LYMPSTONE PARISH COUNCIL

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27th October 2026

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 2nd November 2026 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 – doors open at **6.50pm.**

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**
26/80	*INFORMATION:* **Apologies**	**7.15**
26/81	*ACTION:* **Minutes** To confirm the minutes of the PC meeting held on the 5th October and the Front Meadow committee meeting held on the 14th October (attached pgs 3-17).	**7.20**
26/82	*INFORMATION:* **To receive any Declarations of Interest**	**7.25**
26/83	**Clerk's Report (see attachments):** *ACTION:* **26/83.1) Correspondence received** – Regarding the telephone box in The Strand and a book swap.	**7.30**

	26/83.2) Poppy wreath – Cllrs to agree a representative to lay the PC's poppy wreath on Remembrance Sunday. *INFORMATION:* **26/83.3) Casual Vacancy and Co-option of Parish Councillors -** There are two Councillor vacancies on the Parish Council. It is now up to the PC to co-opt a new member until Dec 2026 then co-option will cease until after May 2027 due to local elections. **26/83.4) Finance** – September 2026 Payments / Financial summary / Budget report (attached) October's finances postponed to November due to time constraints. **26/83.5) Clerk and LPC's Action List** including master correspondence list (attached pgs 18-21).	
26/84	*INFORMATION:* **Reports from the Chairman, East Devon District Councillors and Devon County Councillors** if any.	**7.40**
26/85	*ACTION:* **Planning applications** **26/1289/MOUT** - Outline permission for up to 70 dwellings, formation of vehicular access from Nutwell Road and pedestrian access from Meeting Lane, public open space and other associated infrastructure, as well as the demolition of the two existing agricultural barns, with all matters reserved apart from access at Land To The East Of Nutwell Road Lympstone *(expires 3rd Nov).* **26/1987/RES -** Approval of reserved matters (access, appearance, landscaping, layout and scale), pursuant to outline planning permission 25/1601/OUT, for the erection of three detached dwellings at Car Park Land South Of Underhill Close *(expires 12th Nov).*	**7.45**
26/86	*INFORMATION:* **Planning decisions** (attached pg 21).	**7.55**
26/87	*ACTION:* **Reports of Committees** **26/87.1) Planning and Transport Committee** – Cllr Francis to report on an update on the Neighbourhood Plan. **26/87.2) Finance and Advisory Committee** – Cllr Roberts to report including: 26/87.2.1) Legal advice received regarding Heads of terms for hub building project. 26/87.2.2) Support for YC to cover unfunded running costs. 26/87.2.3) Admin assistant **26/87.3) Environment Committee** – Cllr Gale Hasleham to report on the Front Meadow (FM) committee meeting held on 14th October. **26/87.4) Assets and Amenities** – EA and BNG tree planting project.	**8.00**
26/88	*DISCUSSION:* **Items for the next Agenda**	**8.15**

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

PRESENT:	
Councillors	D Atkins (DGA), P Carlisle (PRC), R Coleman (RC), S Francis (SF) (LPC Vice Chair), G Lowery (GL) and A Roberts (AR)
Clerk	Miss L Tyrrell
County Councillors	None
District Councillors	G Jung (GJ) and B Ingham (BI)
Public	5 members

Public session

The Vice Chair welcomed all to the meeting and invited members of the public to speak.

A resident queried the unfinished road resurfacing at the top of Courtlands Lane. He explained that for a while there had been approx 15m of unsurfaced road and wanted to know when this would be completed. The PC agreed to investigate this with the County Cllrs.

The resident asked why there had been £10,000 allocated to the public toilets when they seemed in good working order. He did praise the PC for the good condition of the public toilets provided compared to others in the area. SF explained that the PC was in the process of discussions with EDDC to take on the leasehold and own the toilets through EDDC's asset transfer scheme. AR added that if LPC was prepared to take on the public toilets then a survey would be necessary to assess the building and a refurbishment could be necessary. GJ explained that district councils were not obliged to take on public toilets, most were now run by town and parish councils. He added that EDDC were prepared to hand over the public toilets, but it had to go through the legal team first. BI added that even though toilets had been run by larger councils for 200years, in 2005 responsibility had changed.

