

**MINUTES OF A LYMPSTONE PARISH COUNCIL MEETING HELD IN
THE VILLAGE HALL AT 7.30PM ON MONDAY 4TH MARCH 2024.**

PRESENT:	
Councillors	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
District Councillors	B Ingham and G Jung
Public	14 members

Public session

Mrs Lyons updated the PC with the planned Open gardens events in June. She had seventeen gardens confirmed, Gulliford Burial Ground and a scarecrow trail. Lympstone Manor would open the Ladies Walk on the Sunday. She asked for help to locate additional tables, chairs, and gazebos. Members of the public present offered help from the furry dance committee, scouts, and the Church.

A resident asked who had given the football club permission to play on Cliff Field during the wettest month of the year. The field was being ruined. She added that the football club had not refurbished their hut or moved the pile of soil, but games continued. Cllr Staddon explained that she would speak to the youth Chairman of the football club and find out.

The resident also added if the kissing gate contractor had been contacted as the rust was coming through the supposed galvanised gate. The noticeboard had gone from the top of Wotton Lane and when was this being replaced. She added that a new water butt was still necessary next to the public toilets as the current one was falling apart. The ditch around the top of Candys field still needed clearing as the lower part of the field was now a quagmire. The rotten oak tree in Candys field was falling apart and needed removing. Cllr Culhane stated that the tree had been veterinised and was not rotten. The Chairman explained that this was all listed with the Assets and Amenities Committee for action.

Another resident explained that he could not locate committee minutes or the PCs five-year action plan on the website. The Chairman explained that minutes were added to the website once approved and Cllrs believed the five-year action plan was there. The Clerk would follow this up.

24/24 Apologies

Cllr Atkins due to ill health.

County Cllr Scott due to another meeting.

Cllr Linfoot proposed to approve the apologies. Cllr Staddon seconded. Unan.

RESOLVED that the Apologies were approved by the PC.

24/25 Minutes

A slight amendment to a couple of words was made by the Church representative under the Assets and Amenities Committee regarding Front Meadow.

Cllr Linfoot proposed the minutes of the PC meeting held on the 5th February were accurate. Cllr Culhane seconded. Unan.

RESOLVED that the minutes of the PC meeting held on the 5th February 2024 be confirmed as a correct record and signed by the Chairman.

24/26 To receive any Declarations of Interest

Cllr Francis declared a personal interest with item 24/27.3

Cllr Hill declared an interest with item 24/27.3 as the PC trustee on LVHCIO committee. This was recorded in the book.

24/27 Clerk's Report:

24/27.1 Reviewed LPC documents

Cllr Culhane suggested adding wording as per other local Councils to the general Risk Management document. The current wording for recording Council business:

Proper, timely and accurate reporting of council business in the Minutes	Minutes properly numbered and paginated with a master copy kept in a safe place.
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She asked to add to the right-hand column 'All Resolutions are clearly recorded within the Minutes, along with appropriate actions. Minutes properly numbered and paginated with a master copy kept in a safe place.' Cllr Minter supported. Cllr Linfoot proposed to slightly amend the sentence and approve the Report on review of internal controls and the Risk Management. Cllr Francis seconded. Unan.

RESOLVED that the reviewed Report on review of internal controls and the Risk Management were approved.

24/27.2 Reviewed LPC Risk Assessments

Due to the recent rock fall from the Cliffs at Cliff field, Cllr Minter felt this needed to be added to the risk assessment. The Clerk agreed to do this and recirculate. Cllr Culhane felt the tree warden needed to record his inspections, especially after storms and high winds. The Clerk explained this was a visual inspection and he reported any concerns to the Clerk, she would add this to the risk assessment. Cllr Minter felt the wording regarding the burial ground and VH car park needed to be more specific. The Clerk would amend this wording.

Cllr Linfoot proposed to approve reviewed Avenue Field, Candys Field, Cemetery, Front Meadow, Gulliford Burial Ground, The Green and The Rag risk assessments. Cllr Payne seconded. Unan.

RESOLVED that the reviewed Avenue Field, Candys Field, Cemetery, Front Meadow, Gulliford Burial Ground, The Green and The Rag risk assessments were approved.

24/27.3 LVHCIO grant application

Cllr Hill explained that the VHCIO had applied for a grant toward their access ramp project for £6,000. Cllr Linfoot asked if the VHCIO had received any other quotes. Cllr Hill explained that there had been quotes up to £70,000 but this had been for a full landscaping project. Cllr Linfoot asked why the full landscaping project had not been implemented. Cllr Hill felt the PC should contribute to allow access to Candys field. Cllr Culhane asked if the PC had been consulted before applying for the funding. Cllr Linfoot explained that the PC had been consulted before with the full plans but not this reduced work. Cllr Minter had concerns that this was a last-minute application. He wanted to know why the date on the application did not match the date on the quote and coincidentally the same day the work had begun. He also wanted to know why the VHCIO bank account had £48,000 in 2022, £53,000 in 2023 and to date only £11,000. Where had approx. £40,000 gone? He agreed that some money could be contributed but not the full amount being asked for. He added that the VH was now a business with many assets and felt more information was necessary. Cllr Culhane felt the VHCIO must consult with the PC before future projects were completed if asking for a grant. Cllr Hill explained that money had been put aside for the VH car park resurfacing, approx. £1500 which now was not needed as the PC would not be asked for future funding towards this. The Clerk explained that she did not have this in writing,

so the current agreement remained. Cllr Payne suggested that the VHCIO was asked further questions by the PC to answer.

Cllr Minter proposed £1000 of CIL money was awarded to VHCIO. Cllr Linfoot seconded. Unan.

RESOLVED that £1,000 grant would be awarded to the VHCIO access ramp project.

Cllr Payne proposed that the VHCIO was asked about the future resurfacing of the car park and receive an amended agreement in writing to waive future costs to the PC.

RESOLVED that Cllr Hill would raise the current agreement with the VHCIO committee and the future PCs contribution towards the car park resurfacing.

24/27.4 Finance – Payments / Financial summary / Budget report.

