LYMPSTONE PARISH COUNCIL

Clerk to the Council: Miss L Tyrrell
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Chairman: Cllr Lisa Staddon
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1st July 2025

To All Members of the Parish Council

You are summoned to attend a meeting of Lympstone Parish Council**,** to be held **7.00pm** on **Monday 7th July 2025 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

	Public session *POLITE NOTICE - To all Members of the Public,* *There are 15 minutes at the start of the PC meeting for a public session. This is where members of the public can raise questions and queries to the Cllrs, you have up to three minutes to speak. Once this session has closed, the PC meeting begins and any further points, questions and queries from the public must be emailed to the Clerk after the meeting for Cllrs attention. Thank you.*	**7.00**
25/60	*INFORMATION:* **Apologies**	**7.15**
25/61	*ACTION:* **Minutes** To confirm the minutes of the PC meeting held on the 2nd June 2025 (attached pgs 3-16) and the Planning and Transport committee meeting held on 22nd May and 12th June (attached pgs 17-23) and Part B meeting held on the 12th June.	**7.20**
25/62	*INFORMATION:* **To receive any Declarations of Interest**	**7.25**
25/63	**Clerk's Report (see attachments):** *ACTION:* **i) Annual Audit 2024/25 Internal Auditor's certificate** (attached pg 24) **ii) Standing Orders and Code of Conduct Policy** – To approve the reviewed	**7.30**

	documents previously circulated. **iii) Correspondence received** – Regarding an installation of a water fountain and LPC response received from DCC Highways - regarding Hulham Rd traffic users (attached pg 25) and LPC response received from DCC – regarding recent water pollution incident and run off from Dinan Way Extension (attached pg 26). **iv) Casual Vacancy and Co-option of Parish Councillors -** There are four Councillor vacancies on the Parish Council. There has been no request for an election. It is now open for the Council to co-opt. The casual vacancies will be advertised in the usual way. There has been one application of interest. **v) Otter to Exe Group meeting** – To agree LPC host the next meeting in September for the Chair and Clerk of local Town and Parish Councils. *INFORMATION:* **vi) Voices of the Exe Trail** - Immerse yourself in the captivating audio stories of ten families who are deeply connected to the Exe Estuary, a site of international importance known for its vital wildlife habitats and cultural heritage. **vii) Finance** – Payments / Financial summary / Budget report (attached pgs 28-30). Including the EEMP donation from LPC for 2025/26. **viii) Clerk's Action List** including master correspondence list (attached pgs 30 31)	
25/64	*INFORMATION:* **Reports from the Chairman, East Devon District Councillors and Devon County Councillors** if any.	**7.40**
25/65	*ACTION:* **Planning applications** **25/1114/FUL-** Construction of a new dwelling with annexe accommodation and associated landscaping at Land South Of Underhill Close *(expires 9th July).* **25/1331/FUL -** Replacement front porch, windows, facias, soffits, rainwater goods and new render to the south elevation of the address above; PVC cladding above the garage door at1 Highcliffe Close *(expires 19th June).* **25/1372/FUL -** Rear single storey extension at Beaches Chapel Road *(expires 25th July).*	**7.50**
25/66	*INFORMATION:* **Planning decisions** (attached pg 32)	**7.55**
25/67	*ACTION:* **Reports of Committees** **Environmental Committee** – Cllr Culhane to update on the progress of the EA bio net gain project in Candys Field and planning application submitted by the EA. Cllr Culhane to report on the draft Local Nature Recovery Strategy. **Finance and Advisory Committee** – Cllr Hill to report on the progress of the Unity Bank Trust Account. **Planning and Transport Committee** – Cllr Culhane to report on the P&T committee meeting held on 12th June 2025. **Assets and Amenities Committee** – Cllr Culhane to update all members on the biodiversity survey held in Front Meadow. **Community Committee** – Cllr Payne to report on the public consultation dates held in June.	**8.00**
25/68	*DISCUSSION:* **Items for the next Agenda**	**8.10**

MINUTES OF A LYMPSTONE PARISH COUNCIL MEETING HELD IN THE VILLAGE HALL AT 7.00PM ON MONDAY 2ND JUNE 2025.

PRESENT:	
Councillors	D Atkins (DGA), S Culhane (SC), S Francis (SF), R Gale-Hasleham (RGH), K Hill (KH), J Payne and L Staddon (LS) (LPC Chair)
Clerk	Miss L Tyrrell
County Councillors	H Brown (HB) and J Trail (JT)
District Councillors	B Ingham (BI) and G Jung (GJ)
Public	5 members

Public session

A resident asked about front Meadow. She understood the entire site had been passed to the PC but the car park had not been handed over to the Church. KH explained that the Exeter Diocese did not want the car park. Another resident explained that the local Church Council could not sign a lease. KH added that he had drafted a Memorandum of Understanding (MoU) and the Church Council could make a voluntary contribution to the maintenance of the car park. SF asked why the taxpayer should pay for a church car park. KH explained that it was all part of the PCs assets. LS felt the Church should maintain the car park. KH suggested he would send the resident a copy of the draft MoU. The resident asked for a separate meeting with the Church and the PC to bring everyone up to date on all discussions. She asked why KH was drafting the paperwork and not a solicitor. KH explained he would send the draft to the solicitor.

RESOLVED that a meeting would be arranged with the previous landowners who gifted the site, the Church Council and the PC to discuss the finer details of Front Meadow and the car park as soon as possible.
DGA proposed. SF seconded. Unan.

LS explained that the bollards had not been put up to stop anyone visiting the Church using the car park. The only time they were raised was when the car park became so wet it was dangerous to use and posed a health and safety risk. The current one bollard still up had been hit by a car and damaged badly so it could not be lowered and was being investigated. A resident added that the Church was always open and so should the car park.

Another resident raised the issue of the Dinan Way Extension (DWE) being publicly funded and should be exemplary. The temporary construction design for water run off had not been implemented and Lympstone Water Quality Group (LWQG) had previously raised the risks of this project. He felt the issues raised had not been taken on board and the runoff was evident from Google Earth satellite. It was causing major problems in the Wotton Brook. The sediment was evident causing pollution. This had been ongoing for the last six months. He felt a review of why this was happening should be imminent. LWQG would like to be involved with discussions with DCC regarding the proposed permanent structure to be implemented. JT explained that the contractors were doing a good job, the pipe being replaced by SWW collapsed which caused the runoff water issue. DCC was working with the EA and would continue to follow the plan of action. No further meetings would be taking place. The time was limited and work had to be completed by December 2025. There were two more roundabouts to be built, then there would be a review. He highlighted the fact that any members of the public must have permission to go on to the development site by the either the landowner or the contractor. Anyone without

permission would be classed as trespassing. DGA explained that he knew the area and where pipes were. JT reiterated that any queries must be through him or HB to find answers from DCC officers. A member of LWQG explained that they had gone on to the land with the tenant's permission to view the water runoff. They had tried to contact the contractor on the emergency number provided who did not attend that evening. She felt a condition of planning was to provide adequate temporary drainage which had not been implemented and therefore broken a planning condition. GJ explained that planning had been granted by DCC for the highway and therefore was not an EDDC planning matter.
A resident raised an issue of overgrown weeds and nettles along Shepherds Path. JT explained to contact him, and he would contact the PROW officer about this.

25/50 Apologies

None

25/51 Minutes

RESOLVED that the minutes of the PC meeting held on the 12th May 2025 be confirmed as a correct record and signed by the Chairman.
LS proposed. RGH seconded. Unan.

25/52 To receive any Declarations of Interest

SF declared a personal interest with item 25/53.5.2.
LS declared a personal interest with item 25/53.5.1.
This was recorded in the book.

25/53 Clerk's Report:

25/53.1 Annual Audit 2024/25 Internal Auditor's certificate

The Clerk explained that the PC had received the internal audit report and advice note which stated that the PCs accounts were of reasonable assurance. All members had received both electronic and hard copies of the documents.

25/53.2 Annual Audit 2024/25 Governance Statement *(See Appendix 1)*

RESOLVED that the governance statement items 1-8 were satisfactory and was agreed, signed and dated by the Chairman and Clerk/RFO.
DGA proposed. LS seconded. Unan.

25/53.3 Annual Audit 2024/25 Accounting statements

The Clerk explained that Box 9 for Assets for 2023/24 had been restated due to historically being recorded incorrectly. She had queried this with the external auditor who advised this was the correct way forward. *(See Appendix 2)*

RESOLVED that the accounting statements was agreed, signed and dated by the Chair and Clerk/RFO.
KH proposed. LS seconded. Unan.

LS thanked the Clerk for all her hard work with the finances and auditing process.

25/53.4 Notice of public rights

The Clerk suggested suitable dates to publicise the Notice of public rights 5 June to 16 July 2025.

