 Assets and amenities committee – *Cllr Atkins (C), Cllr Staddon (VC), Cllr Francis, Cllr Hill*

Cllr Atkins reported that if the kissing gate was to be amended then a stop steak was necessary to stop the gate swinging off its hinges.

A resident highlighted the fact that the rust was already coming through paint work and needed rectifying. Cllr Atkins added that he would go and view the gate and report back. Cllr Hill proposed that if a problem was identified then the contractor should be contacted to rectify the work. Cllr Linfoot seconded. Unan.

RESOLVED that if a rust problem was identified then the Clerk would contact the contractor.

Cllr Staddon read her report on the Gulliford joint committee meeting held on 20th Oct:

Myself and Councillor Minter attended the Gulliford Joint Committee in October.
This is an amazing burial ground set between the Woodbury and Lympstone Parishes, managed by both Parish Councils to continue the up keep, along with the 'Friends of Gulliford'.
Much remedial work has been carried out over the past years, in 2018/2019 and again in 2020 to rebuild walls and tombstones, the work carried out by experts in masonry and monument conservation, this and the work that the 'friends of Gulliford' have carried out, have helped transform this pocket of calm and wildlife.
Talking about 'the friends of Gulliford ', we were sad to hear that Lesley Weekes had passed away. Lesley planted over 1000 daffodil bulbs and dedicated much of her time to create the wildlife haven in Gulliford. We will be forever grateful to Lesley.
An open day in the summer, for all things 'bugs' was held in the summer with a good footfall enjoying talks, a big thank you to Councillor Moffat, who without him, this bug day wouldn't have taken place. Thank you, Mark.
Jane Moffat, the chair of the Joint Committee gave a positive report for the future of Gulliford and discussed ways of keeping Gulliford in the public eye, to encourage all to use.
Member Angela Coles reported of the fantastic news that Gulliford Burial Ground had won an award for 'Most original burial ground', this has to reflect on the work and time that Jane, Angela and the friends have put in.
A day of tidying the ground, took place on Sunday. The friends with one extra volunteer managed to complete the end of season tidy in the dry.
Over the coming months, the 'friends of Gulliford' will be looking for extra help, volunteers who can spare a couple of hours here and there. If you feel you could lend a hand, please let them know.
A last word, to thank Lucy for her time and commitment with Gulliford, it's really appreciated.

23/109.3 Environment committee – *Cllr Culhane (C), Cllr Staddon (VC), Cllr Minter, Cllr Moffat*

Cllr Gale-Hasleham reported on the EEMP meeting held on the 26th Sept 2023:

This Summary Report enables all Representatives of the Exe Estuary Management Partnership (EEMP) Committee to feed back to their organisations the work that is being undertaken by the partnership.

- *Welcome to our new partner, Lympstone Parish Council.*
- *Cllr John Nutley, Teignbridge District Council, elected as Partnership Vice Chair.*
- *Budget: Due to additional project income this year, we are expecting to be in a comfortable position with a projected balanced budget for 2024/25.*
- *Detail of the work of the EEMP since the last Committee meeting is included in the Delivery Plan Highlight Report (includes core work of communications, interpretation, education, clean-ups etc.). Main highlights include: - Exe oral histories project, to document, preserve and share local stories. - Sedimentation Project: UAV LiDAR / bathymetric survey complete, core sampling being analysed, awaiting funding decision to further the study, PhD proposal submitted. - Water quality data being collected, water quality theme planned for next Winter Forum.*
- *EEMP Annual Review 2022-23 approved by Partnership Committee. Will be available on the EEMP website.*
- *Exe Stakeholder Forum Feedback given by Ted Draper, Forum Chair. 70 attendees at Powderham Castle, with very positive feedback received on the event. Full report available on EEMP website.*
- *South-east Devon European Site Mitigation Strategy Review: provides guidance for the work of the South East Devon Habitat Regulations Partnership, to mitigate for the potential impacts of new housing development on three European wildlife sites. Draft Strategy has been shared (confidentially) with the EEMP Committee, who have been offered the opportunity to provide feedback. Comments to be sent to Steph Harper-Chung by close of 2nd October, who will submit all comments in advance of workshop she will be attending on 11th October.*
- *Dawlish Warren Beach Management Post-Scheme Review: Martin Davies (Environment Agency / EA) had to give apologies, Steph gave a summary.*