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

RESOLVED that the following payments be approved:

February 2024 - Bank Account Reconciled Statement

Current Account

Statement Number	11	Bank Statement No.	11
Statement Opening Balance	£234,795.99	Opening Date	01/02/24
Statement Closing Balance	£236,809.11	Closing Date	29/02/24
True/ Cashbook Closing Balance	£235,854.71		

Date	Cheque/ Ref.	Supplier/ Customer	Debit (£)	Credit (£)	Balance (£)
25/01/24	3293	Exmouth and District Community Transport Group	343.68	0.00	234,452.31
25/01/24	3294	Optima Graphics Topsham Ltd	613.00	0.00	233,839.31
05/02/24	3297	D.G. Atkins	52.20	0.00	233,787.11
05/02/24	3298	HMRC (PAYE / NI)	501.37	0.00	233,285.74
05/02/24	3299	Confidential	2,218.38	0.00	231,067.36
05/02/24	3300	Confidential	301.91	0.00	230,765.45
05/02/24	3302	JD Maintenance Services	88.60	0.00	230,676.85
05/02/24	DD 5/2/24 (401)	EDF Energy Ref: 671024465401 (Toilets)	88.00	0.00	230,588.85
05/02/24	XTV126000100158	HMRC (VAT)	0.00	6,377.57	236,966.42
14/02/24	500071	Herald Advert	0.00	45.00	237,011.42
15/02/24	DD 15/02/23 (135)	EDF Energy Ref: 671079829135 (YC)	119.00	0.00	236,892.42
15/02/24	DD 15/02/24 CF	EDF Energy Ref: 9208111111 (Candys Field)	241.81	0.00	236,650.61
15/02/24	DD 15/02/24 YC 166	EDF Energy Ref: 671079829166 (YC)	38.00	0.00	236,612.61
16/02/24	FPI 16/2/24	Woodbury Parish Council	0.00	133.50	236,746.11
26/02/24	26/02/24 23/001	Herald Advert	0.00	63.00	236,809.11
Uncleared and unrepresented effects					
18/05/23	3176	BT Payphones	1.00		236,808.11
22/08/23	3212	Devon Wildlife Consultants	1,100.00		235,708.11

02/10/23	3212	Devon Wildlife Consultants	-1,100.00		236,808.11
06/11/23	3262	Royal British Legion	100.00		236,708.11
19/12/23	3279	Jemmy Ltd	350.00		236,358.11
08/01/24	3289	The Gun and Sport Shop	55.00		236,303.11
25/01/24	3295	Edge IT Systems Ltd	98.40		236,204.71
05/02/24	3301	Jemmy Ltd	350.00		235,854.71
		Total uncleared and unrepresented	954.40	0.00	
		Total debits / credits	5560.35	6619.07	

Reconciled by

Lucy Tyrrell

1st March 2023 – 29th February 2024 - Financial Statement – Cashbook

Statement of receipts and payments between 01/04/23 and 29/02/24 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

RECEIPTS	Net (£)	Vat (£)	Gross (£)
Council			
10 Precept	48,500.00	0.00	48,500.00
15 CIL	90,953.11	0.00	90,953.11
20 DCC re Candys Field	0.00	0.00	0.00
25 Herald Adverts	5,027.00	0.00	5,027.00
30 Burial Fees	3,099.00	0.00	3,099.00
35 Lymp FC	0.00	0.00	0.00
40 Flower Beds	0.00	0.00	0.00
45 Wayleaves	7.54	0.00	7.54
50 Misc	665.00	0.00	665.00
55 Web adverts	0.00	0.00	0.00
60 Parishes Together	0.00	0.00	0.00
65 External grants	1,220.00	0.00	1,220.00
70 YC Rech	1,446.95	0.00	1,446.95
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	133.50	0.00	133.50
99 VAT refund	6,377.57	0.00	6,377.57
100 Guildford BG	0.00	0.00	0.00
105 FLOS	0.00	0.00	0.00
Council Total	157,429.67	0.00	157,429.67
Total Receipts	157,429.67	0.00	157,429.67
PAYMENTS	Net (£)	Vat (£)	Gross (£)
Council			
1000 Confidential	26,994.81	0.00	26,994.81
1005 Confidential	2,549.66	36.00	2,585.66
1015 Village Hall hire	1,306.00	0.00	1,306.00
1020 Chairman's Allowance	0.00	0.00	0.00
1025 Subscriptions	3,026.90	411.30	3,438.20

1030 Courses, travel etc	394.34	62.12	456.46
1035 Insurance, Audit, Electricity	746.20	126.00	872.20
1040 Misc	2,307.55	373.54	2,681.09
1045 Herald Printing	5,860.00	0.00	5,860.00
1050 LPC maintenance contractor	7,170.00	0.00	7,170.00
1055 Grass cutting	0.00	0.00	0.00
1060 Other maintenance	5,131.36	288.70	5,420.06
1065 General tree work	3,845.75	769.15	4,614.90
1070 Bin emptying	848.33	169.67	1,018.00
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	1,614.67	80.71	1,695.38
1095 Toilets	6,433.05	202.08	6,635.13
1100 Flood equip maintenance	141.04	21.45	162.49
1105 LFRG expenses	493.55	17.77	511.32
1110 Gulliford cemetery	0.00	0.00	0.00
1115 Burial Ground	70.00	0.00	70.00
1120 YC Maintenance	1,050.00	200.00	1,250.00
1125 YC Utilities	2,235.57	111.81	2,347.38
1130 Website etc	497.00	0.00	497.00
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	8,299.70	1,192.94	9,492.64
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	113.50	22.70	136.20
2000 S137 Funding	100.00	0.00	100.00
2010 Other Grants	997.51	0.00	997.51
9999 VAT Payments	0.00	0.00	0.00
Council Total	82,346.49	4,085.94	86,432.43
Total Payments	82,346.49	4,085.94	86,432.43

Closing Balances

Ordinary Accounts

Current Account	£235,854.71
	£235,854.71
Total	£235,854.71

24/27.5 Clerk's Action List

The Clerk was pleased to report that she had fitted new adult and paediatric pads to the defibrillator at the Saddlers Arms and this was now back in service.