RESOLVED that the Clerk publish the Notice of public rights and add to the website from 3rd June 2024.
LS proposed. SF seconded. Unan.

25/53.5 Grant application received

The Clerk highlighted the remaining funding available for grants for 2025/26. SC suggested that the PC consider having a cut off date within the financial year for groups to submit grant requests to the PC to allow for allocating funding.

25/53.5.1 The Sailing Club

RESOLVED that the PC approved £350 grant funding towards the cost of one boat for junior sailing.
RGH proposed. DGA seconded. SC, SF, KH, JP supported. LS abstained.

Members present from the sailing club thanked the PC for their support. The Clerk highlighted that there were many youth community grants available to access additional funding towards their request.

25/53.5.2 Additional funding request from Lympstone Legends for village hall room hire

RESOLVED that no additional grant funding would be available from the PC.
RGH proposed. SC seconded. DGA, KH, JP, LS supported. SF abstained.

25/53.6 Internal Auditor Feedback

The Clerk explained that she was meeting with the internal auditor this week and any questions regarding the internal auditor's report and advice note could be given to her to ask on the Councils behalf.

25/53.7 Casual Vacancy and Co-option of Parish Councillors

The Clerk explained that there were four Councillor vacancies on the Parish Council. There had been no request for an election, and it was now open for the Council to co-opt. The casual vacancies would be advertised in the usual way.

25/53.8 Finance – Payments / Financial summary / Budget report

RESOLVED that the payments in Appendix 3 be approved.
DGA proposed. LS seconded. Unan.

25/53.9 Clerk's Action List

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

25/54 Reports from the Chairman, East Devon District Councillors and Devon County Councillors

GJ read his report *(See Appendix 4).*
BI raised two points: 1) He felt that the Church car park for weddings, funerals and other church events was a wonderful solution. He added that caution should be

taken with involving Exeter Diocese, but the Parish Church Council should be directly involved with the discussions with LPC. He highlighted consideration with the responsibility and accountability of the car park and 2) Wotton Brook – once was a thriving brook and the evidence now was non-existent. Problems must be resolved so issues were not repeated in the future.
JT thanked all who helped and supported him with the recent County Council elections. He explained that unfortunately Richard Scott had not been re-elected but wanted to publicly thank him for all his hard work over the last eight years. He was proud of their achievements including the Exe Estuary Trail being extended to Woodbury for safe travel and implementing the appropriate drainage. JT congratulated HB on her election success. He explained that the role demanded many hours of work per week and as there was a change in administration, they had been placed on committees but not as many as before. The new administration was a coalition of Liberal democrats, Green and Independent Cllrs. He wanted all parties to work together and looked forward to what happened next. The cabinet meeting was moved back to July and money would then be allocated to projects. He would continue to work with LPC and was contactable at any time to assist with queries. JT added that more planning applications would be forthcoming with Goodmores development and encouraged the PC to keep challenging proposals. He understood there was a need for more houses but also a need for additional infrastructure. JT explained that at DWE, SWW had incorrectly laid the water pipe, but this was rectified quickly. He highlighted the fact that there were three roads into Exmouth and unfortunately when one closed the other two backed up quickly. DCC could not just close a road without a three months' notice period. He would be looking at road closures with HATOC if on the committee and hopefully would get the committees support with his proposals. JT explained that the planned yellow road hatching survey at the Saddlers Arms junction had been completed and now had to wait for the results. HATOC would make recommendations to go to a public consultation. This would take approx 18months. Once DWE was completed then results would be seen. A resident asked if temporary signage could be added to the junction. JT explained that it was already the Highway code not to stop and block a road junction and temporary signage for this was not part of the road traffic act. He added that any private notices must be erected at least 1.5-2m from any highway. JT highlighted to the PC that DCC and EDDC could assist with a wish list for future developments proposed. This could then include developers assisting with the cost of necessary improvements.
HB introduced herself to all present and explained she would be available to be contacted.
A resident asked if the PC would consider and agree to backing LWQG with a supportive letter regarding water run off at DWE.

RESOLVED that points raised by LWQG would be considered by LPC to support.
KH proposed. RGH seconded. DGA, SC, JP, LS supported. SF abstained.

The Chair read her report:
Another busy month in Council and village life. A wonderful WAL festival brought out people both young and old to ponder all things nature and to understand more of the environment around us. To learn to help protect and improve in a positive way and inspire all with the use of community engagement. Thank you to all

involved, I think Carrie and the Allotment team gave away about 1200 plants, amazing!

The Chair also thanked Cllrs for all their hard work with the upcoming planning appeal hearing due to take place on Wednesday regarding the proposed development at the Strawberry Hill/Meeting Lane site.

25/55 Lympstone Water Quality Group (LWQG)

Sara Davies (SD) and Clem Davies (CD) were present from LWQG. SD shared the work undertaken by LWQG (see Appendix 5). She explained that they had found out about SWW AMP8 project and Lympstone had been allocated funding to protect the shellfish waters. Lympstone Fishery and Harbour Association and Lympstone Flood Resilience Group had also been involved. A SWW contractor had been chosen, and they felt he would work well with Lympstone and the appropriate storm water overflows. She added that the Clerk was in touch with Mr Birch from SWW to arrange a meeting to bring all necessary groups together. There was a rough programme to the project: *Understanding the problem* – there was one official overflow but there was another 'emergency' pumping station which was actually acting as a combined overflow. There was an unknown quantity coming from spills. LWQG were pushing for this overflow to also be included in the project. SWW had installed flow meters since the Winter and were modelling the data. The contractor talked about co-creation solutions.

Gathering information over the next few years - 2026: Identifying options for a solution, 2027: Designing solutions, 2027-2030: Implementation.

CD felt Lympstone was very fortunate to be chosen as a priority. There were many hours of spill not being recorded. The more frequent spills were breaking the law. SD highlighted the fact that there were significant issues regarding water quality protection at a government level. She added that simple solutions had not been included or used in planning policies.

DGA explained that he had much knowledge about the Sowden Lane pumping station and would be happy to be contacted by LWQG about it. GJ thanked LWQG for all their hard work and supporting him with his environment portfolio. He highlighted that there were over 200 volunteers in the area sampling water. He added that the EA had employed more staff and SWW could be supportive with funding and expertise. He explained that all the solutions would take years to rectify. SD explained that the target for overflows were ten spills per year over ten years. CD felt this target was not specific enough and would be challenging the EA regarding the enforcement of this. The Parish Council congratulated LWQG and the water guardians for all their previous and ongoing hard work.

25/56 Planning applications

25/56.1

25/1041/FUL - Replacement of existing conservatory with single storey rear extension (with timber cladding); proposed render finish to existing house and porch on the west elevation at Brookdene Longmeadow Road (expires 12th June).

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

SF proposed. RGH seconded. Unan.

25/56.2

25/1048/DEM - Demolition of : single storey brick outbuilding (42sqm), existing garage (28sqm), existing extension (32sqm) at The Retreat Church Road (expires 13th June).

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

SF proposed. LS seconded. Unan.

25/57 Planning decisions

RESOLVED that the EDDC decisions were noted.

25/58 Reports of Committees

25/58.1 Planning and Transport Committee

SC reported on the Planning and Transport committee meeting held on 22 May 2025. She explained that LPC had discussed their responses to the Planning appeal hearing for Meeting Lane/Strawberry Hill site and that SF would be representing the PC at the hearing. She thanked SF for all her hard work in preparing the response. GJ and HB offered to support LPC. GJ highlighted the fact that the second outline application for the same site had been approved by EDDC.

SC reported that she had spoken with Angela King (AK), EDDC Neighbourhood officer regarding a rewrite of Lympstone Neighbourhood Plan (LNP). She explained that government NP grants were not open yet to apply for but hoping it would be in July. Both herself and AK were investigating planning responses from EDDC where the LNP had been referred to and gathering additional information. SC added that the advice for a rewrite of LNP was to focus on key areas.

SC reported that Devon Communities Trust (DCT) owned data received from housing needs surveys and LPC agreed for SC to find out more about surveys conducted in the Parish. SC explained that LPCs planning checklist had been updated with SLCC recommendations. SC added that after the appeal hearing LPC should write to DCC regarding highway improvements at the Harefield Cross junction. GJ added that developers should also be involved with improved highway designs.

RESOLVED that in principle, a draft letter to 3West, regarding highway improvements should be circulated.

SC proposed. LS seconded. SF, RGH, KH, JP supported. DGA objected.

25/58.2 Assets and amenities committee

RGH reported that the community payback scheme had cleared along The Avenue. The waste had been heaped up to be moved by the PC. The Clerk asked if the group could clear Candys field of stones and rubble which was proving a health and safety risk. LS thanked RGH for getting this organised and now the PC needed to remove the waste. SC proposed a skip to remove it. DGA explained he would investigate removing the rubbish. RGH explained the payback scheme would be back this Friday then fortnightly on a Friday thereafter.

