MINUTES OF A LYMPSTONE PARISH COUNCIL MEETING HELD IN THE VILLAGE HALL AT 7.00PM ON MONDAY 6TH OCTOBER 2025.

PRESENT:	
Councillors	D Atkins (DGA), S Culhane (SC), S Francis (SF), R Gale-Hasleham (RGH), K Hill (KH), J Payne (JP), A Roberts (AR) and L Staddon (LS) (LPC Chair)
Clerk	Miss L Tyrrell
County Councillors	None
District Councillors	B Ingham (BI) and G Jung (GJ)
Public	4 members

Public session

Mrs Lyons informed the Council that Vicki Owens (formerly known as Vicki Drinkwater) was one of the four finalists for the 'Great Neighbour Award' at this year's BBC Radio Devon 'Make a Difference Awards 2025' and won the 'Highly Commended' award. Vicki, Stacey, Jenny and herself had been invited to an afternoon cream tea at Woodbury Golf and Country Club on Thursday 25th September to watch the awards. Along with many other community projects (including establishing the new preschool building, and the attempt to run the Worlds largest cream tea), Vicki and Stacey had been providing community lunches and support for over ten years. Mrs Lyons asked the PC to join her in congratulating Vicki for receiving the very deserved award. The PC congratulated Vicki on her award and agreed to send a letter from LPC to Vicki expressing this.

A resident raised the extended double yellow lines along Longbrook Lane and when had these been agreed. He was concerned that this would cause more traffic to speed along the Lane. Cllr Francis explained that there had been a DCC public consultation, and these lines had been agreed eighteen months ago. GJ reiterated that all yellow lines proposed had a public consutation. RGH added that the lines had been added in the passing bay as people had been using them to park vehicles permanently.

The resident went on to query when the Dinan Way extension (DWE) was due to be completed. He explained that initially it was only meant to cause disruption for 12 months and this work was going on longer. He also questioned the quality of the workmanship of the project contractor. The Chair explained the road was meant to be completed by Dec 2025 and she could send the resident the online link to the specific DWE page for updates.

The Chair read a letter received from Mrs Truell regarding development sites around the Parish (see Appendix 1) and it was agreed that SC would reply to Mrs Truell on LPCs behalf.

25/89 Apologies

HB and JT due to other commitments.

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

25/90 Minutes

RESOLVED that the minutes of the PC meeting held on the 1st September 2025 be confirmed as a correct record and signed by the Chairman.
LS proposed. SC seconded. Unan.

25/91 To receive any Declarations of Interest

SF declared a personal interest with Item 25/92.4 and planning application 25/1896/VAR.
RGH declared a personal interest with planning application 25/1896/VAR.
DGA declared a pecuniary interest with planning application 25/1896/VAR.
AR declared a personal interest with planning application 25/0078/MOUT.
This was recorded in the book.

The Chair asked for the following item to be brought forward. Unan agreed.

25/93 Reports from the Chairman, East Devon District Councillors and Devon County Councillors.

BI explained that EDDC's Unitary Council aspiration and recommendation was for all Councils to merge. He pointed out that Torbay and Plymouth City Council wanted to remain separate. He felt it would be a cost saving direction. A further decision would be made in November.
GJ read his report (See Appendix 3).
AR asked regarding EDDCs emerging plan, when would the water cycle report be produced? GJ explained it should be due out this month.

25/92.1 Clerk's Report:

25/92.1 LPC working groups terms of reference

RESOLVED that the reviewed LPC working groups terms of reference was approved.
LS proposed. SF seconded. Unan.

25/92.2 Correspondence received

Correspondence received regarding repairs to Sowden end sea wall from County Cllr Trail was read and noted by all members.

25/92.3 Grant received – Living in Lympstone Advent Trail event.

RESOLVED that a grant of up to £150 was awarded to Living in Lympstone Advent Trail event towards printing costs.
LS proposed. SF seconded. Unan.

25/92.4 Lympstone History Society

RESOLVED that a grant of £225 was awarded to Lympstone History Society towards insurance for archived documents.
LS proposed. RGH seconded. DGA, SC, KH, JP, AR supported. SF abstained.