The owner of The Mill was present and wanted to update the PC on Pig Lane. He explained that the route was still closed, with no safe access to use it. Since July 2026 the lane has been unusable due to a large hole dug so close on the adjoining building site. He reminded all that this was the only route to the Mill fields during a flood to access the village amenities which included electric, drainage and broadband. He had served a legal notice to the owners of the site but had received no reply. PRC added that even through there was a footpath closure notice issued, any owners with a right of way must be able to still access and use the route. GJ explained that he had tried to arrange an onsite meeting with officers, but no one had got back to him. He added that if the planning application was being adhered to then it was not EDDC responsibility, nor EDDC building control or EDDC health and safety. Party wall issues were a civil matter, and the footpath closure was DCC's responsibility. BI highlighted the fact that it must be a planning breach if the first approved planning application did not include the lane but the outstanding second planning application did then the applicants were not adhering to their planning conditions.

RESOLVED that LPC write again to EDDC Officers and Cllrs to follow up on the last LPC letter.

SF proposed. DGA seconded. Unan.

RESOLVED that LPC write to the utility companies: SWW, National Grid, Broadband providers and the EA to highlight the lane closure and the no access to the village amenities.

SF proposed. DGA seconded. Unan.

26/71 Apologies

Cllr Gale-Hasleham, Hill, Staddon, County Cllr Brown and Trail due to other commitments.

RESOLVED that the apologies were accepted.
DGA proposed. GL seconded. Unan.

26/72 Minutes

RESOLVED that the minutes of the PC meeting held on the 7th September 2026 be confirmed as a correct record and signed by the Chairman.
DGA proposed. SF seconded. Unan.

26/73 To receive any Declarations of Interest

SF declared a personal interest with item 26/74.3.
This was recorded in the book.

26/74 Clerk's Report
26/74.1) Policies

RESOLVED that LPC's reviewed Reserves and Investment Policies were approved by Council.
DGA proposed. SF seconded. Unan.

26/74.2) Grant Application

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

26/74.3) Annual grant request from Lympstone History Society

RESOLVED that a grant of £225 was awarded to Lympstone History Society towards insurance for archived documents.
DGA proposed. RC seconded. PRC, GL, AR supported. SF abstained.

26/74.4) 2025/26 AGAR Section 3
26/74.4.1) Notice of conclusion of Audit
26/74.4.2) External Auditor report
26/74.4.3) External Auditor Certificate

The Clerk presented the Notice of conclusion of audit, external auditor report and certificate where no outstanding issues had been identified. She had published this information on the 29th September.

RESOLVED that the external auditor's certificate for 2025/26 was noted by Cllrs.
Unan.

26/74.5) Casual Vacancy and Co-option of Parish Councillors

The Clerk explained that sadly Joanne Payne had resigned from the PC. There were now two vacancies on the Parish Council. The expiry time for the notice for an election was 7th October.

RESOLVED that a letter of thanks was written from the PC to Joanne Payne.
SF proposed. RC seconded. Unan.

26/74.6) Finance – September 2026 Payments / Financial summary / Budget report.

Item postponed to November 2026.
The Clerk highlighted that on the 30th September, the PC had received £935.56 interest in the instant access saving account.
The Clerk asked Cllrs to consider someone to become a new LPC bank signatory and Joint Gulliford bank signatory due to the recent Cllr resignation.

26/74.7) Clerk and LPC's Action List including master correspondence list**.**

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

26/75 Reports from the Chairman, East Devon District Councillors and Devon County Councillors

BI mentioned the local news report regarding the local MP and EDDC planning for the Exmo20 site. He understood the public's concerns, but the history of the site was always allocated for development. The landowner had not been contacted by EDDC to discuss the viability of the site and felt the process had been uncredible like Lympstone's sites for development allocations. The Officers were leading the planning process and telling Cllrs what was credible. BI raised the Dinan Way Road Extension and felt this was a desecration of the valley. He had fought it for 40years, and this road would massively add to the A376 and 'rat runs' congestion rather than reduce road users. He felt there had been a total lack of local engagement.
SF asked the District Cllrs why the East Devon Way had been removed from Lympstone with no public consultation. GJ explained that he had recently met with National Landscapes and was told that the route would be changed to go along the coastal path, past the recycling centre and to the common. He thought it would be an extension and not be removed from Lympstone. The footpaths were still in situ just not recorded on the East Devon Way. GJ explained that if LPC felt strongly then an email should be written to National Landscapes from the PC asking for an explanation.