KH would circulate his draft MoU for the church car park to the previous landowners and the Church Council. SC felt the MoU should go through a solicitor before circulating. KH explained that the PCs solicitor was slow to respond.

RESOLVED that a new solicitor for the PC would be sought.

Proposed LS. RGH seconded. Unan.

It was also agreed that a new solicitor would be asked for the turnaround time of urgent matters from the PC.
A resident asked that Mr Minter, the church administrator be copied into any correspondence sent to the church.

Postponed: Cllr Culhane to update all members on the biodiversity survey held in Front Meadow.

25/58.3 Community committee
Postponed: Cllr Payne to report on the planned public consultation dates.

25/58.4 Environmental Committee
Postponed: Cllr Culhane to update on the progress of the EA bio net gain project in Candys Field.

25.58.5 Finance and Advisory Committee
Postponed: Cllr Hill to report on the progress of the Unity Bank Trust Account.

25/59 Items for the next Agenda

Meeting closed: **9.09pm**

Chairman: Date:

Appendix 1:

Section 1 – Annual Governance Statement 2024/25

We acknowledge as the members of:

LYMPSTONE PARISH COUNCIL
ENTER NAME OF AUTHORITY

our responsibility for ensuring that there is a sound system of internal control, including arrangements for the preparation of the Accounting Statements. We confirm, to the best of our knowledge and belief, with respect to the Accounting Statements for the year ended 31 March 2025, that:

	Agreed		'Yes' means that this authority:
	Yes	No*	
1. We have put in place arrangements for effective financial management during the year, and for the preparation of the accounting statements.	✔		prepared its accounting statements in accordance with the Accounts and Audit Regulations.
2. We maintained an adequate system of internal control including measures designed to prevent and detect fraud and corruption and reviewed its effectiveness.	✔		made proper arrangements and accepted responsibility for safeguarding the public money and resources in its charge.
3. We took all reasonable steps to assure ourselves that there are no matters of actual or potential non-compliance with laws, regulations and Proper Practices that could have a significant financial effect on the ability of this authority to conduct its business or manage its finances.	✔		has only done what it has the legal power to do and has complied with Proper Practices in doing so.
4. We provided proper opportunity during the year for the exercise of electors' rights in accordance with the requirements of the Accounts and Audit Regulations.	✔		during the year gave all persons interested the opportunity to inspect and ask questions about this authority's accounts.
5. We carried out an assessment of the risks facing this authority and took appropriate steps to manage those risks, including the introduction of internal controls and/or external insurance cover where required.	✔		considered and documented the financial and other risks it faces and dealt with them properly.
6. We maintained throughout the year an adequate and effective system of internal audit of the accounting records and control systems.	✔		arranged for a competent person, independent of the financial controls and procedures, to give an objective view on whether internal controls meet the needs of this smaller authority.
7. We took appropriate action on all matters raised in reports from internal and external audit.	✔		responded to matters brought to its attention by internal and external audit.
8. We considered whether any litigation, liabilities or commitments, events or transactions, occurring either during or after the year-end, have a financial impact on this authority and, where appropriate, have included them in the accounting statements.	✔		disclosed everything it should have about its business activity during the year including events taking place after the year end if relevant.

	Yes	No	N/A	
9. (For local councils only) Trust funds including charitable. In our capacity as the sole managing trustee we discharged our accountability responsibilities for the fund(s)/assets, including financial reporting and, if required, independent examination or audit.			✔	has met all of its responsibilities where, as a body corporate, it is a sole managing trustee of a local trust or trusts.

***Please provide explanations to the external auditor on a separate sheet for each 'No' response and describe how the authority will address the weaknesses identified. These sheets must be published with the Annual Governance Statement.**

This Annual Governance Statement was approved at a meeting of the authority on:

DATE
02/06/2025

and recorded as minute reference:

25/53.2 MINUTE REFERENCE

Signed by the Chair and Clerk of the meeting where approval was given:

Chair Lisa A Gladdon SIGNATURE REQUIRED

Clerk SIGNATURE REQUIRED

www.lympstone.org ENTER PUBLICLY AVAILABLE WEBSITE/WEBPAGE ADDRESS

Appendix 2:

Section 2 – Accounting Statements 2024/25 for

LYMPSTONE PARISH COUNCIL

	Year ending		Notes and guidance
	31 March 2024 £	31 March 2025 £	*Please round all figures to nearest £1. Do not leave any boxes blank and report £0 or Nil balances. All figures must agree to underlying financial records.*
1. Balances brought forward	167,120	224,051	*Total balances and reserves at the beginning of the year as recorded in the financial records. Value must agree to Box 7 of previous year.*
2. (+) Precept or Rates and Levies	48,500	52,138	*Total amount of precept (or for IDBs rates and levies) received or receivable in the year. Exclude any grants received.*
3. (+) Total other receipts	103,991	112,761	*Total income or receipts as recorded in the cashbook less the precept or rates/levies received (line 2). Include any grants received.*
4. (-) Staff costs	29,478	48,412	*Total expenditure or payments made to and on behalf of all employees. Include gross salaries and wages, employers NI contributions, employers pension contributions, gratuities and severance payments.*
5. (-) Loan interest/capital repayments	0	0	*Total expenditure or payments of capital and interest made during the year on the authority's borrowings (if any).*
6. (-) All other payments	66,082	79,519	*Total expenditure or payments as recorded in the cash-book less staff costs (line 4) and loan interest/capital repayments (line 5).*
7. (=) Balances carried forward	224,051	261,019	*Total balances and reserves at the end of the year. Must equal (1+2+3) - (4+5+6).*
8. Total value of cash and short term investments	223,360	263,596	*The sum of all current and deposit bank accounts, cash holdings and short term investments held as at 31 March – **To agree with bank reconciliation.***
9. Total fixed assets plus long term investments and assets	RE-STATED 234,217	236,467	*The value of all the property the authority owns – it is made up of all its fixed assets and long term investments as at 31 March.*
10. Total borrowings	0	0	*The outstanding capital balance as at 31 March of all loans from third parties (including PWLB).*

For Local Councils Only	Yes	No	N/A	
11a. Disclosure note re Trust funds (including charitable)		✔		*The Council, as a body corporate, acts as sole trustee and is responsible for managing Trust funds or assets.*
11b. Disclosure note re Trust funds (including charitable)			✔	*The figures in the accounting statements above exclude any Trust transactions.*

I certify that for the year ended 31 March 2025 the Accounting Statements in this Annual Governance and Accountability Return have been prepared on either a receipts and payments or income and expenditure basis following the guidance in Governance and Accountability for Smaller Authorities – a Practitioners' Guide to Proper Practices and present fairly the financial position of this authority.

Signed by Responsible Financial Officer before being presented to the authority for approval

SIGNATURE REQUIRED

Date 02/06/2025

I confirm that these Accounting Statements were approved by this authority on this date:

02/06/2025

as recorded in minute reference:

25/53.3 MINUTE REFERENCE

Signed by Chair of the meeting where the Accounting Statements were approved

SIGNATURE REQUIRED

Appendix 3:

Bank Account Reconciled Statement

Current Account

Statement Number	26	Bank Statement No.	26
Statement Opening Balance	£289,607.30	Opening Date	01/05/25
Statement Closing Balance	£273,368.08	Closing Date	31/05/25
True/ Cashbook Closing Balance	£273,148.88		