25/92.6 Community lunches

RESOLVED that LPC bank account could be used to receive funding for the community lunches from DCC and the Church.
LS proposed. SF seconded. Unan.

RESOLVED that LPC would fund £55 towards the cost of room hire for the Christmas community lunch.
LS proposed. SF seconded. Unan.

25/92.7 Christmas tree event

It was unanimously agreed that LS and SF would provide and decorate a tree on behalf of LPC.

25/92.8 Casual vacancies

The Clerk explained that there were three vacancies on the PC and no election had been called. It was up to the PC to co-opt a new member. The vacancies had been advertised in the usual way.

25/92.9 Otter to Exe Meeting

The Clerk informed all present that LPC had hosted a successful Otter to Exe meeting held on 25th September 2025. It had been a very informative and useful meeting for the Chairs and Clerks of the local Parishes.

25/92.10 Finance – Payments / Financial summary / Budget report

SC signed both bank reconciliations for August and September 2025.

RESOLVED that the payments in Appendix 2 be approved.
KH proposed. LS seconded. Unan.

25/92.11 Clerk's Action List including master correspondence list

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

25/94 Planning applications

25/94.1

25/1737/VAR - Variation of conditions 2 (approved plans), 3 (tree protection), 4 (finished floor levels) and 5 (earthworks) on Planning Permission 21/2317/VAR (Variation of condition 2 (approved plans) of 21/0490/FUL (Proposed new dwelling and car port) to allow the installation of a Packaged Sewage Treatment Plant) to allow an extension to the south eastern gable, infill of first floor void on south western elevation, enlargement of terrace area and alterations to landscaping at Land Adjacent To 21 Strawberry Hill *(expires 10th Oct).*

SC gave a brief history of the site. She highlighted the fact that the variation was to extend the front of the development and terrace. The sewage package treatment plant would be moved, to avoid a tree root protection area. She also raised concerns about long-term viability of a Sewage Package Treatment Plant if unserviced in the future and felt this was an unnecessary risk to the natural environment, given that it appeared connection to the mains sewer was available.

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

25/94.2
25/1848/FUL - Proposed demolition of garage on west elevation and conservatory on North elevation. Construction of single storey rear extension, retaining wall and patio on North Elevation, two-storey extension on western elevation, stone porch on South Elevation and changes to fenestration at Alfayda Underhill *(expires 10th Oct).*

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

25/94.3
25/0078/MOUT - Outline application seeking approval for access only (with matters of layout, scale, appearance and landscaping reserved) for residential development comprising of up to 130 dwellings, public open space, landscaping, sustainable urban drainage system and engineering works, with vehicular access off Higher Marley Road at Land At Higher Marley Road (expires 13th Oct).

A resident spoke and raised concerns of the arboriculture reports submitted by the applicant, the dangerous access to and from the site and the drainage proposed in the North of the field.
AR stated that he was concerned with the attenuation pond in the middle of the trees and the potential damage this would cause to the trees. SC felt that the site was unsuitable for sustainable development.

RESOLVED that the Clerk send the recommendation of object from LPC to EDDC.
SC proposed. RGH seconded. DGA, SF, KH, JP, LS agreed to the objection. AR abstained.

25/94.4
25/1896/VAR - Variation of Condition Number 4 (limited time period on siting of structure) on Planning Permission 15/1795/FUL (Construction of visitor hut) Proposal to allow an extension of time of the welcome hut being permitted at A La Ronde, Summer Lane *(expires 24th Oct).*

SC explained this application was to extend the temporary time period for the Visitor Reception Hut. The National Trust was keen to develop the Visitor office but needed to wait until completion of the DWE project before assessing next steps.

RESOLVED that the Clerk send the recommendation of support from LPC to EDDC.
LS proposed. SC seconded. KH, JP and AR supported. DGA, SF and RGH abstained.

25/94.5

23/2740/OUT - Outline permission for the construction of up to six dwellings sought with all matters reserved other than access at Land South Of Courtlands Lane *(expires 24th Oct).*

SC suggested that the PC uphold their previous strong objection to this application.