RESOLVED that LPC would write a letter of disappointment to National Landscapes of the removal of the East Devon Way with no public consultation.
SF proposed. PRC seconded. Unan.

GJ read his report *(See Appendix 1).*

AR asked when the EDDC local plan would be submitted to the Government as it was meant to have been sent this time last year. GJ explained that the plan should be submitted by 31st Dec 26. If it wasn't, then developers would have a free reign. AR asked if the plan failed to be submitted, would any officers resign due to not completing the plan in time? PRC shared recent concerns of developers buying up land to develop and then trying to reduce their CIL and S106 contributions. GJ explained that developers were facing a national crisis with increased costs of house building and the drop in house prices. GJ also felt SWW were lying and their infrastructure could not cope with additional development.

26/76 Planning applications

26/76.1)

26/1818/ADV - 2no. illuminated Totem Signs, 2no illuminated Wall Hanging Sign and 3no non illuminated Graphic Signs at Land East Of Marley Stables, Hulham Road.

AR objected to sign F due to its location along Hulham Road. He felt the sign would be a distraction and safety issue to road users due to its large size and illumination. Cllrs also agreed that there would be concerns of the disturbance to wildlife including disorienting bats. AR also wanted clarity regarding the position and size of sign G.

RESOLVED that the Clerk send the recommendation of support but object to Sign F and clarity required for Sign G from LPC to EDDC.

SF proposed. AR seconded. Unan.

26/76.2)

26/1937/COU - Change of use of Land associated with Greenacres (the Site) from a camping & caravan site to residential land at Land Associated With Greenacres, Hulham Road.

AR pointed out that there was no demarcated route from the site to Hulham Road. DGA felt the application set a precedent and was out of keeping for the area. Cllrs shared concerns of the loss of holiday accommodation. SF felt more information was necessary to determine an informed decision regarding the term 'residential' and the sites intended use.

RESOLVED that the Clerk write to EDDC and request more information about the application regarding the term 'residential' and intended use for the site.

SF proposed. PRC seconded. Unan.

26/77 Planning decisions

RESOLVED that the EDDC decisions were noted.

26/78 Reports of Committees

26/78.1) Finance and Advisory Committee

26/78.1.1) Quotations & Tenders Policy

RESOLVED that an amendment to increase level of amount where tender required - from £1,000 to £1,500 (ie 2.5% of Precept) exc. VAT.
AR proposed. SF seconded. Unan.

26/78.1.2) Youth Club – AR reported that the Youth Club's current bank balance was running low and the PC would have to be aware of the impact of this and the future of the club. SF explained that the Youth Club kept costs as low as possible so the children could afford to attend and have something to eat. A resident added that the youth club was becoming more like social services and suggested that the County Cllrs locality budget funding for support.

26/78.1.3) Feedback from EDDC on transfer of Toilets.
AR reported that the PC was still waiting an official response from officers regarding the transfer of the public toilet's lease from EDDC to LPC.

26/78.1.4) Admin Assistant.
AR reported that the new admin assistant was due to start on Monday 2nd November.

26/78.2) Environment Committee
Before the vice chair read the results from the ballot of five members to create the Front Meadow committee, she explained that this committee would replace any other arrangements and Cllrs previously involved with the site. The following members were successfully voted: Cllr Carlisle, Francis, Gale-Hasleham, Lowery and Staddon.
SF explained that the committee would hold public meetings with a published agenda and minutes. The Clerk would circulate a first meeting date and time.

26/78.3) Community committee
SF read Mr Linfoot's report regarding an update on the Hub building project *(See Appendix 2).*
SF reiterated that Cllrs would need to consider being a PC trustee on the Charity board and email the Clerk if they were interested.

26/78.4) Assets and Amenities

RESOLVED that the Clerk ask Streetscene for a larger bin in the entrance to Front Meadow (and Cc GJ).
SF proposed. PRC seconded.