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

24/28 Reports from the Chairman, East Devon District Councillors and Devon County Councillors.

The Chairman read his report:

Another busy month in Lympstone parish. I would like to thank a number of councillors for the effort and hard work in the last month. DCC Councillors Scott and Trail for all their efforts in the thankless task of organising the roadworks and necessary diversions in and around Lympstone. It will soon be completed. I would also like to highlight and thank them for finding

some space in the budget to assist the LPC in maintaining the toilets in Underhill car park. EDDC councillors Jung and Ingham, for their guidance and assistance as we again respond to the latest EDDC plans to remove the majority of green wedges in Lympstone and East Devon.

My colleagues on the Council, and in particular the chairs of each committee, who have committed many hours of their time to move a variety of matters forward, many of which we have or will be discussing tonight. Thanks to Councillor Francis who is always willing and able to write and post Facebook entries at any time. Well done to Colonel Wheeler and all that assisted the harbour association in clearing the recent cliff slip behind the sailing club. Finally, our Clerk Lucy, who whilst wrestling with the complexity of the new finance system, still keeps on top of all the other myriad matters the Councillors are dealing with. Great effort all, thank you.

District Cllr Jung informed the PC that there was a strategic planning meeting on the 12th March regarding coastal protection areas and it would be of great interest to Lympstone. He explained the outline of the policy; Coastal Preservation Areas Land around the coast and estuaries of East Devon, as identified on the Policies Map, is designated as a Coastal Preservation Area. The Coastal Preservation Area is defined on the basis of visual openness and views to and from the sea. Development or any change of use will not be allowed if it would damage the undeveloped/open status of the designated area or where visually connected to any adjoining areas. Appropriate proposals which increase public access to the coast will be supported. He added that this Policy description may be amended.

Cllr Jung read his report:

Lympstone briefing 04.03.2024 - Devon and East Devon Tree Policy

I can now confirm it's nearly here!

It's now really coming together and after a number of delays the Devon Strategy was released last week.

Trees are so important to all of us, and we need to work with all residents, all developers. all landowners and all farmers to achieve an increased tree cover improve our hedges and increase better habitat for wildlife.

The delay has been down to awaiting the production of Devon's Tree & Woodland Strategy which we have now received as a final draft. I would like to thank DCC for a great strategy report.

East Devon DC contributed funding and input, along with the other Devon Local Authorities, towards the production of the Devon Strategy. This will provide the county-wide and higher-level framework for East Devon DC's Tree Strategy.

The plan is to ensure that both these documents would provide the key aims and objectives around tree planting, nature recovery and climate change actions.

East Devon's document will through consultation and discussion add in the key "local issues/challenges" that will now be included in the East Devon Tree Strategy.

These will likely cover the areas on TPO's, Tree Warden relaunch scheme and enforcement issues as well as tree planting targets. The work scope for the EDDC Tree Strategy will be discussed at the 21 March meeting of Overview Committee and then a brief will be prepared for work to develop the Strategy with a budget already secured.

District Cllr Ingham explained that he was disappointed with the way EDDC had delivered their green wedge removal process. He could not remember a report being thrown out before at committee. He added that if you didn't consult then you would get it wrong. He understood that this report had been a long time coming (approx 10 years ago) and he had enquired how much this report had cost. He added that senior officers and the EDDC leader was not aware of the report. Previous meeting minutes had always recorded that green wedges should remain or even expanded. He would be working with Cllr Jung to retain green wedges and green belts. Tomorrow he was attending a meeting to discuss suggested sites of development. One of these was off

Marley Road for up to 1,000 houses. He urged all to write objections to EDDC individually and not as a household.

County Cllr Trail explained that West and Wales utilities had issues with an incorrect gas mains pipe map and a failing valve that needed replacing along the A376. Woodbury diversion had been closed due to a burst water main and there had been an accident over the common. He was working on an emergency plan to support traffic flow for unforeseen circumstances. He thanked the principal of St. Peters school for supporting Highways and the disruption at such late notice. He added that utilities companies had been fined for not following correct procedures. He hoped that the A376 road works would be completed on Friday 8th March. Cllr Trail explained that recently he had received a lot of abuse on social media, and this was unacceptable. He explained that all Cllrs worked hard for their community and should not be subjected to abuse. He added that he had good relationships and worked regularly with the police. Cllr Trail was more than happy to support LPC with the public toilets and asked the Clerk to complete a DCC locality grant form and apply asap.

24/29 The Hub building

The Chairman welcome Mr James Barnfield from Hilton and Barnfield architects and Mr Malcolm Lyons to talk about the Hub building rebuild. He explained that this item was for the PC to discuss submitting a planning application to EDDC. James showed the plans for a rebuild of the Youth Hut. The plans had been redesigned to make the building fit for purpose, mainly for youth services and other group opportunities (see Appendix 1). Malcolm went through the user group analysis who had all been very positive about the potential new build (see Appendix 2). The youth club leader, Mrs Susan Briggs, was present and explained that the current building was used every day by different groups. She added that unfortunately the current design only allowed for one group session at a time and the building would benefit from hosting concurrent users. She explained that the current building had major rising running costs, roof repairs, broken toilets, taps and a broken fire exit – she felt the PC was throwing money at a failing building.

A resident who lived behind the youth club building felt the current plans were detrimental to his own property. He would lose his estuary views and queried why there was a need for a mezzanine floor. The current flat roof would now be raised and pitched. He handed out marked photos to highlight where his view to the estuary would be lost. The building would increase users and there were no parking facilities. This would impact the safety along the nearest highway and the children in the area. The increased footprint was dismissed due to the covenant restrictions on the field. he felt this was not the case. The Chairman had to finally stop the resident and explained that he had spoken for fifteen mins and usually a maximum of five mins was allocated for members of the public to speak.