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

SC proposed. RGH seconded. Unan.

25/95 Planning decisions

RESOLVED that the EDDC decisions were noted.

25/96 Reports of Committees

25/96.1 Community committee

Cllr Payne to report on the progress of the new Hub building and future funding. This item was agreed to be postponed.

A resident asked where users would park to use the facility. The Chair explained the facility would remain for use by villagers only so there would be no increase in traffic. The new build was to replace the current dilapidated building.

25/96.2 Finance and Advisory Committee

KH reported that at the meeting held on 2nd Oct, LPCs draft budget was discussed. It was agreed that Cllrs would go through the proposed draft budget prepared by the Clerk and report back to finalise. AR reminded all present to read through the draft Risk Register and report comments to the Clerk.

25/96.3 Planning and Transport committee

SC reported that both the Clerk and she had attended a Suitable Alternative Natural Green Spaces (SANGS) meeting held at WPC with Paul Osborne, EDDC Green Infrastructure Project Officer. She explained that Lympstone would not be suitable for a SANGS area as it did not have enough space of at least eight hectares to provide one. A developer must provide a SANGS if there were more than 300 houses proposed. Under 300 houses would provide CIL funding instead. She added that most attendees at the meeting felt that a central pot for CIL funding was not directly beneficial to the local community affected by the development. EDDC was also looking at enlarging the canopy cover of East Devon through planting trees and hedgerows. She requested that if anyone could offer space for tree or hedgerow planting, then to inform the Clerk, this request could also be added to the PCs Facebook page. It was agreed that the Clerk would resend the recent landscape plan for Lympstone to Paul Osborne and ETC would be arranging a follow up meeting.

RESOLVED that the Clerk resend Paul Osborne the landscape plan previously sent to EDDC and copy in Cllr Jung.
SC proposed. LS seconded. Unan.

SC reported an update regarding the new Lympstone Neighbourhood Plan (See Appendix 4). She highlighted that the Government had withdrawn funding and discontinued the Locality Grant and EDDC were not able to financially help. SC had spoken to Angela King, EDDC Neighbourhood Planning Officer and Devon Communities Trust for support and it was agreed that a simplified version of the LNP was produced. She reiterated the benefits of having a NP which would help to secure the right houses in the right places for the Parish. KH explained that once a new plan was in place it would retain Lympstone receiving 25% of CIL money from EDDC.
SC added that the advice received was to review the plan and simplify the process, rather than starting all over again, especially given the detail in the 2016 Plan.

RESOLVED that £6,000 would be ringfenced in the budget for 2026/27 for Lympstone Neighbourhood Plan.
SC proposed. LS seconded. Unan.

25/96.4 Environmental Committee

SC explained that the PC had received legal advice regarding the legal agreements required for the EAs bio net gain tree planting in Candys Field. SC added that the legal advice had highlighted some areas requiring further details. The recommendations from the solicitor were agreed and any additional comments from Cllrs must be sent to the Clerk by the end of the week to submit to the solicitor.

25/96.5 Assets and Amenities Committee

DGA reiterated the conditions of Front Meadow set by EDDC and LPC had agreed to cut and remove the trimmings from the wild meadow. The PC had asked the contractor to do this work from the start of August and were still waiting for the contractor to complete this.
LS explained that LFCs goal posts in Cliff Field were still being used in situ by members of the public and it was not appropriate as balls were entering the neighbouring property, and the public footpath was being ruined. She was meeting with LFC to try and get the goals moved to the space between the scout hut and LFCs container. The goals would be pushed in and locked so would not be accessible. She would review and report back on this change.

25/97 Items for the next Agenda

An update on the Hub rebuild project.
LVHCIO grant application.
Front Meadow wild meadow area update.