Date	Cheque/ Ref.	Supplier/ Customer	Debit (£)	Credit (£)	Balance (£)
24/04/25	3523	Copyrite	775.00	0.00	288,832.30
24/04/25	3525	Community Council of Devon	50.00	0.00	288,782.30
06/05/25	DD EDF 001 6/5/25	EDF Energy Ref: (Toilets)	63.00	0.00	288,719.30
12/05/25	3527	Fire Protection Online	263.93	0.00	288,455.37
12/05/25	3528	Gulliford Joint Committee	770.00	0.00	287,685.37
12/05/25	3529	Lympstone Village Hall CIO	8.00	0.00	287,677.37
12/05/25	3530	Employment	835.31	0.00	286,842.06
12/05/25	3531	Employment	2,288.67	0.00	284,553.39
12/05/25	3532	Employment/reimbursement	966.66	0.00	283,586.73
12/05/25	3536	Friends of station bank	185.66	0.00	283,401.07
12/05/25	3537	Hilton Barnfield Architects	5,670.00	0.00	277,731.07
12/05/25	3539	Public toilets cleaning	600.00	0.00	277,131.07
12/05/25	3540	PC contractor	2,070.00	0.00	275,061.07
13/05/25	13/5/25 DC HMRC	HMRC (VAT)	0.00	675.38	275,736.45
15/05/25	DD EDF YC 15/5/25	EDF Energy A-813EOE73	78.00	0.00	275,658.45
15/05/25	DD EDF 1111 1//25	EDF Energy Ref: (Candys Field)	96.00	0.00	275,562.45
15/05/25	DD EDF YC 15/5/25	EDF Energy A-DOBDO971	119.00	0.00	275,443.45
23/05/25	CHP Bank transfer from TSB to Unity trust bank account 3093156204059962		200,000.00	200,000.00	275,443.45
23/05/25	CHP TSB 23 05 25	TSB bank charge	30.00	0.00	275,413.45
23/05/25	TSB GWR 23 05 25	Great Western Railway	0.00	520.00	275,933.45
23/05/25	UT 14/3/25	Lucy Tyrrell transfer test to Unity trust	0.00	10.00	275,943.45
23/05/25	UT LVHCIO 23/5/25	Lympstone Village Hall CIO	8.00	0.00	275,935.45
27/05/25	UT 27/05/25	Source For Business	135.70	0.00	275,799.75
27/05/25	UT 27/5/25	D.G.A expenses	78.70	0.00	275,721.05
28/05/25	28/5/25 FPI	Herald Advert	0.00	25.00	275,746.05
28/05/25	UT 28/5/25	Express Fire – YC safety checks	114.00	0.00	275,632.05
30/05/25	FPI DCT 30 05 25	Devon Community Trust grant	0.00	263.93	275,895.98
30/05/25	UT 30/5/25	Employment	2,521.90	0.00	273,374.08
31/05/25	UT fee 31 05 25	Unity Trust Bank service fees	6.00	0.00	273,368.08

Uncleared and unpresented effects

24/04/25	3524	CPRE Devon	60.00		273,308.08
12/05/25	3538	Multiple Suppliers/ Customers	159.20		273,148.88

Total uncleared and unpresented	219.20	0.00
Total debits / credits	217952.73	201494.31

Reconciled by Lucy Tyrrell

Financial Statement - Cashbook

Statement of receipts and payments between 01/04/25 and 31/05/25 inclusive. This may include transactions with ledger dates outside this period.

Balances at the start of the year

Ordinary Accounts

Current Account	£263,595.55
Total	£263,595.55

RECEIPTS	Net (£)	Vat (£)	Gross (£)
Council			
10 Precept	28,000.00	0.00	28,000.00
15 CIL	0.00	0.00	0.00
20 DCC re Candys Field	0.00	0.00	0.00
25 Herald Adverts	567.00	0.00	567.00
30 Burial Fees	0.00	0.00	0.00
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	10.00	0.00	10.00
55 Web adverts	0.00	0.00	0.00
60 Parishes Together	0.00	0.00	0.00
65 External grants	783.93	0.00	783.93
70 YC Rech	2,364.00	0.00	2,364.00
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	675.38	0.00	675.38
100 Guildford BG	0.00	0.00	0.00
105 FLOS	0.00	0.00	0.00
Council Total	32,407.85	0.00	32,407.85
Total Receipts	32,407.85	0.00	32,407.85

PAYMENTS	Net (£)	Vat (£)	Gross (£)
Council			
1000 Salaries	5,412.45	0.00	5,412.45
1005 Expenses	1,287.48	17.48	1,304.96
1015 Village Hall hire	80.00	0.00	80.00
1020 Chairman's Allowance	0.00	0.00	0.00
1025 Subscriptions	742.00	89.89	831.89
1030 Courses, travel etc	78.70	0.00	78.70
1035 Insurance, Audit, Electricity	0.00	0.00	0.00
1040 Misc	36.00	0.00	36.00
1045 Herald Printing	775.00	0.00	775.00
1050 PC Maintenance Contractor	2,070.00	0.00	2,070.00
1055 Grass cutting	0.00	0.00	0.00
1060 Other maintenance	0.00	0.00	0.00
1065 General tree work	0.00	0.00	0.00
1070 Bin emptying	670.00	134.00	804.00
1075 Handyman	0.00	0.00	0.00
1080 Notice boards - maintenance	0.00	0.00	0.00

1085	Play equipment	128.00	25.60	153.60
1090	Lights in CF	801.22	40.05	841.27
1095	Toilets	1,548.08	28.62	1,576.70
1100	Flood equip maintenance	0.00	0.00	0.00
1105	LFRG expenses	0.00	0.00	0.00
1110	Gulliford cemetery	770.00	0.00	770.00
1115	Burial Ground	0.00	0.00	0.00
1120	YC Maintenance	95.00	19.00	114.00
1125	YC Utilities	375.24	18.76	394.00
1130	Website etc	20.00	0.00	20.00
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	5,057.50	945.00	6,002.50
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
1180	FLOS	0.00	0.00	0.00
2000	S137 Funding	0.00	0.00	0.00
2010	Other Grants	1,383.59	205.86	1,589.45
9999	VAT Payments	0.00	0.00	0.00
Council Total		21,330.26	1,524.26	22,854.52
Total Payments		21,330.26	1,524.26	22,854.52

Closing Balances

Ordinary Accounts

Current Account	£273,148.88
	£273,148.88
Total	£273,148.88

Appendix 4:

Lympstone PC 02/06/2025

Climate Change

The other day I was asked “What’s the difference between Climate Change and Net Zero”
There is a cost to East Devon to adapt to Climate Change which covers engineering works to coastal change adaptions to ensure that our sea defences will be suitable for the expected sea level rise of .80m, and river and stream management for the increasing level of intense rainfall. Also changes to the management of our trees as climate changes with some species dying back and alternate species being introduced. plus, our plants in our parks and gardens need adaption and changes.
Then we have the Net Zero costs that are also benefit to our Biodiversity and generally good for the planet. Our Recycling rather than methane and carbon dioxide coming off old landfill sites is a great example. Then you have tree planting and hedging, both covered by our new tree policy which will see our tree cover increase, benefitting both our carbon capture and improving biodiversity at the same time.
As I see it you cannot differentiate the costs of adapting to climate change and targeting to reduce your carbon output. They fit hand in hand.
That’s why rather than have one Councillor responsible for the Environment and another for Climate Change, we have basically merged the 2. My new roll is similar but I’m more responsible for environmental operations, from cleaning the streets, emptying the bins, to sea protection schemes , to flood resilience, with another councillor responsible for our important nature improvement and green spaces. With our assistant portfolio councillors there is now a team of 4 of us, all working towards protecting the district from our changing climate, improving Biodiversity and enhancing and improving our local area.

Water Quality

I’m really pleased that you have a presentation tonight from the Lympstone Water Quality Group. Water Quality is high on everyone’s agenda, and without these great voluntary groups, I could not do my job. We have groups in every catchment now in East Devon providing valuable information on sampling and providing information. They are doing a magnificent job.

East Devon District Cllr Geoff Jung

An overview of our findings

The Wotton Brook and Exe Estuary are under pressure from various sources of pollution. This project has shown that the government policy framework to protect watercourses isn't working. Pollution control is weak. Yet, there are a range of potential nature-based solutions. We need to work together to develop these solutions, raise awareness to influence others, and generally do what we can to reduce pollution at source.

Problems

Underlying risks

- The catchment is steep with poor soil permeability (making the risk of surface water runoff high).
- The natural character of the lower brook was changed by flood works.
- The base flow in the brook is low.
- Climate change is bringing more storms and droughts.

Pollution will increase without action

- Our monitoring results indicate moderate water quality, and runoff is the major pathway of pollution.
- There have been at least 7 serious pollution incidents since early 2024.
- The sewage system is overloaded and spills occur frequently (mostly due to rainfall).
- The combination of climate change and development* will increase the pollution risk (*the Dinan Way Extension, expansion of the dairy farm, and housing developments).
- We are just a small part of a huge catchment affecting the Estuary.

The government policy framework isn't working

- We've found that no government organisations are seriously considering water pollution risks in the planning process. Consequently:
  - Awareness is very low among developers and advisors.
  - Major pollution risks, and opportunities for low-cost pollution controls, are being missed.
- The Local Plan does not adequately address water pollution risks.
- Enforcement by the Environment Agency is weak.

We've been supported by several specialist organisations, including the Westcountry Rivers Trust, Riverfly Partnership, Woodland Trust, Stormwater Shepherds, River Restoration Centre, Devon Wildlife Trust, and the national Rivers Trust. And we're planning to share our project findings with other national organisations, including the Office for Environmental Protection, to help them lobby government for change.

Solutions

Work on nature-based solutions has started

- At the top of the catchment (in 'Yonder Oak'), the Woodland Trust is planting trees, building leaky dams, and diverting flows, which all help to reduce and slow the flow of surface water – bringing benefits to water quality, biodiversity, flood risk, and drought risk.
- Discussions about other opportunities are ongoing.

There's so much more that could be done

- Opportunities for nature-based solutions exist throughout the upper and lower catchment.
- We've been pushing for nature-based solutions in the Dinan Way Extension project, major residential developments, and in SWW's AMP8 project to reduce sewer spills.
- If you have land, let us know if you are interested in exploring the opportunities, e.g. for a wetland.