- 'Post-scheme review' is being undertaken by EA to review existing site monitoring and management and following changes experienced since scheme completion in 2017. The EEMP has provided input on options via the EA sub-group over the last year or two.
- Following feedback from Forum members to the Dawlish Warren Post-Scheme Review 'draft proposals going forward', a draft report has been produced and was taken to EA senior managers to review and comment prior to wider circulation in 2023. When available, the report will be circulated via Exe Estuary Management Partnership.
- Key messages:
** Proposed management going forward therefore 'Do Nothing' or 'Do Minimum' for groyne, geotube and relic gabion until removal by 2049.*
** Proposals will be taken forward for consultation during Exe Estuary Strategy update by 2027*
• Date of next Partnership Committee meeting: Tuesday 19th March 2024, 10am-12pm (venue TBC)
• Date of next Winter Forum: Tuesday 6th February 2024, 6.30pm-8.30pm (Council Chambers)

Cllr Culhane thanked all who came to the environment working group meeting on the 30th October and welcomed all Cllrs and residents to attend any future meetings. She reported the following from the meeting:

Environment Committee Working Group - briefing note for LPC meeting 6/11/23 (deferred to 4/12/23)

Emergency Plan *- current plan dated 2019 - requires updating. Crisis Meeting Point is Village Hall (to be confirmed). Heavy reliance on volunteer support. Lympstone Flood Resilience Group (LFRG) will update following completion of updated Lympstone Flood Plan and outreach work. Volunteers are necessary for defibrillator check support and emergency wardens to be trained.*
ACTION: The Clerk was asked to add another note to the Herald for volunteers.
ACTION: Agreed to provide information on preparedness and flood reporting immediately, given Storm Ciaran warning for 01/11/23. Environment Agency (EA) information posted on the LPC notice board, and on LPC Facebook page 31/10/23.

Climate and green issues *- The Zero Hour campaign was disregarded on the basis of being too political. General agreement that LPC takes a supportive role, providing information to help residents make more informed choices. Potential to organise events which provide information for concerned residents.*
ACTION: Propose regular short 'Did you know' feature in the Lympstone Herald covering topics such as what can be recycled, Zero Waste store in Exmouth, no packaging toilet rolls... Clerk advised no budget required. Content to be circulated for approval.

Exe Estuary *- update on SWW pollution incident 09/09/23. Met with SWW 24/10/23. Confirmation received from SWW that all Lympstone outflows into the Estuary have Event Duration Monitors fitted, and that these will go live on the public WaterFit Live map by the end of the calendar year. SWW keen to hold a public event.*
ACTION: Agreed to issue notice about how to report a sewage leak on noticeboard, our website, and Sailing Club noticeboard. Content to be circulated for approval. Clerk asked to chase SWW for answers to previous questions raised, and to invite SWW representatives to the February LPC meeting.

Wotton Brook *- update on EA planned work and current water testing. EA sent through initial results from Biodiversity data gathering exercise and confirmed that next steps will not be until Spring 2024. Cllr Staddon added that a new group to assess the water quality of the Wotton Brook is being coordinated by Wild About Lympstone. A baseline will be established, and regular test results uploaded to Westcountry Rivers Trust Citizen Science Project. Results for Wotton Brook are available on Westcountry Rivers Trust website.*

Trees and Hedges *- Agreed Woodland Trust's Ancient Tree Inventory is a good public engagement project, bringing attention to trees, and possibly leading to voluntary tree guardianship. To investigate if school/wildlife groups are interested.*
Discussed Lime Avenue Phase 2 works - AAC are currently leading on this.
Cllr Culhane asked to see the minutes from the AAC meeting held on 16/10/23.

ACTION: Propose that Cllr Culhane attend AAC meetings when tree work is discussed (to provide arboricultural information as required).
ACTION: Cllr Francis to circulate AAC minutes from 16/10/23 meeting.

Allotments *- currently 20 people on waiting list. Cllr Staddon attends meetings.*

Working groups and village initiatives

- *LFRG - currently updating Lympstone's Flood Plan and conducting outreach work in neighbouring villages.*
- *Wild about Lympstone - next meeting 21/11/23. Cllr Culhane attended and will feed back at the next Environment Committee meeting.*
- *Lympstone Gardens event in June 2024 to feature wildlife friendly gardens.*
- *Lympstone Church (Peter Watsham) has contacted Cllr Culhane regarding adding a wildflower strip to graveyard. Cllr Culhane has offered to share St Swithun's Churchyard Management Plan for guidance. Baseline wildflower survey completed June 2023 - to be repeated June 2024.*
- *Devon Biodiversity Records Centre (DBRC) - all ecological surveys for planning applications must use DBRC database, so it is important to upload reports of wildlife sightings. See WAL article in recent Lympstone Herald.*

Cllr Culhane added that Terms of Reference for the Environment Committee require updating for clarification. She explained that volunteers were necessary for defibrillator check support and emergency wardens to be trained. The Clerk was asked to add another note to the Herald for volunteers. Cllr Culhane also explained that the results from water testing of the Wotton Brook could be found on the Westcountry Rivers Trust website. She asked the Clerk to chase SWW for answers to their previous questions raised. Cllr Staddon added that a new group to assess the water quality of the Wotton Brook was being set up and referred to correspondence received from a member of the public to Meg Booth at Devon County Council regarding flooding and pollution concerns from the planned Dinan Way link road.

