MINUTES OF A LYMPSTONE PARISH COUNCIL MEETING HELD IN THE VILLAGE HALL AT 7.00PM ON MONDAY 5th JANUARY 2026.

PRESENT:	
Councillors	R Coleman (RC), S Francis (SF), R Gale-Hasleham (RGH), K Hill (KH), A Roberts (AR) and L Staddon (LS) (LPC Chair)
Clerk	Miss L Tyrrell
County Councillors	J Trail (JT) and H Brown (HB)
District Councillors	B Ingham (BI)
Public	6 members

Public session:

The Chair wished all present a happy new year and welcomed members of the public to speak.

A member of Lympstone water quality group (LWQG) spoke about serious water pollution events from the Dinan Way Extension (DWE) construction site in December 2025. She explained they were illegal discharges from the site under the Environmental Permitting regulations and had not been approved by the EA. The three attenuation ponds on site had filled up but were not effective in settling sediment so when the contractor decided to empty the ponds it resulted in high levels of sediment going into the Wotton Brook and Exe Estuary. She added that sediment was a serious pollutant - smothering habitats for both plant and animal life. The pollution was not due to excessive rainfall. The design of the project should have coped with more rainfall than there had been. Emptying the ponds into Wotton brook was not the only option. But LWQG had not been given an opportunity to discuss alternative options with DCC or the contractor before the ponds were emptied. She asked the PC to note the pollution events and requested that LWQG and the Lympstone community be given the opportunity to interact with DCC and contractors at a much earlier stage in upcoming planning applications and infrastructure projects.

Another member of LWQG queried the water quality from water run off at Exe View Road and requested a meeting with DCC on the planned drainage project in this area. The Chair asked that any questions be emailed to the Clerk to pass on to County Cllr Trail to seek the necessary answers from the appropriate officers.

A resident asked about the pétanque pitch on the agenda proposed in Candys Field. He queried who would pay for it and who would burden the cost to maintain it as he did not want it coming from the rate payer. Mrs Bates, resident of Lympstone but also Woodbury Parish Council (WPC) Clerk had written to the PC about the pitch, she explained that a pitch had recently been installed by WPC in Exton. It was used by all ages from young to old and the league formed recently in Exton was popular and feedback had been very positive. She added that a couple of years ago, LPC agreed to a pitch in principle, but a location was proving difficult to find so she had suggested the top end of Candys Field. She added that it was approx. £10,000 to install. It would be a very good asset to the enhance the field to add to the other assets already in situ.

25/119 Apologies

Cllr Atkins, Culhane, Payne and District Cllr Jung due to other commitments.

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

25/120 Minutes

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

RESOLVED that the minutes of the Planning and Transport Committee meeting held on the 15th December 2025 be confirmed as a correct record and signed by the Chairman.
LS proposed. SF seconded. Unan.

25/121 To receive any Declarations of Interest

None

25/122 Clerk's Report

25/122.1 Correspondence received – Pétanque pitch

SF explained that the PC first discussed the pitch in 2023, she supported finding a space to install it. LS also supported finding a location but highlighted the fact that sources of funding would need to be investigated. RC asked Mrs Bates how much the maintenance of the pitch would cost. Mrs Bates explained that it was minimal maintenance, the pitch had a hard base and the top cover would need replacing every three to five years. No raking was necessary due to the thin topping. KH felt the sport was popular and it was low maintenance. SF felt it was worth exploring. AR added that the CIL money was due to run out by the end of this financial year and was concerned about paying out for a new asset. JT explained that he could send the Clerk details of grant aid. He added that the PC would need to produce a timeline from finding out costs to employing contractors. LS suggested that a working group could be formed to investigate this project further. Mrs Bates felt that money should have been previously earmarked by the PC from reserves or CIL money. RC believed that the PC should collect three quotes, find a location and ask for support with fundraising. LS added that other parties would need to be consulted with regarding a suitable location. She reiterated that all Cllrs were already over committed with ongoing projects and unless there was someone prepared to lead the project, either on the council or a member of the public she could not see it physically possible to action.

25/122.2 Casual vacancies

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

25/122.3 Finance – November Payments / Financial summary / Budget report
(December postponed to Feb 2026 due to time constraints)
The Clerk explained that £80,000 had been transferred into LPCs instant access savings from the TSB account in December 2025.
AR countersigned the bank statements for November 2025.

RESOLVED that the payments in Appendix 1 be approved.
LS proposed. SF seconded. Unan.

25/122.4 Clerk's Action List including master correspondence list.