Working together is the key to success

- Community-led catchment partnerships are now widely recognised as the best approach.
- Working together we can share information and experience, secure more funding, raise awareness, and achieve more.
- Everyone can help – there's a whole range of things you can do.
- We've also been talking with other communities and catchment partnerships, which is useful.

MINUTES OF A LYMPSTONE PARISH COUNCIL PLANNING AND TRANSPORT COMMITTEE MEETING HELD IN THE VILLAGE HALL AT 7.00PM ON THURSDAY 22ND MAY 2025.

PRESENT:	
Councillors	D Atkins (DGA), S Culhane (SC), S Francis (SF), K Hill (KH) and L Staddon (LS) (LPC Chair)
Clerk	Miss L Tyrrell
County Councillors	H. Brown (HB)
District Councillors	None
Public	None

Public session
SC, as lead Cllr for the Planning and Transport committee chaired the meeting.
SC welcomed HB to the meeting and the Clerk introduced all Cllrs.

P&T 25/17 Apologies

Cllr Gale-Hasleham and Cllr Payne due to other commitments.

RESOLVED that the apologies were accepted.
SC proposed. LS seconded. Unan.

P&T 25/18 To receive any Declarations of Interest

None

P&T 25/19 Appeal hearing on 4th June 2025
TOWN AND COUNTRY PLANNING ACT 1990
APPEAL BY: 3West Strawberry Hill Ltd
APPEAL REF: APP/U1105/W/24/3356636
PROPOSAL: Construction of 42 residential units, affordable housing, new vehicular accesses from Meeting Lane and Strawberry Lane, pedestrian access onto Meeting Lane, associated internal roadways, SUDS features and landscaping
LOCATION: Land south of Meeting Lane Lympstone

SC thanked SF for all her hard work in drafting an objection from LPC. (See Appendix 1)
The following points were raised to consider being included:

- LNP policies.
- Improved road junction at Harefield cross.
- Preferred outline plan submitted for the same site, and which had just been approved by EDDC.
- Heightened concerns of potential flooding further down the village due to blocked drains.

RESOLVED that SF would redraft and recirculate an updated response from LPC.
RESOLVED that SF would represent LPC at the hearing on the 4th June.
LS proposed. SC seconded. Unan.

P&T 25/20 Lympstone Neighbourhood Plan (LNP)

SC explained that she had spoken with Angela King (AK), EDDC Neighbourhood Planning Officer and went through AK's notes of the phone conversation (See Appendix 2).

She highlighted the following:

- Grants were available to apply for the NP. AK was hoping bidding would open in July 25. AK would confirm, following legal advice from EDDC Planning.
- NPPF appeared to state that an NP would last five years as long as land was allocated for development.
- Titled balance stood until the new East Devon Local Plan was adopted.
- Shared concerns when proposed plans were submitted then amended once approved leading to a concern about suitable houses for the parish.
- Active travel was high on the Government's agenda.
- AK/SC had begun identifying where EDDC Planning had cited LNP policies to refer to in planning decisions. AK would also seek feedback from EDDC Development Managers on the existing LNP.
- Lack of resources - AK recommended focusing on key areas of importance to the parish.
- AK would check the situation with proposed boundary changes due to extension of development from adjoining areas, and whether this affected parish boundaries and CIL.
- AK would pass on concerns raised by LPC regarding speaking on boundary sites.

KH explained that it was difficult to balance affordable housing next to upmarket housing. SF added that Gulliford Close was a blueprint of a successful mix of housing. LS also pointed out that Jackson Meadow had this mix also working well.

SC explained that the feedback from the Goodmores development regarding LNP Policy 6 to include footpaths and bridleways had not been implemented. LS highlighted that the DCC Cllrs had previously explained that as developments grew then natural pathways would increase. DGA suggested that boundary lines were used as active travel routes.

P&T 25/21 Revised guidance from SLCC

SC explained that the new guidance received from SLCC regarding commenting on planning (see Appendix 3) would bring LPCs guidelines for commenting on planning applications up to date and would provide useful information for the new LNP.

RESOLVED that the points in the SLCC guidance should be included with LPCs current planning checklist.

KH Proposed. LS seconded. Unan.

P&T 25/22 Landscape Plan

SC showed the plan (see Appendix 4) created from the joint meeting with ETC and WPC meeting held during the East Devon Local Plan (EDLP) process. She had spoken to District Cllr Jung who had explained that it would be a long-term plan. She highlighted the following:

Route A – to allow safe road crossing for pedestrians and cyclists at Harefield Cross to St Peters School and up to Yonder Oak wood. DGA suggested that the

Woodlands Trust may be able to support paths on their land due to a footprint of pathways being there many years ago.
SC highlighted that the EDLP policy SD10 for Development allocations at Lympstone, namely GH/ED/72a and GH/ED/73 stated, "Development should explore opportunities for localised improvements/contributions (e.g. at the Exmouth Road/Meeting Lane intersection)." She added that DCC had been awarded a share of £7.1million for improving active travel and asked LPC to consider applying to DCC for funding towards this. She explained that due to the new Dinan Way extension link road (DWE) being wholly in the Lympstone parish, and no resulting CIL or BNG, there was justification for asking for help with implementing active travel routes.

RESOLVED that LPC wrote to DCC Cllrs to enquire about active travel funding due to:

- *Lympstone taking a lot of new housing development with no proposed active travel routes.*
- *Increased traffic from DWE at Saddlers Arms junction, and from additional housing developments proposed in Exmouth and Lympstone.*
- *No safe pedestrian crossing at Harefield Cross from the bus stop on the A376 which serves Lympstone village centre.*
- *A376 is already the busiest A road in Devon.*

SC proposed. LS seconded. Unan.

P&T 25/23 Items for the next Agenda

SF to report from the Appeal hearing on the 4th June.
SC to provide an update regarding LNP.

Meeting closed: **7.55pm**

Chairman: Date:

MINUTES OF A LYMPSTONE PARISH COUNCIL PLANNING AND TRANSPORT COMMITTEE MEETING HELD IN THE VILLAGE HALL AT 7.00PM ON THURSDAY 12TH JUNE 2025.

PRESENT:	
Councillors	S Culhane (SC) (Lead Cllr), S Francis (SF), R Gale-Hasleham (RGH), J Payne (JP) and L Staddon (LS) (LPC Chair)
Clerk	Miss L Tyrrell
County Councillors	H. Brown (HB)
District Councillors	B. Ingham (BI) and G Jung (GJ)
Public	2 members

Public session

SC, the lead Cllr for the planning and transport committee chaired the meeting. She welcomed all to the meeting and invited members of the public to speak.

GJ highlighted the fact that in each separate development an estate management company looked after their own site which included their own open green spaces, flood and drainage in perpetuity. The estate management company could do this themselves or buy in a professional company to run the estate on their behalf. He shared a concern of no joined up thinking between developments adjacent to each other. BI queried why a sports pitch wouldn't be handed over to a sport community to run it. GJ explained that would be all down to the estate management to consider. Each household within the development site had to contribute towards the cost. EDDC was looking at changing the policy of estate management companies. BI felt a long-term strategy was necessary, an instinctive ownership rather than Council run. SC felt the S106 must be tightened and clear. RGH suggested a corporate ownership of responsibilities than the local council could be a stronger position to run sites. A PC could be responsible for management as long as the PC was reimbursed.

A resident questioned planning application 25/1070 as to why it had gone to appeal when the developer had openly said he preferred the second outline plan submitted to EDDC. SC explained that the PC did not know. SF added that she had gone to the hearing who felt the developer had kept their option open due to incurred costs. GJ felt that the original plan had come to EDDC during a time of governmental changes and the East Devon Local Plan rewrite. He was unsure when the decision of the hearing would be but felt it wouldn't be long and would be approved by the planning inspectorate. BI felt due to the decisions made by EDDC, then going to appeal, then the costs would be considered by the developer.

A resident raised points on the following applications:

1. 25/1105 - Aldi site

Why don't Aldi consider a 4th design - with access directly off the new Dinan Way roundabout - this would eliminate traffic issues at Millias Way/Dinan Way (current planned access route)?

If access directly onto Dinan Way, the application needed to consider not only flows from their store, but also

- Increased traffic generated by the Dinan Way Extension (DWE)
- Additional traffic from other commercial units
- 75 proposed dwellings from site NE of Kings Garden Centre
- Additional traffic from dwellings on Goodmores site (there were only 3 entrances – so say 1/3rd or 100 dwellings)
- Additional traffic from the proposed (future) Primary School

He added that he was also concerned that the development encroached on Root Protection Areas of 3 separate tree groupings.