Susan explained that 90% of current users did not drive or park nearby to use the facility. Cllr Culhane added that Glebelands used to have views to the estuary before Jackson Meadow was built. Cllr Linfoot added that the building was currently used to capacity and would like groups to use the building concurrently.

James explained how the right of light was a planning consideration and explained how this would not affect neighbouring properties. He added that the new building was already designed to be down in the ground, any further depth would increase costs and complications. A flat roof today would have to comply with building regulations. The building design was sympathetic to the current surrounding and best environmental use of weather conditions.

Another resident asked how much this building would cost. Cllr Linfoot explained approximately £800,000 - £1m. Grants would be used to fund the new build but could not be applied for until planning permission had been granted. The resident asked how much money had been spent on the preparations so far for the rebuild. Cllr Linfoot explained approx. £4,500-£5,000. Cllr Staddon added that as the local population was

increasing, separate safeguarding spaces in the building was necessary. She added that the wood cladding would fade over time and soften with the surrounding area. Cllr Minter asked what disabled access provision was in place for the rooms and offices on the first floor of the proposed building. It was stated that there was no disabled access provision to the upper floor. Cllr Payne explained the building would be built from the same materials as the pre-school next door. It would be a multi-purpose building with interchangeable rooms.

Cllr Linfoot proposed that the planning application was submitted to EDDC. Cllr Staddon seconded. Cllr Payne and Culhane supported. Cllr Minter objected. Cllr Gale-Hasleham, Francis, Moffat and Hill abstained. The Chairman gave a casting vote of support.

RESOLVED that LPC would submit a planning application to EDDC for The Hub building.

The Chairman added that the planning application would be submitted to EDDC and anyone could add their support or objection via EDDC planning portal.

Due to time restrictions, the following item was brought forward:

24/31 South West Water

Jay Harris, SWW Regional Operations Manager introduced himself and explained that he would be happy to meet up with anyone to discuss any queries further. He answered the following previously raised questions from Cllrs:

Sewer level monitors – there were now 16 monitors installed however they were not all live on water fit and only linked to bathing water. Only five were returning data and SWW were looking at improving the signal. A map of the locations would be sent to the Clerk.

Tankers 13th Nov at The Green – This was a reactive incident where a pump had failed. SWW provide regular maintenance to all pumping stations and would let the PC know of future planned work.

Road closures – only single lane road closures would be in place.

Overflows – EDM monitor in Sowden Lane installed in 2023 so not yet validated.

In addition, Jay explained that SWW were not consultees with planning applications and had to deal with new builds regardless. SWW were currently lobbying government to change this. They wanted to be consulted on planning applications and not just have to accept it. Sarah Sharpe, SWW Community Officer was also present and explained that she was happy to receive any correspondence from the PC, LFRG and Lympstone water quality group. Cllr Culhane asked what was the timeline regarding Lympstone's monitors on to the WaterFit Live map, given SWW's previous commitment to this being done before the end of 2023? Jay explained that the monitors were evolving and there was no current timeline.

24/30 Wotton Brook Water Quality Group (WBWQG)

Clem and Sara Davies from the group were present to report. Sara explained that the water quality monitoring was more than just Wotton Brook, so the group had changed its name to Lympstone Water Quality Group (LWQG). She presented her report and PowerPoint (see Appendix 3):

Update on the Lympstone Water Quality Project, 4th March 2024

For: Lympstone Parish Council

By: Lympstone Water Quality Group

Project aim:

The aim of this community-led partnership project is to:

1. Assess the current water quality situation within the Wotton Brook catchment and Lympstone Parish boundaries:

- Sources and pathways of pollution in the Brook and Exe Estuary,
 - Chemical and ecological status of the Wotton Brook,
 - Threats and opportunities.
2. Develop a strategy to protect and improve the water quality:
- In the short term, raising awareness and influencing decisions, and reporting and investigating pollution incidents.
 - For the longer term, working with partners to develop an overall strategy and secure funding.

Summary of progress to date

- Drafted and now finalised the project plan (see slides).
- Conducted extensive research via the internet, consultation, and observation.
- Secured the support of specialists, including:
 - Westcountry Rivers Trust – key partner providing a continuous monitor, walkover survey, training of volunteers in basic water quality monitoring, and other citizen science resources (using existing funding).
 - Jo Bradley of Stormwater Shepherds, a national expert on pollution from road runoff, providing an independent opinion on the Dinan Way Extension drainage design (discussed more below), and guidance on road runoff monitoring.
 - Riverfly Partnership – a national organisation coordinating citizen science invertebrate monitoring. Richard Horrocks, who works on the Exe catchment project, has offered to conduct an initial survey of Wotton Brook in the early spring (using existing funding under the Exe catchment project). Training should also be available (funding will be needed for this).
- Engaged with various stakeholder organisations and secured their involvement as members of the Project Steering Group, including the Environment Agency and Woodland Trust.
- Communicated with several other communities to learn from their experiences (including the River Sid, River Yealm, River Avon, and Kit Brook projects).
- Attended an Exe Estuary Partnership Forum meeting on water quality on 6 February.
- Held a meeting with other Lympstone groups and organisations on 12 February – including representatives of Lympstone Flood Resilience Group, Wild About Lympstone, Lympstone Fishery & Harbour Association, and Lympstone Primary School – to discuss the project and the synergies between our groups.
- Raised community awareness of the project via the Lympstone Herald (March issue), Facebook, and an email to the Wild About Lympstone supporters' group. This was also used as an opportunity to recruit more volunteers.
- In the process of developing a water quality monitoring plan, and investigating and securing access for monitoring.
- Communicated with relevant people at South West Water plc to secure information, contacts, and support.

Action on specific planning issues & incidents:

- Communicated with Devon County Council on the drainage scheme for the planned Dinan Way Extension. Recent communication has been with the Senior Project Engineer (Karl Snell). With the LFRG, we are due to meet with him to discuss the design, but we have no date yet.
- Submitted an objection to EDDC on the planning application for a dairy unit at Thorne Farm (due to risk of water pollution).
- Reported ongoing sediment pollution in the Harefield Stream to the Environment Agency on 9th & 28th February. The source is construction activities at Thorne Farm. An Environment Officer has visited the site and agreed a range of preventative

measures. However, these will take time – meaning the pollution will continue, which we believe is not acceptable. We have requested a meeting with the EA Officer.