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

25/123 Future planned and ongoing drainage works

LS reiterated that any questions for DCC could be sent to the Clerk to send on to County Cllrs for answers from the appropriate officers. AR felt it would be useful for DCC flood team to meet with LPC, Lympstone Flood resilience Group (LFRG) and LWQG to discuss the proposed drainage plans at Hulham and Exe View Road. JT explained that there had been issues with DWE and now he was aware of such issues he was in regular contact with the contractors. The Exe View Road drainage had been approved by Cabinet back in June 2025 so no changes would be made to the plans. It was all being funded by the money from the Exmouth gateway project to complete it along with new road crossings, roundabouts, junctions, cycle trails and bus stops. There were no planning applications in the process, only planning consent being applied for so this would not be considered. There was a meeting held before Christmas with LFRG and any further queries would need to be answered by DCC officers and contractors. AR shared concerns about water flow speed increasing down Wotton Lane and a meeting was still important with the contractors. JT explained that all work was in line with government policy. AR questioned that there were ten highway projects for the £3.2million available and asked why each project cost in the region of £300,000. JT added that he had queried this also and was told that the cost for each project included all agencies, designs, plans, contractors and installation.

25/124 Reports from the Chairman, East Devon District Councillors and Devon County Councillors

JT wished all present a happy new year and asked that all Highways issues were reported on the DCC online 'report a problem' page. He highlighted that the only roads gritted were bus routes. Highways work was increasing due to a constraint in budgets. The Clerk explained that she often used the online page on behalf of the PC and Parishioners and requested that a 'Clerk' option was listed on the title drop down menu, so DCC Officers were aware that this was a Clerk reporting issues repeatedly. JT and HB noted this request.

JT thanked the community lunch team for all their voluntary hard work producing monthly community lunches and he especially enjoyed helping at the Christmas lunch.

BI sent his early apologies for the February PC meeting. He praised the PC for their decision making and explained how important it was to have evidence before being pressed into a decision. BI explained that there was a EDDC Strategic planning meeting tomorrow regarding Neighbourhood Plans and funding. He would raise the fact that good ideas came with additional compliance and regulations and there was less money to support communities. EDDC must be mindful of Neighbourhood Plans and Officers can lose track of

what help they can give to local communities. JT highlighted that all recent objections from residents regarding proposed planning developments had been ignored and members of the public were losing faith in EDDC, he added that infrastructure really needed to be a priority when considering proposed developments.
The Chair read her report *(see Appendix 2).*

25/125 Planning applications
25/2493/LBC- Removal of existing extension and conservatory and the construction of new single storey extension on rear at 3 Bakers Cottages.

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

25/126 Planning decisions
RESOLVED that the EDDC decisions were noted.

25/127 Reports of Committees
25/127.1 Assets and Amenities Committee
The Clerk explained that from an insurance point of view, the PC could decide on its own signage for Front Meadow car park. It was agreed to postpone this item until the next Assets and Amenities committee meeting.

25/127.2 Community Committee
LS reported that the hub rebuild group was still waiting for charity status to be awarded from the Charity commission.

25/127.3 Planning and Transport committee
SF read her report from her attendance at the EDDC EDLP webinar held on 16th December 2025 *(see Appendix 3)*.
The Chair read Cllr Culhane's report on EDDC EDLP public consultation which would end on the 26th January *(see Appendix 4)*.
AR felt it was important for EDDC to quantify how many housing numbers were allocated for each area in East Devon. SF explained that as Lympstone Neighbourhood Plan expired in 2026 it was essential and imperative that it was updated as soon as possible.

RESOLVED that SF would begin editing and updating the Neighbourhood plan.
LS proposed. RC seconded. Unan.

25/128 Items for the next Agenda
NB: Clerk to arrange an Assets and Amenities committee meeting and a Hub rebuild group meeting.