2. 25/0007 – Land NE of Kings Garden Centre

The site would generate additional vehicle traffic onto Dinan Way (all the same points about access as above).
Needed confirmation that access onto Hulham Road was only for Emergency vehicles. It would be dangerous to allow pedestrians/cyclists to access next to The Coles entrance.
Assurance required that access for pedestrians would be available to Kings Garden Centre – Had the developer agreed this yet?
The access point between this site and adjacent development site (25/0078) appeared in different places in respective plans – This need to be agreed by both developers before any planning granted/
Environmental Issues are already well documented – but would note that BNG at minus 66% was unacceptable and partly arose from over development.

GJ explained that BNG was reduced for sites with 50-100 houses.
SC asked HB where were safe pedestrian crossing located. HB explained that they were already on the plans.
SC suspended Standing Orders for the public session to continue. Unan agreed.
A resident quoted that LPC response of 'working collaboratively' with the developer and asked if this had happened. SC explained that LPC would get CIL funding and ask for safe active travel routes to access the common and would like this considered on planning conditions. SC explained that LPC could not keep saying no to allocated development sites as it was going to happen so LPC must continue to keep working with developers. BI explained that referring to an old map of Lympstone, original footpaths went straight from the Estuary to the Common, he added it would be common sense to connect Summer Lane with Squabmore. He felt it was not beyond DCCs remit to provide a safe connection path to both Lympstone and Woodbury common.
Mr John Brewer (JB) was present from Lympstone Flood Resilience Group (LFRG). He was representing the group to speak on planning application for Longbrook Cottage. He explained that this property was known to flood and the group could not support the application as they stood to prevent flooding. He shared concerns of the doubled/tripled increased size of the footprint of the current building in flood zone three. GJ added that the application of an extension could not be refused in a flood zone but conditions could be enforced. JB reiterated that LFRG strongly objected to the application due to increased flooding concerns.

P&T 25/24 Apologies

Cllr Hill due to other commitments.

RESOLVED that the apologies were accepted.
SC proposed. LS seconded. Unan.

P&T 25/25 Minutes

This item was deferred to the next meeting due to not having a quorate of Cllrs.

P&T 25/26 To receive any Declarations of Interest

LS declared a personal interest with item 25/1102/FUL.
This was recorded in the book.

P&T 25/27 Planning applications

P&T 25/27.1

25/1070/MRES - Reserved matters application for layout, scale, appearance and landscaping for the erection of up to 42 dwellings, affordable housing and associated infrastructure and the discharge of conditions 5, 7, 8, 9, 10, 11 and 14 pursuant to outline application 24/0301/MOUT at Land South of Meeting Lane, Lympstone.

SC read concerns highlighted by Highways on the impact of the meeting Lane/A376 junction and explained they were working with developers. LPC would like Highways to consider a roundabout for a safer route in and out of the Parish from this junction. The travel plan report submitted by the developers was undertaken in November 2023 and only along Meeting Lane and Strawberry Hill and it was based on data from 2014. She felt there was a lack of evidence for this report and requirement further supplementary data. She added that CIL money could be used to support a mini roundabout. She explained that the bio net gain (BNG) assessment provided was handwritten and not dated. It did not consider the recent flailing and removal of hedges. The 10% BNG was not achievable on site. There was only one cycle route link provided through Gulliford Close where permission had not been sought to use this private road. SC felt this plan was more acceptable if the list of concerns was addressed. GJ explained that the previous planning application for this site was prior to BNG. The open areas were separate to BNG. The BNG was for 30 years but the open areas were forever. This should be conditioned by an S106.

HB shared her concerns with the dangerous junction at Meeting Lane/A376. BI added that this conversation had been ongoing for the last forty years and was still trying to be rectified. Historically, DCC had explained it was just not affordable. SC added that the PC did not have the answers but was trying to look at solutions. The junction was not a safe place to cross for pedestrians, horse riders and cyclist. She explained to HB that the PC would welcome any advice. LS suggested that the speed limit was reduced to 30mph along the A376. RGH pointed out that the developer had originally considered a left turn out of the junction but had now excluded it.

RESOLVED that SC would draft an objection and circulate it to all Cllrs for approval.
SC proposed. LS seconded. Unan.

P&T 25/27.2

25/1102/FUL - Proposed two storey rear extension and detached garage at Longbrook Cottage.

SF raised concerns of the negative adverse impact to the street scene. SC added the detrimental character of the area due to the location of the garage and the site being in flood zone three.

RESOLVED that the Clerk send the recommendation of object from LPC to EDDC.
JP proposed. SF seconded. SC and RGH supported the resolution. LS abstained.

P&T 25/27.3

25/1105/MOUT - Hybrid planning application for development proposals comprising the following: i) Detailed approval for the construction of new foodstore (Use Class E) together

with associated works including parking, access and landscaping ii) Outline approval with all matters reserved except access for flexible employment development (Use Classes B2 (General Industry), B8 (Storage and Distribution), E(g) (ancillary offices, research and development and light industrial) and Sui Generis (Trade Counter)) plots including public realm works, landscaping, access and associated infrastructure at Goodmores Farm, Hulham Road.

SC reported there were site specific concerns of the validity of safe travel plans and tree root protection areas appeared too small. She questioned how the trees would be managed in the future.

RESOLVED that the Clerk send the recommendation of object from LPC to EDDC.
SF proposed. JP seconded. Unan.

P&T 25/27.4

25/0007/MOUT - Outline application seeking approval for access only (with matters of layout, scale, appearance and landscaping reserved) for residential development comprising of up to 75 dwellings, the formation of vehicular and pedestrian access from the adjoining Goodmores development site, public open space and other associated infrastructure at Land NE Of Kings Garden And Leisure Hulham Road.

SC referred to the Highway report on EDDC planning portal and felt the site was not suitable for development due to the biodiversity in situ. The development would never meet BNG. SC felt LPC added to their previous neutral response submitted on 4th Feb 25 with density of houses too high and access onto Dinan Way was unsafe due to increased volume of traffic.

RESOLVED that the Clerk send the recommendation of neutral from LPC to EDDC.
SC proposed. LS seconded. Unan.

P&T 25/28 Items for the next Agenda

Lympstone Neighbourhood Plan and funding.
Waddeton planning.
Correspondence received regarding traffic monitoring systems.

Meeting Closed: **8.24pm**

Signed: Date:

25/63.1 Annual Audit 2024/25 Internal Auditor's certificate

Annual Internal Audit Report 2024/25

LYMPSTONE PARISH COUNCIL

ENTER PUBLIC WEB ADDRESS https://www.lympstone.org/

During the financial year ended 31 March 2025, this authority's internal auditor acting independently and on the basis of an assessment of risk, carried out a selective assessment of compliance with the relevant procedures and controls in operation and obtained appropriate evidence from the authority.

The internal audit for 2024/25 has been carried out in accordance with this authority's needs and planned coverage. On the basis of the findings in the areas examined, the internal audit conclusions are summarised in this table. Set out below are the objectives of internal control and alongside are the internal audit conclusions on whether, in all significant respects, the control objectives were being achieved throughout the financial year to a standard adequate to meet the needs of this authority.

Internal control objective	Yes	No*	Not covered**
A. Appropriate accounting records have been properly kept throughout the financial year.	✔		
B. This authority complied with its financial regulations, payments were supported by invoices, all expenditure was approved and VAT was appropriately accounted for.	✔		
C. This authority assessed the significant risks to achieving its objectives and reviewed the adequacy of arrangements to manage these.	✔		
D. The precept or rates requirement resulted from an adequate budgetary process; progress against the budget was regularly monitored; and reserves were appropriate.	✔		
E. Expected income was fully received, based on correct prices, properly recorded and promptly banked; and VAT was appropriately accounted for.	✔		
F. Petty cash payments were properly supported by receipts, all petty cash expenditure was approved and VAT appropriately accounted for.			✔
G. Salaries to employees and allowances to members were paid in accordance with this authority's approvals, and PAYE and NI requirements were properly applied.	✔		
H. Asset and investments registers were complete and accurate and properly maintained.	✔		
I. Periodic bank account reconciliations were properly carried out during the year.	✔		
J. Accounting statements prepared during the year were prepared on the correct accounting basis (receipts and payments or income and expenditure), agreed to the cash book, supported by an adequate audit trail from underlying records and where appropriate debtors and creditors were properly recorded.	✔		
K. If the authority certified itself as exempt from a limited assurance review in 2023/24, it met the exemption criteria and correctly declared itself exempt. *(If the authority had a limited assurance review of its 2023/24 AGAR tick "not covered")*			✔
L. The authority published the required information on a website/webpage up to date at the time of the internal audit in accordance with the relevant legislation.	✔		
M. In the year covered by this AGAR, the authority correctly provided for a period for the exercise of public rights as required by the Accounts and Audit Regulations *(during the 2024-25 AGAR period, were public rights in relation to the 2023-24 AGAR evidenced by a notice on the website and/or authority approved minutes confirming the dates set)*	✔		
N. The authority has complied with the publication requirements for 2023/24 AGAR *(see AGAR Page 1 Guidance Notes)*.	✔		

O. (For local councils only) Trust funds (including charitable) – The council met its responsibilities as a trustee.	Yes	No	Not applicable
			✔

For any other risk areas identified by this authority adequate controls existed (list any other risk areas on separate sheets if needed).