Meeting closed: **8.28pm**

Chairman: Date:

Appendix 1:

The Request:

I would like to know whether any of you have seen the reports by Natural England on all the sites allotted to these horrendous proposals for future house building in Lympstone.
As you know these reports on the wildlife are obligatory before these countryside sites are ruined or have been knowledgeably and sympathetically dealt with.
Years ago, I was able to read the one issued on Goodmores Farm. It pointed out that the GF site was considered unsuitable to be built on for several reasons. The report was agreed and backed by our EDDC planning officer. Has it been properly overseen recently as lawfully it should be?
I also would like to see the English Nature reports on these latest propositions illegally proposed for greenfield sites.
Perhaps you could kindly look into it for me please.
We have GOT to fight far more insistently for our rightful democrat laws if we are to restore our dwindling wildlife, our weakening good health, the shattering of our peace-loving inheritance, our spiritual birthright as much as our physical existence.
These days these awkward requests such as the above are easily “lost” especially sadly when money is a big temptation!
We are very lucky in Lympstone and grateful to have a hardworking and honest Lympstone Council. I am very sorry to give you all yet more problems, but I am sure you will agree that our small voice like many, many other villages MUST be heard.
I shall look forward to your replies and action!

Yours in good faith and gratitude,
Mary Truell

Appendix 2:

August 2025 - Bank Account Reconciled Statement

Current Account

Statement Number	29	Bank Statement No.	29
Statement Opening Balance	£244,219.83	Opening Date	01/08/25
Statement Closing Balance	£234,721.17	Closing Date	31/08/25
True/ Cashbook Closing Balance	£234,721.17		

Date	Cheque/ Ref.	Supplier/ Customer	Debit (£)	Credit (£)	Balance (£)
01/08/25	TSB 3544	Employment	889.69	0.00	243,330.14
01/08/25	UT EDF 01/8/25	EDF Environmental	3,900.00	0.00	239,430.14
01/08/25	UT JC 1/8/25	Public toilets cleaning	620.00	0.00	238,810.14
04/08/25	TSB EDF 4/8/25	EDF Energy Ref: Toilets	79.34	0.00	238,730.80
04/08/25	UT 4/8/25	Herald Advert	0.00	75.00	238,805.80
15/08/25	TSB EDF 15/8/25	EDF Energy Lights in Candys Field	165.37	0.00	238,640.43
15/08/25	TSB EDF 15/8/25	EDF Energy YC Gas	78.00	0.00	238,562.43
15/08/25	TSB EDF 15/8/25	EDF Energy YC electric	238.92	0.00	238,323.51
15/08/25	UT Bagwells 15/8/25	Bagwells Ltd	534.59	0.00	237,788.92
15/08/25	UT Edge 15/8/25	Edge IT Systems Ltd	146.40	0.00	237,642.52
19/08/25	UT PKF 19/8/25	PKF Littlejohn LLP	504.00	0.00	237,138.52
21/08/25	UT DGA 21/8/25	D.G. Atkins	33.75	0.00	237,104.77
21/08/25	UT LVHCIO 21/8/25	Lympstone Village Hall CIO	8.00	0.00	237,096.77
26/08/25	UT PVM (2) 22/8/25	PVM Supplies	30.95	0.00	237,065.82
26/08/25	UT PVM 22/8/25	PVM Supplies	237.11	0.00	236,828.71
27/08/25	UT LVHCIO 27/8/25	Lympstone Village Hall CIO	8.00	0.00	236,820.71
29/08/25	UT 29/8/25	Employment	251.59	0.00	236,569.12
29/08/25	UT LT 29/8/25	Employment	1,648.76	0.00	234,920.36
29/08/25	UT SWW 29/08/25	Source For Business	193.19	0.00	234,727.17
31/08/25	UT fee 31 08 25	Unity Trust Bank	6.00	0.00	234,721.17

Uncleared and unpresented effects

Total uncleared and unpresented	0.00	0.00
Total debits / credits	9573.66	75

Reconciled by Lucy Tyrrell

Bank Account c/f 31st August 2025:	
TSB	72,140.17
Unity Trust	162,581.00
Total	**234,721.17**

September 2025 - Bank Account Reconciled Statement

Current Account

Statement Number	30	Bank Statement No.	30
Statement Opening Balance	£234,721.17	Opening Date	01/09/25
Statement Closing Balance	£247,927.62	Closing Date	30/09/25
True/ Cashbook Closing Balance	£247,927.62		