Meeting closed: **8.23pm**
Signed: Date:

Appendix 1

Finance – November Payments / Financial summary / Budget report

Current account c/f 30th Nov 2025	
TSB	£ 99,163.74
Unity Trust	£ 79,834.89
Total current account	£178,998.63

Bank Account Reconciled Statement

Current Account

Statement Number	32	Bank Statement No.	32
Statement Opening Balance	£246,166.94	Opening Date	01/11/25
Statement Closing Balance	£178,998.63	Closing Date	30/11/25
True/ Cashbook Closing Balance	£178,998.63		

Date	Cheque/ Ref.	Supplier/ Customer	Debit (£)	Credit (£)	Balance (£)
04/11/25	TSB EDF	EDF (Candys Field)	79.34	0.00	246,087.60
05/11/25	UT 5/11/25	Bespoke Web Designs	40.00	0.00	246,047.60
05/11/25	UT Copyrite 5/11/25	Herald Printing	775.00	0.00	245,272.60
05/11/25	UT EF 05/11/25	Express Fire	168.00	0.00	245,104.60
05/11/25	UT JC 5/11/25	Toilets cleaning	620.00	0.00	244,484.60
05/11/25	UT 05/11/25	PC contractor	945.00	0.00	243,539.60
05/11/25	UT 05/11/25	PC Contractor	2,490.00	0.00	241,049.60
05/11/25	UT 05/11/25	Employment	477.68	0.00	240,571.92
05/11/25	UT 05/11/25	Employment	2,375.19	0.00	238,196.73
05/11/25	UT 05/11/25	Lympstone Village Hall CIO	16.00	0.00	238,180.73
05/11/25	UT 05/11/25	Employment	214.29	0.00	237,966.44
07/11/25	UT HB 7/11/25	Hilton Barnfield Architects	3,402.00	0.00	234,564.44
10/11/25	UT DM 11/11/25	Advent calendar event	137.56	0.00	234,426.88
14/11/25	UT 14/11/25	Herald Advert	0.00	50.00	234,476.88
14/11/25	UT 300003	Employment	960.30	0.00	233,516.58
14/11/25	UT LL 14/11/25	Community lunches	120.39	0.00	233,396.19
14/11/25	UT 14/11/25	Lympstone Village Hall CIO	8.00	0.00	233,388.19
14/11/25	UT RP 14/11/25	Reformed Plastics (UK) Ltd	630.00	0.00	232,758.19
16/11/25	TSB 16/11/25	Herald Advert	0.00	45.00	232,803.19
17/11/25	TRF 17/11/25	Transfer to instant savings	100.00	0.00	232,703.19
17/11/25	TSB EDF 11	EDF (Candys Field)	162.52	0.00	232,540.67
17/11/25	TSB EDF(2)	EDF (Candys Field)	87.05	0.00	232,453.62
17/11/25	UT KA 17/11/25	Memorial bench	0.00	525.00	232,978.62
17/11/25	UT SS 17/11/25	Stephens Scown LLP	962.40	0.00	232,016.22
18/11/25	TRF18/11/25	Transfer of funds to instant access	50,000.00	0.00	182,016.22
18/11/25	UT RBL 18/11/25	Royal British Legion	100.00	0.00	181,916.22

19/11/25	UT 19/11/25	Herald Advert	0.00	30.00	181,946.22
19/11/25	UT SLCC 19/11/25	SLCC	300.00	0.00	181,646.22
20/11/25	UT 20/11/25	Herald Advert	0.00	25.00	181,671.22
21/11/25	UT 21/11/25	Herald Advert	0.00	5.00	181,676.22
24/11/25	UT 24/11/25	Herald Advert	0.00	135.00	181,811.22
24/11/25	UT 24/11/25	Herald Advert	0.00	5.00	181,816.22
24/11/25	UT 24/11/25	Herald Advert	0.00	40.00	181,856.22
25/11/25	UT GT 25/11/25	Gary Tate	625.00	0.00	181,231.22
25/11/25	UT IS 25/11/25	Plants for remembrance memorial	10.00	0.00	181,221.22
25/11/25	UT 25/11/25	Lympstone Sailing Club	35.00	0.00	181,186.22
25/11/25	UT 25/11/25	Lympstone Village Hall CIO	8.00	0.00	181,178.22
25/11/25	UT 25/11/25	Lympstone Village Hall CIO	8.00	0.00	181,170.22
26/11/25	UT EA 26/11/25	Environment Agency reimbursement	0.00	802.00	181,972.22
27/11/25	UT 27/11/25	Herald Advert	0.00	50.00	182,022.22
28/11/25	UT 28/11/25	Herald Printing	775.00	0.00	181,247.22
28/11/25	UT 28/11/25	Employment	138.79	0.00	181,108.43
28/11/25	UT 28/11/25	Employment	2,103.80	0.00	179,004.63
30/11/25	UT fee 30 11 25	Unity Trust Bank	6.00	0.00	178,998.63