- Reported a burst water mains incident (resulting in sediment pollution) to the Environment Agency on 20 January.
- Met with Wales & West Utilities' Health, Safety & Environmental Advisor (Richard Cork) regarding pollution prevention on the gas pipe upgrade work on the A376. We explained the risk to the Wotton Brook and the Exe Estuary, and they agreed that any dewatering of excavations would not be discharged to road drains.

Action planned

- Recruitment of additional volunteers (vital for the success of the project).
- An initial walkover survey of Wotton Brook by Westcountry Rivers Trust on 7th March (starting in the upper catchment), guided by Clem.
- Further development of the monitoring plan.
- Further discussions with South West Water plc.
- Training in basic water quality monitoring techniques by Westcountry Rivers Trust on 14th March (for all volunteers).
- Further communications/guidance for volunteers and the community.
- Attendance at the East Devon Catchment Partnership meeting on 6 March.
- An initial walkover survey of Wotton Brook by Richard Horrocks of Riverfly Partnership in early spring, possibly March.
- Training by Riverfly Partnership, to be confirmed.
- Project Steering Group meeting on 21st March.
- Meeting or further communication with the EA Environment Officer re. pollution from Thorne Farm.
- Meeting with Karl Snell, DCC Senior Project Engineer for the Dinan Way Extension project to be confirmed (with LFRG), and further action as needed.
- Submission of an application for funding to the Communities Project Fund (East Devon Natural Landscape) by end of March (max £4,000).

Lympstone Water Quality Group

(Clem Davies, Sara Davies, Justin Smallwood, Rebecca Abrahams, Mary Turner, Caroline Lewis, Barry Lewis)

4th March 2024

Cllr Staddon thanked both Clem and Sara for setting up the group and all their hard work so far. Cllr Staddon proposed to adopt the group as a PC working group. Cllr Culhane seconded. Unan.

RESOLVED that Lympstone water quality group (LWQG) would be a PC working group.

The Clerk would send the Terms of reference for working groups and Code of conduct policy to Clem and Sara Davies.

24/32 Planning applications

24/0335/FUL - Proposed single storey extension to north/front elevation (resubmission of 23/0478/FUL) at Pine Hollow Hulham Road.

Cllr Linfoot proposed to support. Cllr Francis seconded. Unan.

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

24/33 Planning decisions

RESOLVED that the EDDC decisions were noted.

24/34 Reports of Committees

24/34.1 Assets and amenities committee – Cllr Atkins (C), Cllr Staddon (VC), Cllr Francis, Cllr Hill

Cllr Linfoot reported that the trees along the Avenue had been pollarded last Tuesday (27th Feb) and the wood chippings had been recycled and spread along the entrance to Avenue field to allow walkers a firmer ground to walk over. He added that contractors had been working on the property along the side of the Avenue which had also tidied and opened up the walkway. He added that the next Assets and amenities committee meeting would discuss the tree work along the Cliff edge, noticeboard, and kissing gate.

24/34.2 Environment committee – Cllr Culhane (C), Cllr Staddon (VC), Cllr Minter, Cllr Moffat

Cllr Staddon reported:

On the 6th February three members of the Parish Council attended the Exe Estuary Management Partnership forum. The Partnership is put together to coordinate stakeholders of the Estuary. The topic for this forum was Water Quality. Both the EA and SWW gave talks. The EA gave information about their ongoing projects for improvements of water habitats and landscape recovery . They also spoke about their continuing enforcement and monitoring of pollution incidents and water extraction, including working with the farming community to give guidance on silage, and slurry and cropping. Next up was Giles Bristow CEO of ‘Surfers Against Sewage’ (SAS). Giles maintained the ethos of the organization, that of Ocean Health and recovery, encouraging plastic free communities and their work with CSI projects and how local water users and citizen scientists are vital in monitoring local waters. He left this thought, “Climate change and development, are altering the waves and habitats in the ocean”, we need to act. Last on the block, were the group ‘End Sewage Convoys and Pollution in Exmouth’ (ESCAPE). They were clear that there is no National Standard for pollution alerts and the confusion this causes. They suggested a clearer, standard of alert accessible to all, such as a traffic light system, red being No, Amber being incident in last 24 hours and green go. They are very committed to educating the local population and gathering the facts. A good question at the end, raised the point there are no clear statistics on the effects of “ road run off” both to water courses and sea, a really relevant question asked by our own Wotton Brook Water Quality Project. Road run off carries hundreds of potentially harmful chemicals and accounts for 18% of water quality failures. All together a good meeting raising vitally important questions to water quality.

24/34.3 Planning and Transport committee – Cllr Linfoot (C), Cllr Francis (VC), Cllr Culhane, Cllr Minter, Cllr Moffat

Cllr Linfoot reported that the Planning and Transport committee met on 26th Feb regarding EDDC proposed removal of Green wedges, 77% across East Devon and 81% in Lypstone. The committee had drafted an objection, and it was agreed by the PC to be sent to EDDC strategic planning committee, unfortunately the letter was not referred to at the meeting. He explained that green belts protected from planning development encroaching out and green wedges prevented coalescence. The committee had drafted a letter to MPs, proposed MP candidates, EDDC strategic planning members and every PC in East Devon inviting them to read the letter and raise awareness of proposals.

Cllr Linfoot read the draft letter:

This letter has been sent to highlight the current proposals of East Devon Council's planning department to remove 77% Green Wedge land in East Devon. Lypstone Parish Council are concerned that once again our legitimate concerns, and right to be involved in planning are being ignored by East Devon.

Lypstone Parish Council represents Lypstone Parish in East Devon, a parish of c. 2,000 residents that is bounded by estuarine coastline to the west, a SSSI heath common to the east, Green Wedge and farmland to the south and north.