Date	Cheque/ Ref.	Supplier/ Customer	Debit (£)	Credit (£)	Balance (£)
01/09/25	01/04/25 CR5-	East Devon District Council	0.00	28,000.00	262,721.17
01/09/25	UT 300001	Employment	643.95	0.00	262,077.22
04/09/25	TSB EDF 001 4/9/25	EDF Energy Ref: (Toilets)	79.34	0.00	261,997.88
04/09/25	UT 4/9/25	Toilets cleaning	620.00	0.00	261,377.88
09/09/25	UT LVHCIO 9/9/25	Lympstone Village Hall CIO	16.00	0.00	261,361.88
10/09/25	UT LPC 10/9/25	PC Contractor	275.00	0.00	261,086.88
10/09/25	UT LPC 10/9/25	PC Contractor	1,770.00	0.00	259,316.88
10/09/25	UT LPC 10/9/25	PC Contractor	410.00	0.00	258,906.88
10/09/25	UT 10/9/25	Employment	387.92	0.00	258,518.96
12/09/25	UT LVHCIO 12/9/25	Lympstone Village Hall CIO	16.00	0.00	258,502.96
15/09/25	TSB EDF YC 15/9/25	EDF Energy A-813E0E73	78.00	0.00	258,424.96
15/09/25	TSB EDF YC	EDF Energy A-DCBEDC971	238.92	0.00	258,186.04
16/09/25	UT LVHCIO 16/9/25	Lympstone Village Hall CIO	8.00	0.00	258,178.04
25/09/25	TSB FPI 25/9	Herald Advert	0.00	5.00	258,183.04
25/09/25	UT 25/9/25	Employment	573.07	0.00	257,609.97
26/09/25	UT Bagwells 26/9/25	Bagwells Ltd	142.20	0.00	257,467.77
26/09/25	UT DCC DAP 26/9/25	Devon County Council	1,285.20	0.00	256,182.57
26/09/25	UT Exact 26/9/25	EXACT Structures Ltd	4,200.00	0.00	251,982.57
26/09/25	UT 26/9/25	Herald Advert	0.00	100.00	252,082.57
26/09/25	UT LB 26/9/25	Friends of station bank	451.11	0.00	251,631.46
26/09/25	UT 26/9/25	Herald Advert	0.00	81.00	251,712.46
26/09/25	UT NALC 26/9/25	NALC	42.00	0.00	251,670.46
29/09/25	UT ALRUG 29/9/25	ALRUG	5.00	0.00	251,665.46
29/09/25	UT Copyrite 29/9/25	Copyrite	775.00	0.00	250,890.46
29/09/25	UT 29/9/25	Herald Advert	0.00	10.27	250,900.73
29/09/25	UT LT exp 29/9/25	Employment	177.62	0.00	250,723.11
29/09/25	UT LT pay 29/9/25	Employment	2,814.49	0.00	247,908.62
30/09/25	TSB30/9/25 FPI	Herald Advert	0.00	25.00	247,933.62
30/09/25	UT fee 30 09 25	Unity Trust Bank	6.00	0.00	247,927.62

Uncleared and unpresented effects

Total uncleared and unpresented		0.00	0.00
	Total debits / credits	15014.82	26221.27

Reconciled by Lucy Tyrrell

Financial Statement - Cashbook

Statement of receipts and payments between 01/04/25 and 30/09/25 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	56,000.00	0.00	56,000.00
15 CIL	0.00	0.00	0.00
20 DCC re Candys Field	0.00	0.00	0.00
25 Herald Adverts	1,080.27	0.00	1,080.27
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	60,921.12	0.00	60,921.12
Total Receipts	60,921.12	0.00	60,921.12