Uncleared and unpresented effects

Total uncleared and unpresented	0.00	0.00
Total debits / credits	68880.31	1712

Reconciled by Lucy Tyrrell

NOVEMBER Instant Access savings account: Bank Account Reconciled Statement

Savings Account

Statement Number	1	Bank Statement No.	1
Statement Opening Balance	£0.00	Opening Date	01/11/25
Statement Closing Balance	£50,100.00	Closing Date	30/11/25
True/ Cashbook Closing Balance	£50,100.00		

Date	Cheque/ Ref.	Supplier/ Customer	Debit (£)	Credit (£)	Balance (£)
17/11/25	TRF 17/11/25 open		0.00	100.00	100.00
18/11/25	TRF18/11/25		0.00	50,000.00	50,100.00

Uncleared and unpresented effects

Total uncleared and unpresented	0.00	0.00
Total debits / credits	0	50100

Reconciled by Lucy Tyrrell

Appendix 2

5th January 2026

A big thank you to the community lunch team, Linda, Jenny, Vicki and Stacey for their hard work and commitment towards the community lunches. Your hard work meant so many of our community got to enjoy a Christmas lunch and festive treat.

It is with sadness that the LFRG are stepping back from operating the flood gates, this will now be done by the EA. I would like to thank all those involved with this operation since 2005 for their work and the flood teams continued work within the village and being our eyes on for all things flood related.

Thank you to Jo Manning for decorating the phone box at The Swan for an advent window and to Doreen Murray for the awesome advent Trail, a special mention goes to Rufus Rejzl and his window that raised money for Cancer Research.

On another note, I would like to comment after an email from a member of the public found 7 or 8 lighting tubes dumped in the Brook. This kind resident cleared it all and picked up broken pieces of glass from the tubing. I would like to thank them and remind all, that dumping of anything in the Brook can cause pollution and hazards for wildlife and our environment.

Cllr Lisa Staddon
Chair to Lympstone Parish Council

Appendix 3

Cllr Sue Francis notes from Local Plan Webinar – Second Stage Regulation 19 Consultation

I'm afraid things got more depressing as we progressed! My personal conclusions were that following the presentations and Q&A sessions that the current lack of demonstratable 5-year land supply and EDDC's need to have one by the time the plan is scheduled to be adopted means the tilted balance will be very generously applied in favour of development. Selected sites are already being brought forward to planning by developers eg Courtland and non-selected sites are also coming through eg Lympstone 9 and 10. To halt development anywhere there will have to be very good, evidenced reasons for eg flooding, sustainability, infrastructure. Neighbourhood Plans in only a few locations in the district will help to stop the tilted balance in their areas. The older a NP is the less weight it carries. As our NP has almost reached its planned span it is practically obsolete. It is imperative work begins as soon as possible to revise ours.

Consultation

- When responding to the Consultation it is important to reference comments to particular pages, policies, paragraphs, points etc. This should be done even if you are submitting comments via e-mail.
- EDDC are really pressing for comments to be made via the Commonplace Portal.
- Changes in the plan are tracked in red and easy to find. Tables of changes are also included to make it easier to see/consider.
- All the first round of Regulation19 comments have been submitted to the Inspectorate.
- It was *emphasised* there was no need to repeat comments from first submissions This is because the purpose of this Second Consultation is to receive feedback on the changes made.
- They are only asking for comments on what is new and not what has gone before.
- The new Local Plan is designed to be a "rule book" for new planning applications once it has been adopted.
- It sets out where development will be permitted and restricted.
- It is designed also to protect natural and built assets in the region.
- Recommendation to view Plan alongside and also participate in the Heritage Strategy Consultation.
- Its design has had to dovetail and work with National Policies and DCC Policies.
- East Devon is required to provided 950 new homes per year which is 20% less than national requirement as Plan was in preparation and therefore managed to just beat the deadline for higher requirement.
- Unfortunately for us as 57% of region is designated national Landscape most of the development will happen in the west of the district.
- The timetable for adoption is: - Spring 2026 submitted for Examination, late 2026/early 2027 Oral hearings, 2027 Modification, late 2027/early 2028 adoption.

Key Changes

- Policies have been refined.
- Factual errors corrected.
- Changes have been driven by new evidence.
- Updates to Designated Neighbourhood Area housing numbers.
- Updates for habitat mitigation.
- Updates for flooding and water quality.
- Greater emphasis on conserving and enhancing National landscapes.
- Greater emphasis on EV charging.
- Policies Map is interactive and its layers demonstrate all aspects of the Plan.