The Green Wedge is land that is designated not to be developed, but to remain as a barrier to the neighbouring large town of Exmouth, to prevent coalescence and keep the two areas separate. Planning applications to develop the Green Wedge have previously been submitted and have always been rejected, including involving the National Planning Inspectorate (APP/U1105/A/11/2161479 16 February 2012) where the Inspector stated that he considered a Green Wedge of 450 metres between Lypstone and Exmouth was insufficiently narrow.

The 2011 Localism Act "*empowers local communities to take responsibility for the development of planning policy for their neighbourhood through a Neighbourhood Plan*".

In 2016, Lypstone Parish created its Neighbourhood Plan 2016-2026 and was approved by East Devon District Council (EDDC). It was incorporated into the EDDC Local Plan. The Neighbourhood Plan set out the Parish's housing requirements and the areas within the Parish earmarked to meet these development requirements. These agreed sites were set out to provide a variety of dwellings of different sizes and values to reflect the housing requirements for the community.

Lypstone Parish is now facing an existential crisis (like many other Parishes in East Devon that have designated Green Wedges). EDDC plans to materially erode East Devon's Green Wedges by changing planning rules and no longer taking account of Neighbourhood Plans. It is also imposing unnecessary housing development targets on parishes (such as Lypstone) and towns, seemingly ignoring what is required by the local community and based on out-of-date housing targets set centrally by Westminster.

Two years after the Lypstone Neighbourhood Plan was adopted, EDDC informed the Parish Council that it was "out of date" and ignored the Neighbourhood Plan's village housing development targets when considering planning applications in the Parish. The Parish has faced increasingly numerous speculative planning applications for houses that are outside the Neighbourhood Plans housing plan, the Built-Up Area Boundary, and on agricultural and undeveloped land, all within the Parish. They are invariably large, executive-style buildings which the Parish does not require; Lypstone needs affordable housing for first-time buyers and for elderly residents wishing to downsize.

The recent recommendation (Feb 2024) by the EDDC Planning Officer, Ed Freeman proposed that Lypstone Parish (along with all other East Devon parishes which contain historic Green Wedge buffers) will lose 77% of its Green Wedge land, ostensibly as it is "not required" and can be passed to fulfil Central Government's misplaced house-building targets.

There has been no public consultation regarding this; Parish and Local Councils have been given unrealistically short timescales in which to review and comment on voluminous and detailed proposals to remove the Green Wedges. Where written objections have been submitted in time to EDDC Strategic Planning committee, they have not been acknowledged or read by Mr Freeman.

The proposals to reduce the Green Wedge by 77% across the East Devon district ignore the protected and designated areas, National Planning Policy Framework and Neighbourhood Plans, thus taking NO account of the real housing needs of the Parish. Green Wedges are to prevent coalescence between neighbouring towns and villages, so areas maintain their unique sense of being and unwanted ribbon development is prevented.

Lypstone Parish Council kindly ask that you act now to stop the current unsustainable rush to build the wrong type of houses in the wrong areas, destroying historic and sustainable communities in the meantime. As was requested in our comprehensive objection to the draft EDDC plan, the Parish Council wish to be consulted, and plans developed that are acceptable to all.

Once the green land is gone, it's gone forever.

A resident highlighted that LNP which expired in 2026 had met and already exceeded its housing quota. He felt this was important to add to the letter. Cllrs agreed.

Cllr Linfoot thanked Cllr Minter for taking the time to draft the letter and proposed to send the letter and include the point raised by the resident. Cllr Francis seconded. Unan.

RESOLVED that the approved letter would be sent to MPs, future candidates, EDDC planning committee and East Devon Parish Councils from LPC.

Cllr Linfoot added that DALC would need to be contacted for a list of all PCs in East Devon and he proposed that a covering email with the letter attached would ask Parish Councils to write to their own MPs regarding this issue. Cllr Gale-Hasleham seconded. Unan.

RESOLVED that East Devon PCs would be asked to write to their own MP regarding the proposed removal of the green wedge in their area.

Cllr Linfoot reminded all present of the upcoming Neighbourhood Plan working group meeting would be held on 11th March.

24/34.4 Community committee – Cllr Staddon (C), Cllr Payne (VC), Cllr Culhane, Cllr Francis, Cllr Linfoot, Cllr Moffatt

Cllr Staddon reported:

The community committee sat on the 20th February. Among our Agenda items, were community payback scheme for the village. Low key D-Day celebrations that are set to happen on Front Meadow on the evening of the 6th of June, with music from the Lympstone ladies Choir. The final call for uniting mugs from both the Jubilee and Coronation has proved successful and the mugs given out, with the hope of any other left-over mugs being sold off in the next few months. The final discussion were the plans for the community party run by the PC in Candys Field. As well as the Lympstone Academy Band, there is hope of 3 other bands. There will also be a bar and food available and some fun with local record attempts. Thank you to Cllr Francis for taking the minutes. We look set to have a fun summer.