Date(s) internal audit undertaken: 27/03/2025 19/05/2025 20/05/2025

Name of person who carried out the internal audit: ENTER NAME OF INTERNAL AUDITOR Kate MacDowall

Signature of person who carried out the internal audit: K MacDowall

Date: 02/06/2025

*If the response is 'no' please state the implications and action being taken to address any weakness in control identified (add separate sheets if needed).

**Note: If the response is 'not covered' please state when the most recent internal audit work was done in this area and when it is next planned; or, if coverage is not required, the annual internal audit report must explain why not (add separate sheets if needed).

25/63.3 Correspondence received:

23rd June 2025
Morning Cllrs,

My understanding from our road safety team is a site that has been through the SCARF process won't be looked at again for a 3-year period. The SCARF scheme below for this location below was concluded on 12/01/2023.

Speeding, Speed Limits and SCARF - Roads and transport

Conclusion from last scarf process is below

SITE IDENTIFICATION EXENT 0058

12/01/2023	There are currently no funds to re-engineer the road so occasional enforcement should continue. Police to continue ongoing occasional enforcement.	SCARF team

There are significant engineering changes planned here as part of the Dinan way extension which will have an impact of traffic flow volumes and traffic speeds.

Dinan Way Extension Scheme - Roads and transport

Our development management team have also indicated several potential new housing developments maybe coming around this location. Currently at planning stages with East Devon District Council.

If you have a local Police contact it may be worth having a discussion with them about some speed enforcement. Residents can also join the community speed watch programme.

Community Speedwatch | Devon & Cornwall Police

The layby below looks suitable for a mobile unit to park up and monitor traffic speeds.

https://maps.app.goo.gl/H5b4CfFtks6F6mfU7

Increasing traffic volumes usually results in lower average speeds.

Regards,

Stuart
Neighbourhood Highway Officer
(Exmouth Electoral Ward, (including the Parishes of Lympstone and Woodbury)**)**
Devon Highways | Highways & Traffic Management
Disclaimer: www.devon.gov.uk/email.shtml

20th June 2025

Please see the response from DCC regarding LPC request:

In response to the LPC please see the below.

DCC acknowledge the concerns received from the LPC due to the unfortunate event that took place on the 16th-17th April 2025.

Unfortunately, the temporary drainage V-ditches that were full of water and silt were connected to the outflow by a sub-contractor without them fully understanding the sensitivity of their actions. This resulted in a volume of site runoff and silt collected in the ditches to run through the outfall system and directly into the Wotton Brook. Silt fences were in place at the time but were overwhelmed by the intensity of the rain. The runoff was not classed as hazardous as was solely site dust/ditch sidings but did carry the silt which clouded up parts of the Wotton Brook alongside other dusty field areas within the catchment.

Shortly after the event the Environment Agency attended the site to assess the event and give some advice, no further action was taken by them.

Monthly testing of the water quality in the Wotton Brook continues so the impact of the scheme can be assessed.

Since then, the DCC site team have continued to work with the Principal Contractor Octavius, to optimise the temporary drainage onsite to fully manage the runoff during the works. The outfall pipe has been bunged to stop any runoff into the Wotton Brook, with the entirety of site runoff being contained within the site boundary, re-using stored water in the two large detention basins as dust suppression.

The DCC planning officer has also attended the site at the DCC site teams request on two occasions to ensure Octavius are focusing their resource on constructing and maintaining the temporary drainage system.

DCC are committed to delivering the highest levels of standards in all aspects of the Dinan Way Scheme, both within the process of construction and the finished product and continue to monitor construction, maintenance and the forward planning of managing the site runoff to protect the surrounding environment.

It is hoped that this has answered the Councils questions.

As usual I will take questions from you and the Council and if I do not have the right answers I will find them.

All the very best,

Jeff

DCC Cllr Jeff Trail BEM RM
Exmouth Rural

25/63.6 Voices of the Exe Trail

Explore the past, present and future of the Exe Estuary by walking the new Voices of the Exe Trail.

Immerse yourself in the captivating audio stories of ten families who are deeply connected to the Exe Estuary, a site of international importance known for its vital wildlife habitats and cultural heritage.

The Voices of the Exe Trail will take you on a two-mile route along the Exe Estuary cycle path and Exmouth waterfront. Scan the QR code at each marker to hear stories from local community members and learn how environmental, economic and social changes have shaped their lives and livelihoods.

The trail is designed to be flexible and engaging. You can start at any point and travel in either direction. The trail mural (pictured) is located on the side of The Strand Inn, 1 The Parade, Exmouth EX8 1RS (opposite Exmouth train station).

Free trail maps can be found at Exmouth Tourist Information, 45A The Strand, Exmouth EX8 1AL and inside The Strand Inn.

For more information, please visit: https://www.smmr.org.uk/funded-projects/resilience-of-coastal-communities/voices-of-the-exe-trail/

25/63.7 Finance – Payments / Financial summary / Budget report

Bank Account Reconciled Statement

Current Account

Statement Number	27	Bank Statement No.	27
Statement Opening Balance	£273,368.08	Opening Date	01/06/25
Statement Closing Balance	£265,741.19	Closing Date	30/06/25
True/ Cashbook Closing Balance	£265,741.19		

Date	Cheque/ Ref.	Supplier/ Customer	Debit (£)	Credit (£)	Balance (£)
24/04/25	3524	CPRE Devon	60.00	0.00	273,308.08
12/05/25	3538	Multiple Suppliers/ Customers	159.20	0.00	273,148.88
02/06/25	UT 2/6/25	Herald Advert	0.00	135.00	273,283.88
02/06/25	UT 2/6/25	Herald Advert	0.00	17.00	273,300.88
02/06/25	UT Copyrite 2/6/25	Copyrite	775.00	0.00	272,525.88
02/06/25	UT 02/06/25	PC Contractor	1,085.00	0.00	271,440.88
03/06/25	UT 3/6/25	Public toilets cleaner	620.00	0.00	270,820.88
04/06/25	TSB 4/6/25	EDF Energy Ref: 671024465401 (Toilets)	63.00	0.00	270,757.88
10/06/25	UT 10/6/25	Lympstone History Society	200.00	0.00	270,557.88
13/06/25	UT 13/6/25	Lympstone Village Hall CIO	16.00	0.00	270,541.88
16/06/25	TSB 16/6/25	EDF Energy A-813EOE73	78.00	0.00	270,463.88
16/06/25	TSB 15/6/25	EDF Energy A-DOBDO971	119.00	0.00	270,344.88
16/06/25	UT 16/6/25	Toolstation Ltd	16.39	0.00	270,328.49
18/06/25	TSB 18/6/25	EDF Energy Ref: Candys Field	94.01	0.00	270,234.48
20/06/25	UT 20/6/25	Castle CCTV Ltd	132.00	0.00	270,102.48
20/06/25	UT 12/6/25	Copyrite	17.94	0.00	270,084.54
23/06/25	UT 23/6/25	Herald Advert	0.00	5.00	270,089.54
24/06/25	UT 24/6/25	Herald Advert	0.00	17.00	270,106.54
26/06/25	UT 26/6/25	Copyrite	775.00	0.00	269,331.54
26/06/25	UT 26/6/25	Lympstone Village Hall CIO	8.00	0.00	269,323.54
30/06/25	TSB 3541	Employment	835.31	0.00	268,488.23
30/06/25	UT 30/6/25	Employment	2,391.04	0.00	266,097.19
30/06/25	UT 30 06 25	Unity Trust Bank fee	6.00	0.00	266,091.19
30/06/25	UT LSC 26/6/25	Lympstone Sailing Club	350.00	0.00	265,741.19

Uncleared and unpresented effects

Total uncleared and unpresented	0.00	0.00
Total debits / credits	7800.89	174

Reconciled by Lucy Tyrrell

Financial Statement - Cashbook

Statement of receipts and payments between 01/04/25 and 30/06/25 inclusive. This may include transactions with ledger dates outside this period.