It can show Parish and new Settlement Boundaries. The Flood Zone data/maps are supplied by the EA

- Much of the webinar was dedicated to the new Marlcombe development.
- There will be 3,300 homes by 2042 and 10,000 in longer term.
- The bid for Government New Town Development Status has reached last 12 to be assessed.
- Marlcombe will be a Town and Community in its own right and EDDC will be the Master Developer – hence learning from the mistakes of Cranbrook.

- Development will proceed using recommendation of 110litres per person per day usage.

The Water Cycle Study

- Much weight has been given to the findings of the commissioned report by EDDC.
- Policy measures include its findings and there will be phased development to match infrastructure upgrades and capacity increases.
- Critical investment is required in Exmouth Maer Lane and Countess Wear works.
- A new treatment plant is needed to the east of Exeter (Marlcombe).

Tilted Balance

- There is currently not a demonstratable 5-year land supply.
- For the Plan to be adopted there must be one by point of adoption.
- Tilted Balance is now being applied to submitted planning applications.
- There is only protection from NP if they are less than 5 years old and then not always.
- Old/Current Plan policies stand. In applications weight is given if there are requirements from the new plan eg BNG 20%, affordable housing % but these cannot be applied.

Local Government Reorganisation

- The form of this is currently unknown and although EDDC will cease to exist as a body the new Plan will stand/remain until any new authority chooses to replace it.

Neighbourhood Plans

- These are community prepared and delivered and give greater say in development.
- They do carry statutory weight but must work within the policies of Local Plan.
- They support Policies of Local Plan but crucially help to ensure specific local issues/needs/characteristics/circumstances are better taken into account.
- They can protect green spaces.
- They can prevent settlement coalescence.
- There may be some conflict with housing number requirement of new LP.
- New and reviewed NP's can strengthen the types of development to meet local needs in terms of affordable and mix of housing.
- Older plans carry less weight.

Making or Revising Neighbourhood Plans

- Older Plans carry less weight especially if Tilted Balance is applied.
- There are options for light touch and review updates/modifications rather than 'starting again'.
- NP's do not need to cover all land use matters or duplicate LP or NPPF policies.
- Having a made NP gives access to 25% CIL monies.
- EDDC can fund up to 3 Housing Needs Surveys each year for those working on new plans.
- EDDC can supply a range of templates and guides to use for preparation of plans.
- EDDC can offer advice and guidance throughout the process.
- EDDC can review drafts and make suggestions.
- Commercial support is also available eg Devon Communities Together.

Cllr Sue Francis

Appendix 4

Notes on Round 2 Reg 19 East Devon Local Plan

What's new and relevant to Lympstone?

- **Strategic Policy SP03**: Housing requirement for Lympstone has risen from 323 to 350, an increase of 8%, or 27 more houses (compared to Round 1 Reg 19 consultation). As at January 2026, allocated sites account for 275 houses.
  NB Lympstone currently has more than 4 people per hectare (based on 2021 Census). It is the most populated parish in East Devon, excluding some small towns. For the period 2012 to 2026, in accordance with EDLP, Lympstone accommodated 40 dwellings, plus a further share of the 150 houses at Goodmore's. Total dwellings in 2015 (excluding Goodmore's) 949. 350 additional dwellings represents 37% increase.

- **Strategic Policy AR01: Flooding** and new **Strategic Policy AR02: Water Quality and Efficiency**
  A new item in the EDLP is the Strategic Flood Risk Assessment Level 2 **CCF-002** – Cumulative Impact Assessment (Parish Map), which identifies that Lympstone is at a high risk of cumulative flooding, and therefore development proposals should help to reduce flood risk overall by demonstrating in particular the Flood Risk Assessment considers the potential cumulative effects of the proposed development.
  Also, new information on the site GH/ED/72a - Land at Meeting Lane, Lympstone "*Part of the site is at risk of flooding and a Level 2 SFRA has been undertaken, the results of which should be incorporated into the development. A sequential test has been undertaken as part of the local plan.*"[1]

- **Infrastructure Delivery Plan** - no infrastructure upgrades planned in Lympstone, yet we are in the top 3 parishes for housing allocations and contributions to CIL.
  Note: LPC is awaiting updates on our Proposed Landscape Plan for active travel improvements from DCC Highways Officer (agreed to reassess the junction at Harefield Cross) and Paul Osborne, Green Infrastructure Manager, EDDC.

Cllr Susie Culhane
5th January 2026

[1] page 106 of tracked document https://eastdevon.gov.uk/media/dghmhbre/first-reg-19-vs-second-reg-19-comparison-v2.pdf