PAYMENTS	Net (£)	Vat (£)	Gross (£)
Council			
1000 Employment	18,563.92	0.00	18,563.92
1005			
1005/1 Employment	660.00	0.00	660.00
1005/2 Employment	1,379.54	17.48	1,397.02
1005 Total	2,039.54	17.48	2,057.02
1015 Village Hall hire	192.00	0.00	192.00
1020 Chairman's Allowance	0.00	0.00	0.00
1025 Subscriptions	1,413.00	223.09	1,636.09
1030 Courses, travel etc	147.45	7.00	154.45
1035 Insurance, Audit, Electricity	3,195.35	298.20	3,493.55
1040 Misc	60.00	0.00	60.00
1045 Herald Printing	3,875.00	0.00	3,875.00
1050 PC Maintenance Contractor	6,455.00	0.00	6,455.00
1055 Grass cutting	0.00	0.00	0.00
1060 Other maintenance	288.66	2.73	291.39
1065 General tree work	0.00	0.00	0.00
1070 Bin emptying	1,710.00	342.00	2,052.00

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	1,132.02	56.59	1,188.61
1095 Toilets	5,392.28	215.48	5,607.76
1100 Flood equip maintenance	0.00	0.00	0.00
1105 LFRG expenses	0.00	0.00	0.00
1110 Gulliford cemetery	970.00	0.00	970.00
1115 Burial Ground	0.00	0.00	0.00
1120 YC Maintenance	95.00	19.00	114.00
1125 YC Utilities	1,468.35	73.41	1,541.76
1130 Website etc	125.00	0.00	125.00
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	20,867.34	4,100.00	24,967.34
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	2,884.70	205.86	3,090.56
9999 VAT Payments	0.00	0.00	0.00
Council Total	71,002.61	5,586.44	76,589.05
Total Payments	71,002.61	5,586.44	76,589.05

Closing Balances

Ordinary Accounts

Current Account	£247,927.62
	£247,927.62
Total	£247,927.62

Budget Headings View

Exp	Heading no	Committee	Description	Last year's net	2025/26	Actual Net
	10	COUN	Precept	£52,137.50	£56,000.00	£56,000.00
	100	COUN	Guildford BG	£0.00	£0.00	£0.00
	105	COUN	FLOS	£0.00	£0.00	£0.00
	15	COUN	CIL	£90,953.10	£0.00	£0.00
	20	COUN	DCC re Candys Field	£0.00	£500.00	£0.00
	25	COUN	Herald Adverts	£7,168.00	£4,500.00	£1,080.27
	30	COUN	Burial Fees	£5,777.00	£4,000.00	£0.00
	35	COUN	Lymp FC	£0.00	£200.00	£0.00
	40	COUN	Flower Beds	£0.00	£0.00	£0.00
	45	COUN	Wayleaves	£7.54	£8.00	£7.54
	50	COUN	Misc	£1,439.17	£500.00	£10.00