24/35 Items for the next Agenda

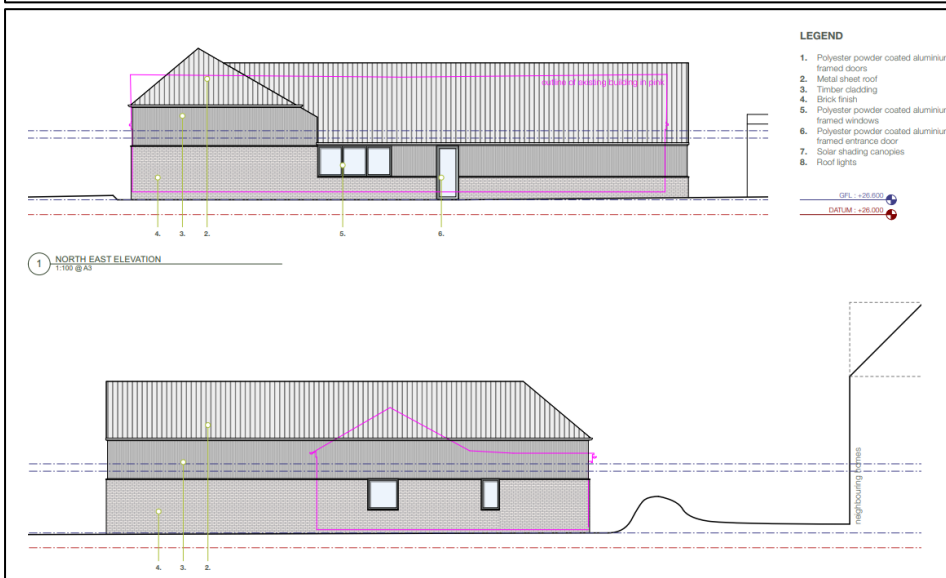
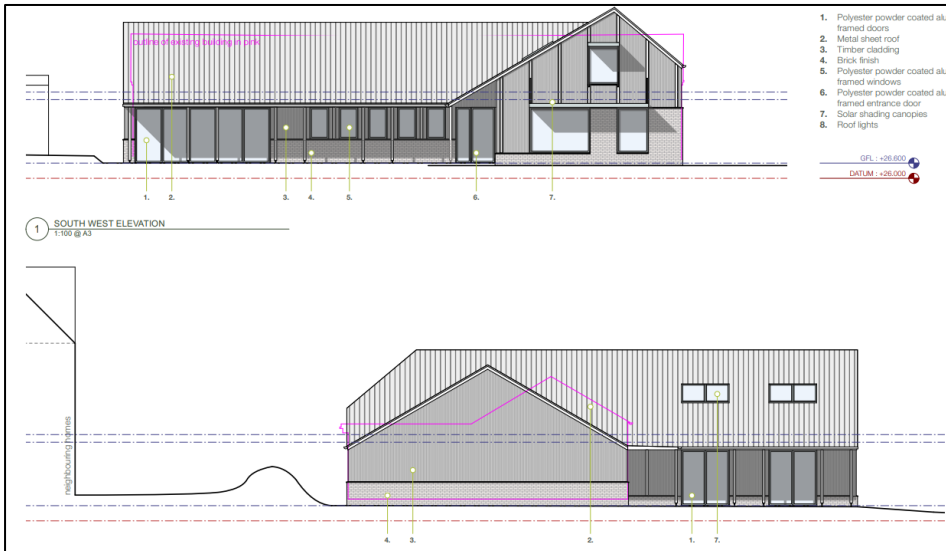
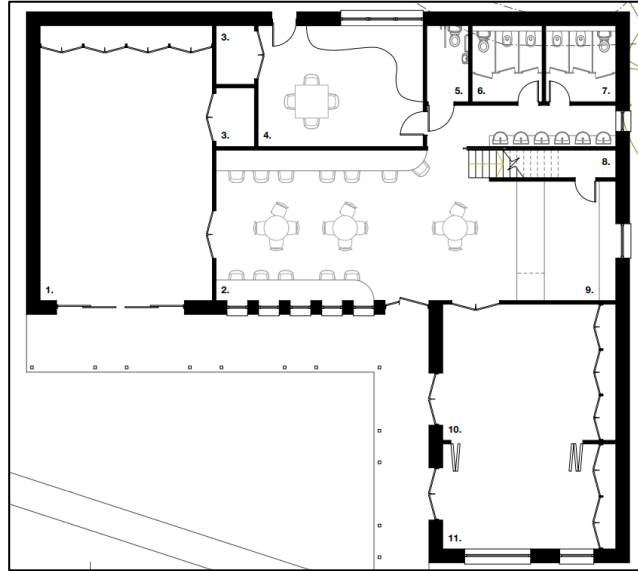
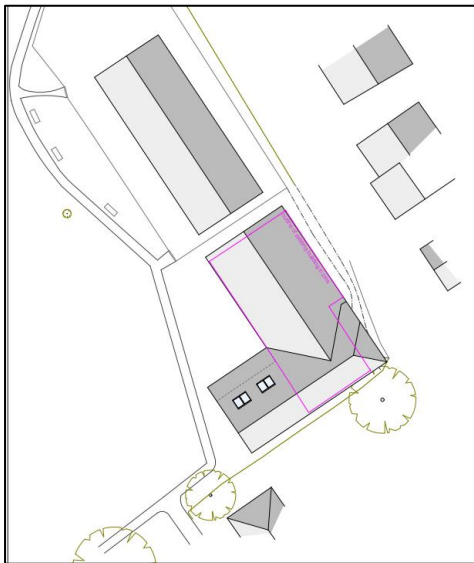
Part B PC meeting to discuss Front Meadow car park.
Update on the Community Pay back scheme.

Meeting closed: **10.00pm**

Chairman:

Date:

Appendix 1: Plans for The Hub building



Appendix 2:

Lympstone Youth Hub Project – User Requirement

Version 2 (January 2024)

The User Requirement as set out below has been developed first on an initial assessment of the requirements of the current users of the existing Youth Hut and of the potential new uses and users. Following this initial assessment, the Parish Council undertook a comprehensive consultation exercise in parallel with the design development process for the new Youth Hub.

The follow captures the User Requirement as at the time of the planning application being made.