Cllr Minter explained that Mary Truell from the WAL group had recently been awarded an Outstanding Individual Award by the Devon Local Nature Partnership. This was in recognition of her continued tireless work and efforts in championing nature, wildlife and the positive impact it had made on the lives of individuals and the community as a whole. He proposed a letter of congratulations from the PC. Cllr Hill seconded. Unan.

RESOLVED that Cllr Minter would draft a letter of congratulations from the PC.

23/109.4 Planning and Transport – *Cllr Linfoot (C), Cllr Francis (VC), Cllr Culhane, Cllr Minter, Cllr Moffat*
Cllr Linfoot reported on the committee meeting held on 27th November 2023:

- EDDC survey for Neighbourhood planning and future sites for development had been completed.
- It was agreed that LPC would support planning applications if they were of environment benefit rather than EDDC planning policies eg conservation area.
- Cllr Linfoot, Culhane and Francis had met with Woodbury PC and Exmouth TC who were in the progress of a housing needs survey. LPC would also be looking into this.

- A working group looking at proposed changes to Parish boundaries had been formed.
- Current LNP is out of date and a new plan would begin in the new year – a working group had been formed and original members who wrote the first NP would be invited to join the group.
- It was suspected that the Meeting Lane development would be discussed at the EDDC strategic planning meeting on 19th December. LPC would be sending five members to speak at the meeting and invited members of the public to attend the meeting. He explained that he had received a quote for a 25-seater coach for the day for £445 if there were enough members of the public interested in also going. He proposed the cost would be covered by the PC if there was enough interest. Cllr Staddon seconded. Unan. Cllr Atkins abstained.

RESOLVED that a coach would be booked if enough interest from the public was expected.

23/109.5 Community committee – *Cllr Staddon (C), Cllr Payne (VC), Cllr Culhane, Cllr Francis, Cllr Linfoot, Cllr Moffatt*

Cllr Staddon reported on the upcoming community committee meeting to be held on the 11th Dec. This would consist of discussing the following: Lympstone Parish Party, Beating the Bounds, The Hub building, Telephone box outside The Swan project and PC Calendar.

23/110 Items for the next Agenda

Cllr Hill to present bank accounts.
Update on parcel of land adjacent to the Avenue.
Report on the Community committee meeting.

Meeting closed 9**.25pm**

Chairman: Date:

24/4 Clerks Report

Finance – Income / Expenditure / Financial summary / Budget report

December 2023 - Bank Account Reconciled Statement

****TO BE ADDED****

Clerk's Action List - Lympstone Parish Council: Clerks Action List – December 2023

****TO BE ADDED****

24/9 Planning decisions:

Date	Planning Application	LPC	EDDC
8/9/23 expires 1/10/23	**23/1904/FUL** - Proposed new roof, incorporating dormer windows to North and South elevations. Insertion of a new double hung sash window in proposed West elevation at 12 Harefield Cottages, The Strand.	3/10 Object	7/11/23 REFUSED
27/7/23 expires 19/8/23	**23/1563/FUL** - To build a new driveway onto Burgmann's Hill from Two Jays and Cranham, replacing the current vehicle access into the two properties. The existing Cranham drive would be blocked up and a new bank and hedge grown in its place at Two Jays	10/8 Object	7/12 APPROVED
23/10 expires 15/11	**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.	8/11 Support	7/12 APPROVED
13/9/23 expires 6/10/23	**23/1944/FUL** - Demolition of part of the boundary wall and construction of a new vehicular access with driveway and entrance gate at Limestones, Wotton Lane.	3/10 Support	8/12 APPROVED
6/11/23 expires 29/11/23	**23/2252/FUL** - Single storey porch extension at The Wood House.	8/11 Support	12/12 APPROVED
13/9/23 expires 6/10/23	**23/1806/FUL** - Rear flat roof dormer and front velux roof balcony at 2 Hillside Cottages, Underhill.	3/10 Object	16/12 WITHDRAWN
11/12/23 expires 18/12/23	Amended plan: **23/2334/FUL** - Construction of new single storey garage [previously submitted under 23/0516/FUL] at 7 Highcliffe Close	12/12 Support	23/12 APPROVED