55	COUN	Web adverts	£0.00	£0.00	£0.00
60	COUN	Parishes Together	£0.00	£1,000.00	£0.00
65	COUN	External grants	£5,031.21	£1,000.00	£783.93
70	COUN	YC Rech	£2,385.09	£4,500.00	£2,364.00
75	COUN	VHMC	£0.00	£0.00	£0.00
80	COUN	MoD Comm Cov	£0.00	£0.00	£0.00
85	COUN	DCC error	£0.00	£0.00	£0.00
90	COUN	Community Hub	£0.00	£100.00	£0.00
95	COUN	Woodbury PC	£0.00	£200.00	£0.00
99	COUN	VAT refund	£5,305.22	£5,000.00	£0.00
1000	COUN	Employment	£48,412.07	£39,000.00	£19,802.26
1005	COUN	Employment	£2,214.36	£3,000.00	£2,039.54
1005/1	COUN	Employment	£1,366.00	£2,000.00	£660.00
1005/2	COUN	Employment	£848.36	£1,000.00	£1,379.54
1015	COUN	Village Hall hire	£760.00	£2,000.00	£168.00
1020	COUN	Chairman's Allowance	£200.00	£200.00	£0.00
1025	COUN	Subscriptions	£1,430.00	£1,500.00	£1,413.00
1030	COUN	Courses, travel etc	£195.82	£500.00	£147.46
1035	COUN	Insurance, Audit, Electricity	£2,232.24	£3,000.00	£3,195.35
1040	COUN	Misc	£1,518.80	£2,500.00	£60.00
1045	COUN	Herald Printing	£8,427.00	£8,000.00	£3,875.00
1050	COUN	PC Maintenance Contractor	£9,985.00	£10,000.00	£5,855.00
1055	COUN	Grass cutting	£200.00	£1,000.00	£0.00
1060	COUN	Other maintenance	£17,303.56	£5,000.00	£288.66
1065	COUN	General tree work	£0.00	£3,000.00	£0.00
1070	COUN	Bin emptying	£1,455.60	£1,000.00	£1,040.00
1075	COUN	Handyman	£0.00	£0.00	£0.00
1080	COUN	Notice boards - maintenance	£0.00	£1,000.00	£0.00
1085	COUN	Play equipment	£254.00	£500.00	£0.00
1090	COUN	Lights in CF	£1,245.74	£3,000.00	£1,132.02
1095	COUN	Toilets	£14,792.64	£15,000.00	£4,677.28
1100	COUN	Flood equip maintenance	£103.15	£500.00	£0.00
1105	COUN	LFRIG expenses	£17.55	£400.00	£0.00
1110	COUN	Gulliford cemetery	£815.00	£800.00	£970.00
1115	COUN	Burial Ground	£0.00	£2,000.00	£0.00
1120	COUN	YC Maintenance	£924.00	£1,000.00	£95.00
1125	COUN	YC Utilities	£2,251.44	£2,500.00	£1,468.35
1130	COUN	Website etc	£1,291.00	£500.00	£125.00
1135	COUN	Adv Wealth	£0.00	£200.00	£0.00
1140	COUN	Gully Emptying	£0.00	£2,000.00	£0.00
1145	COUN	Parishes Together	£0.00	£0.00	£0.00
1150	COUN	Hub Projects	£7,853.01	£2,000.00	£20,867.34

1155	ODUN	Cont VH Car Park	£0.00	£0.00	£0.00
1160	ODUN	DCC / DCF Funding	£0.00	£0.00	£0.00
1165	ODUN	YC Recharge	£0.00	£0.00	£0.00
1170	ODUN	Emergency Fund	£0.00	£0.00	£0.00
1180	ODUN	FLOS	£0.00	£0.00	£0.00
2000	ODUN	S137 Funding	£100.00	£100.00	£0.00
2010	ODUN	Other Grants	£3,938.85	£1,000.00	£2,169.70
9999	ODUN	VAT Payments	£0.00	£5,000.00	£0.00
		Income Total	£170,203.83	£77,908.00	£60,245.74
		Expenditure Total	£127,930.84	£117,200.00	£69,388.95

Bank Account c/f 30th September 2025:	
TSB	99,773.91
Unity Trust	148,153.71
Total	**247,927.62**

Appendix 3:

Despite the Holiday period a lot has been happening at East Devon.

Unitary Council. The Government requirement for both Devon County Council and the District Councils to be abolished and a Unitary or Unitarises are processing at speed. The Government requires the final decision of what form the Unitary will be, needs to be agreed by Nov!
It has become apparent that a "**One Devon**" works better than trying to split Devon into half or thirds. How the Government decides the final outcome is still not clear, but as well as a Unitary Authority, the Government now would like a possible Devon and Cornwall area to be a single Mayal Authority. Cornwall clearly does not want that! Importantly without a Mayal Authority we will lose our **Enterprise Zones**.
The latest information is that Unitary Councils will need to be in place in 2 years' time. This does not give Councils very long to unstitch the current works programmes, to revue them in the light of Unitary status. Identify what can proceed and what tasks need to await consideration by a new Council or even a new Mayor. Many needy projects will be now put in cold storage!
Assets to be evolved down to Town and Parishes are being reviewed but there is legislation that in 14 months' time asset sales and transfers will be restricted. This does not provide much time to carry out the due diligence nor legal work to complete.
The so-called **fairer funding deal** set by Government means that EDDC will need to find £9.5m for the next 2-year budgets. This can be resolved by using all the Councils reserves plus some service cuts. This means that Unitary **must** be agreed and sorted by May 2028 as there would not be sufficient funding to provide a balanced budget beyond that date for many District Councils including East Devon!