Balances at the start of the year

Ordinary Accounts

Current Account	£263,595.55
Total	£263,595.55

RECEIPTS	Net (£)	Vat (£)	Gross (£)
Council			
10 Precept	28,000.00	0.00	28,000.00
15 CIL	0.00	0.00	0.00
20 DCC re Candys Field	0.00	0.00	0.00
25 Herald Adverts	741.00	0.00	741.00
30 Burial Fees	0.00	0.00	0.00
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	10.00	0.00	10.00
55 Web adverts	0.00	0.00	0.00
60 Parishes Together	0.00	0.00	0.00
65 External grants	783.93	0.00	783.93
70 YC Rech	2,364.00	0.00	2,364.00
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	675.38	0.00	675.38
100 Guildford BG	0.00	0.00	0.00
105 FLOS	0.00	0.00	0.00
Council Total	32,581.85	0.00	32,581.85
Total Receipts	32,581.85	0.00	32,581.85

PAYMENTS	Net (£)	Vat (£)	Gross (£)
Council			
1000 Salaries	8,445.75	0.00	8,445.75
1005 Expenses	1,480.53	17.48	1,498.01
1015 Village Hall hire	104.00	0.00	104.00
1020 Chairman's Allowance	0.00	0.00	0.00
1025 Subscriptions	742.00	89.89	831.89
1030 Courses, travel etc	78.70	0.00	78.70
1035 Insurance, Audit, Electricity	0.00	0.00	0.00
1040 Misc	42.00	0.00	42.00
1045 Herald Printing	2,325.00	0.00	2,325.00
1050 PC Maintenance Contractor	3,155.00	0.00	3,155.00
1055 Grass cutting	0.00	0.00	0.00
1060 Other maintenance	13.66	2.73	16.39
1065 General tree work	0.00	0.00	0.00
1070 Bin emptying	670.00	134.00	804.00
1075 Handyman	0.00	0.00	0.00
1080 Notice boards - maintenance	0.00	0.00	0.00
1085 Play equipment	128.00	25.60	153.60
1090 Lights in CF	890.75	44.53	935.28
1095 Toilets	2,338.08	53.62	2,391.70
1100 Flood equip maintenance	0.00	0.00	0.00

1105	LFRG expenses	0.00	0.00	0.00
1110	Gulliford cemetery	770.00	0.00	770.00
1115	Burial Ground	0.00	0.00	0.00
1120	YC Maintenance	95.00	19.00	114.00
1125	YC Utilities	562.86	28.14	591.00
1130	Website etc	20.00	0.00	20.00
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	5,075.44	945.00	6,020.44
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
1180	FLOS	0.00	0.00	0.00
2000	S137 Funding	0.00	0.00	0.00
2010	Other Grants	1,933.59	205.86	2,139.45
9999	VAT Payments	0.00	0.00	0.00
Council Total		28,870.36	1,565.85	30,436.21
Total Payments		28,870.36	1,565.85	30,436.21

Closing Balances

Ordinary Accounts

Current Account	£265,741.19
	£265,741.19
Total	£265,741.19

25/63.8 Clerk's Action List - <u>Lympstone Parish Council: Clerks Action List – June 2025</u>

Month and Minute	Response	Date Actioned
May 25/44.8	Write to DCC Cllrs to support the resident with her concerns raised and agree that there was a need to investigate this safety issue further. Ask the resident to inform LPC directly of any accidents and incidents along the road.	17/6
P&T 25/22	LPC write to DCC Cllrs to enquire about active travel funding.	17/6
June – public session	A meeting would be arranged with the previous landowners who gifted the site, the Church and the PC to discuss the finer details of Front Meadow as soon as possible.	20/6
June 25/53	Clerk to submit all AGAR documents to the external auditor by 30th June.	13/6
June 25/53.4	Clerk publish the public notice and add to the website from 3rd June 2024.	3/6
June 25/53.5.1	Clerk to let the sailing club know that the PC approved £350 grant funding towards the cost of one boat for junior sailing.	5/6
25/53.5.2	Clerk to let Lympstone Legends know that no additional grant funding would be available from the PC.	5/6
June – 25/56 planning applications	**25/1041/FUL -** Replacement of existing conservatory with single storey rear extension (with timber cladding); proposed render finish to existing house and porch on the west elevation at Brookdene Longmeadow Road (expires 12th June). *Recommendation: Support*	5/6 Recommendation sent to EDDC
	25/1048/DEM - Demolition of: single storey brick outbuilding (42sqm), existing garage (28sqm), existing extension (32sqm) at The Retreat Church Road (expires 13th June). *Recommendation: Support*	
June - 25/58.2	That a new solicitor for the PC would be sought.	17, 18/6
P&T 25/27 planning applications	**25/27.1 25/1070/MRES** - Reserved matters application for layout, scale, appearance and landscaping for the erection of up to 42 dwellings, affordable housing and associated infrastructure and the discharge of conditions 5, 7, 8, 9, 10, 11 and 14 pursuant to outline application 24/0301/MOUT at Land South of Meeting Lane, Lympstone.	20/6

	Recommendation: Object	19/06 recommendations sent to EDDC
	P&T 25/27.2 25/1102/FUL - Proposed two storey rear extension and detached garage at Longbrook Cottage. *Recommendation: Object*	
	P&T 25/27.3 25/1105/MOUT - Hybrid planning application for development proposals comprising the following: i) Detailed approval for the construction of new foodstore (Use Class E) together with associated works including parking, access and landscaping ii) Outline approval with all matters reserved except access for flexible employment development (Use Classes B2 (General Industry), B8 (Storage and Distribution), E(g) (ancillary offices, research and development and light industrial) and Sui Generis (Trade Counter)) plots including public realm works, landscaping, access and associated infrastructure at Goodmores Farm, Hulham Road. *Recommendation: Object*.	
	P&T 25/27.4 25/0007/MOUT - Outline application seeking approval for access only (with matters of layout, scale, appearance and landscaping reserved) for residential development comprising of up to 75 dwellings, the formation of vehicular and pedestrian access from the adjoining Goodmores development site, public open space and other associated infrastructure at Land NE Of Kings Garden And Leisure Hulham Road. *Recommendation: Object*	

Additional actions:	
Timetabling Candys and Cliff field use – ongoing	
Nurseries site open space – ongoing	
PC meeting Minutes	2/6 4, 5/6
Herald report	5/6
DAP Teams meeting Follow up actions	5/6 19,20/6
Planning and Transport committee agenda Meeting Minutes	6/6 12/6 16/6
SLCC joint Devon and Cornwall branch conference	25/6
Meeting with St Peters School	26/6
Otter to Exe meeting	27/6

Master Correspondence List

Date	Received from	Subject
June		
4th	Alex Hampson	Merlin helicopter landing in Cliff field.
4th	Mr Pendergast	Query - Land off Courtlands Lane - proposed 100 new homes inc. 25 affordable, 0.4ha of employment space and new sports facilities
4th	Mr Minter	Wedding and using Front meadow car park
4th	Mr Davies	Pollution from Dinan Way Extension - Wotton Brook & Exe Estuary
5th	Cllr Jung	Planning Hearing 04.06.2025
5th	Angela King	Boundary changes and implications
10th	Andy Hughes	Introduction to Waddeton Park proposals for Land off Courtlands Lane, Exmouth- public consultation.
10th	Mr Roberts	Planning Committee - Meeting
12th	PKF Littlejohn	Lympstone Parish Council AGAR and documentation 2024-2025
12th	Alethea Thompson	LPC updated EDDC declarations of interest forms
13th	Ms Plastow	Family fun afternoon RA and copy of PL insurance in Candys field.
13th	Lympstone Preschool	Planting and community children's reading shed.
17th	Charlie Guntlett	Michelmores LLP solicitors.
19th	St Peters School	Gate post in car park adjacent to Candys Field.
20th	Barry Birch	Meeting with SWW AMP8 project.
20th	Cllr Trail	LPC pollution concern regarding DWE and water runoff.
23rd	Cllr Trail	Hulham Road traffic speeding concerns.
23rd	Devon Highways	Overgrown footpaths.
24th	Ms Barnett	Query – water fountain
24th	Estuaries and Coastal Officer	EEMP Governance Review – Update and Next Steps

25/66 Planning decisions

Date	Planning Application	LPC	EDDC
10/3 expires 2/4	24/2513/FUL - Demolition and reconstruction of front gateway and widening and straightening of driveway immediately beyond gateway at The Retreat, Church Road.	*27/3 Support*	9/6 APPROVED
17/4 expires 10/5	25/0873/FUL- Two storey extension on the East elevation, Single storey extension on the North elevation, alterations to fenestration, addition of cladding and render at Watergate Longbrook Lane.	*9/5 Support*	10/6 APPROVED
20/5 expires 12/6	25/1041/FUL - Replacement of existing conservatory with single storey rear extension (with timber cladding); proposed render finish to existing house and porch on the west elevation at Brookdene Longmeadow Road.	*5/6 Support*	19/06 APPROVED
4/2/25 expires 27/2	24/1712/FUL - Removal of existing single storey detached garage. Replacement with detached annexe for residential use; erection of new detached garage at Marley House Hulham Road.	*18/2 Support*	20/6 REFUSED