Status	User	Description	Key Activities/Requirements	Potential Space Usage
Existing	Youth Club (Primary User -ground floor)	To provide Youth Club sessions with supporting facilities catering for Years 7,8 and 9.	<ul style="list-style-type: none"> Games room/indoor sport Disco Group chat Craft Food/tuck shop/snacks 	Multi-use community space (Space 1) Community Café/Drop in space (2) Storage (3) WC's (6,7 & 8) Community Kitchen (9) Youth Club room (10) Games Room (11)
	Wellness Hub	To provide wellness sessions to groups and clients	<ul style="list-style-type: none"> Fitness Classes 1-1 Consultations (Health) Breakfast Drop-in (7 to 11am) 	Games Room (11)
	BJJ, Karate, Kick Boxing, Zumba Classes and Yoga/Pilates	Groups running various classes/clubs	Facilities to individualise the various classes/clubs which require space to exercise.	Multi-use community space (1) Storage (3) WC's (6,7,8)
	School Discos and Kids Parties	Occasional bookings for School Discos and Kids Parties	Facilities to support Discos for young people and parties of kids acknowledging responsible adults may also attend	Multi-use community space (1) Community Café/drop in space (2) WC's (6,7,8)
	First Aid Classes	The provision of First Aid classes	The facilities to provide First Aid classes	Multi-use community space (1)
New	Parish Council (Primary User – first floor)	Provision of workspace and meeting area for Parish Council business.	<ul style="list-style-type: none"> PC office primarily for Clerk Small meeting area for sub-committee and other groups as required Drop-in Surgery 	Office (12) Meeting Room (13) Drop-in Area (15) WC's (6,7,8)

	Pop-up Café/Tuck Shop	The provision of light refreshments	<ul style="list-style-type: none"> The facility to provide a Pop-up Café/Coffee Bar to support functions and activities at the Youth Hub or to those using Candy's Field (for example during the school run period) and community events 	Community Café/Drop in space (2) WC's (6,7,8)
	Working Hub	Ad-hoc drop in facility for individuals to work	Space and furniture to allow individuals to work including logging on-line	Community Café/drop in space (2)
	Music	Music Practice area for school or others	Space to practice music for individuals or small group	Group Room (4)

Appendix 3:

Lympstone Water Quality Project

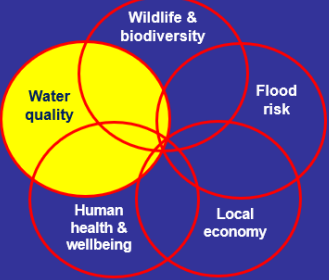
From the Source of the Wotton Brook to the Exe Estuary



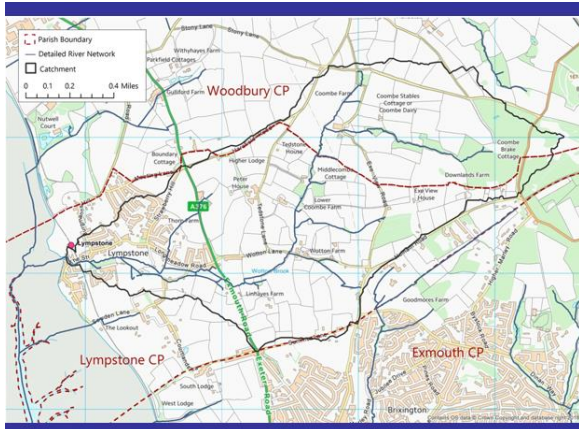
Update to Lympstone Parish Council
4 March 2024

1

Meeting with other Lympstone groups (12 Feb)



2



Aim of the project

- **Assess the current water quality situation**
 - Sources and pathways of pollution in the Brook & Estuary (catchment & parish boundaries)
 - Chemical and ecological status of the Wotton Brook
 - Threats and opportunities
- **Develop a strategy to protect and improve the water quality**
 - In the short-term, raising awareness and influencing decisions; and reporting and investigating pollution incidents.
 - For the longer term, working with partners to develop an effective overall strategy and secure funding.

4

Community-led partnership



Lympstone Water Quality Group

5

Project management



6

Project plan (2024)

Phase	2024
1. Stakeholder engagement	
2. Research, consultation & planning	
3. Surveys, monitoring & investigation*	
4. Strategy development	
5. Reporting & dissemination	

Notes: * Monitoring & investigation should continue.

7

Monitoring & investigation

Wotton Brook

- Continuous monitoring
- Water quality spot sampling
- Invertebrate monitoring
- Laboratory analysis
- Community observations & photos
- Electrofishing & habitat & wildlife surveys

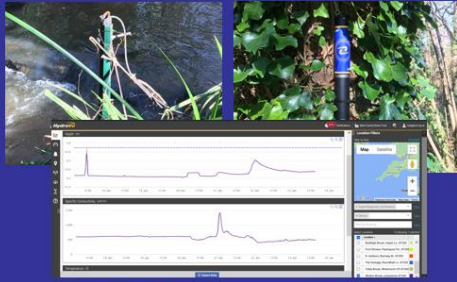
Exe Estuary

- SWW monitoring?
- Other monitoring?
- Community observations & photos

8

Continuous monitor(s) – Wotton Brook

Depth, conductivity & temperature

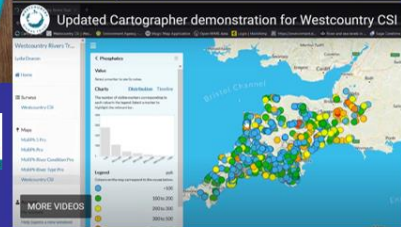


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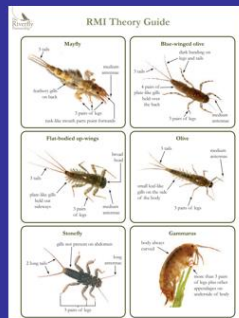
Spot sampling - Wotton Brook



- Turbidity tube
- Phosphate test kit
- Total dissolved solids (TDS) & temp probe
- Handheld meters?
- Lab analysis?



Invertebrate monitoring



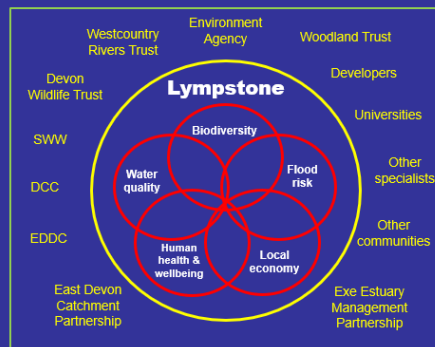
11

Requests to LPC

- Generally raise awareness
- Consider the water quality impact of planning applications
- Support our applications for funding
- Provide any additional funding needed, e.g. for meetings and equipment
- Provide insurance for volunteers
- Provide a framework and vision for the future.

12

A framework and vision for the future?



13