Local Plan. The Government requirement for house building carries on again at pace with the Local Plan shortly to go though a second consultation which includes the new town. The news last week that the New Town **"Marlcombe"** will be supported by the Government New Towns programme is welcome news as it will provide the required Infrastructure (including Sewage) up front with agreed funding now coming forward. 2500 houses will be provided within this Local Plan period, but importantly 7500 houses in the next Local Plan period from 2042. Therefore, releasing many currant communities a smaller quota than previously.

Flood and Coastal protection schemes which I'm responsible for are not planned to be delayed by EDDC, but the DEFRA funding arrangements although more favourable in funding may cause delays in delivery, as the funds may be delayed. Although the details were to be published in June we are still awaiting the Ministers decision.

Appendix 4: **Update on Neighbourhood Plan for 061025 LPC meeting**

In April and May 2025, liaison with Angela King (AK), Neighbourhood Plan officer for EDDC, and Natalie Campbell from Devon Communities Trust (DCT) to discuss resource issues and LPC concerns. During these conversations, the benefits of creating and adopting a new Neighbourhood Plan (NP) became clear:

Neighbourhood Plan benefits:
1. Securing the right type of houses (seen as affordable homes, social rent, smaller homes for older residents to downsize to and to enable residents to stay or return who cannot afford to buy/rent in Lympstone. A Housing Needs Survey is essential to provide evidence) ….
2. …in the right place (our new NP will carry greater weight in planning terms if sites are allocated)
3. Achieving better active travel links, including safer connections to St Peter's school, Lympstone Common, Yonder Oak Wood (Woodland Trust project less than 1 mile away)
4. Protecting Wildlife and the environment – especially given the relationship with the estuary and its SSSI/RAMSAR status, impacts on local business, leisure & tourism etc. And, related to this:
5. Flooding and water quality issues (including impact of development on higher ground and pollution incidents).
6. Higher allocation of CIL from development for an adopted, up-to-date NP (25%)
There is also an indirect benefit of investigating key issues (with AK, relevant EDDC / DCC officers) during the NP process, building contacts and understanding of the new EDLP, which may help facilitate early engagement pre-planning.

Resources
LPC does not have a full complement of members, and early indications from the 2024 review meeting with the original working group are that less volunteers are likely to come forward this time. Also, the Government discontinued the Locality Grant in July 2025.

However, both Angela and Natalie advised that compared to our original NP, the process for our new NP can be simplified. A lot of work went into the original NP, and much of this is still valid. Angela confirmed that CIL funds can be used for NP work.

DCT offers a full suite of NP services, ranging from total project management (rough quote £8-16k + VAT) to bespoke advice and services, including Housing Needs Surveys (quote £4.3k + VAT), Design Codes, hosting public events, pre-submission formatting, and more. Exminster Parish Council has recently been through this process with DCT (we have been given Exminster contacts for any queries about the process).

However, there is also the option for Councils to choose to do some of the work in-house and employ DCT to help with bespoke elements. LS, SF and SC had a Zoom call with Natalie (28/04/25) and went through the services. Subsequent decision was to focus on a bespoke service with DCT hosting two public events, from which issues discussed would form the basis of the community questionnaire. DCT will then compile and distribute the questionnaire digitally (any paper/printed copies will need to be covered by LPC), analyse the results and feedback. Finally, DCT will format the NP for submission. DCT also confirmed that Housing Needs data is available to us from a survey completed in 2022 (shelf life is 5 years) which we can use, and which equates to a cost saving of £4.3k + VAT.

DCT quotation
Consultation/engagement (organise survey, collate results and host 2x public events) £4,100
Pre-submission formatting £1,750
Total £5,850 + VAT Additional costs to be borne by LPC
- meeting room hire eg Village Hall main hall 2 x ½ day £96
- questionnaire print costs, paper copy distribution (possibly via Lympstone Herald) £50

Proposal
LPC will benefit from the input and expertise of DCT to keep the process simple and help steer progress. This proposal is therefore to accept DCT's quotation (circulated) for bespoke help with our new Neighbourhood Plan, agree a timeline, and allocate funds of £6,000 from 26/27 budget to cover DCT quotation and additional costs as above.