26/78.5) Planning and Transport Committee
26/78.5.1) SF read her report and gave an update on the Neighbourhood Plan *(See Appendix 3)*

26/78.5.2) SF read her report regarding The East Devon List of Local Heritage Assets and the Nomination of Lympstone Methodist Church public consultation *(See Appendix 4).*

RESOLVED that the Clerk would submit a response of support to adding the asset on the register from LPC.
SF proposed. PRC seconded. Unan.

SF kindly asked Cllrs and residents to help provide photographic evidence to the PC of vehicular congestion, parking issues and heritage assets from around the Parish.

26/78.5.3) SF read her report from the Inspectorate Study meeting held on the 29th Sept *(See Appendix 5).*

26/79 Items for the next Agenda
None.

Meeting closed: **9.20pm**

Chairman: Date:

Appendix 1
District Cllr Jungs report – to be added.

Appendix 2

26/78.3) Community committee – Hub building project update

Application to the National Lottery for £500,000 funding has been unsuccessful (there is not enough poverty and deprivation locally and very few activities are taking place in the current building which raises doubts about the planned activities in a rebuilt building).
The rebuild cost have risen from an initial estimate of £8-900,000 to £1.5 million.
It would have been difficult if not impossible to raise a further £1 million, and an estimate of the grants available and fundraising activities planned suggest a total of between £400,000 and £600,000 is achievable. The Charity feels that Councillor Gale-Hasleham's suggestion of modular buildings to replace the current hub is a more realistic prospect that the original planned scheme.
The resignation of Joanne from the councillor has left the Charity without a PC trustee, and a replacement is required.

Mr Nick Linfoot
Hub Working group member

Appendix 3
26/78.5.1) Neighbourhood Plan – Report to Council October 2026
Firstly, congratulations to Woodbury on having your plan made. I dream of the day ours will be!
The working group met with Angela King and Claire Rodway last week to review progress and agree the next steps. Ryan, their new graduate intern, also attended.
The Village Design Statement (VDS) is nearly complete. A few changes to the order of sections and additional photographs are still needed but Claire and Angela were happy.
Our plan will be among the first assessed under the new national policies and guidelines. Claire complimented us on the “golden thread of sustainability” running through the main body of the plan.
The new rules are strict about repeating content from the NPPF or Local Plan. However, we can provide locally specific evidence and justification for policies that address Lympstone’s particular circumstances. The proposed requirement for visitor parking in new developments is the main example. Claire and Angela were pleased with Linda’s work on this.
An important aim of the plan is to retain Lympstone’s unique character, atmosphere and village identity. The plan therefore needs to identify the village’s distinctive character areas. Ryan is going to help us with this. We are so grateful to Claire and Angela for lending us a little of his time. Angela and Claire have given us four priorities to work on which are detailed in my longer report to Councillors.
We have been advised to gather as much photographic evidence as we can to support our main themes. This means we will be out and about with our phones catching traffic and parking problems, recording important views and green spaces heritage assets and distinctive village design details. We only ever take pictures from public areas and do not include people and do our absolute best to respect privacy by for example blurring number plates.
Once the VDS is accepted, V20 can be edited and completed. Claire and Angela consider that this should make the final editing and refinement more straightforward.
We have been advised to use the agreed consultant funding after the final draft stage to help prepare the three statutory consultation statements (Consultation, Basic Conditions and Modifications) necessary for scrutiny:
These statements will support the plan and demonstrate compliance with national and Local Plan policies They will provide greater confidence in the plan’s content so professional help writing them will be a sound investment
Although there is still a lot of work to do, our meeting provided a clearer way forward and we are feeling more positive that we will get there.

Cllr Sue Francis
Lead for Planning and Transport Committee
5th October 20026

Appendix 4

26/78.5.2) Heritage Assets

We received the notification for the addition of the Methodist Church to be included in the register of East Devon Heritage Assets.

The Conservation Officer actually nominated the inclusion of the Church.

The topic of the register came up in our meeting with Angela King last week. I wondered why there seemed to be so many asset listings in Budleigh.

Angela thought this was because there was an active historical group who nominated with reasons buildings/design features.

The NP working group have been advised to photograph/document any assets we feel are worth of inclusion for the NP with a reason, so they could be considered for the actual register or have a measure of protection in the plan. As the officers said once it's gone its gone.

Therefore, we will be out and about taking even more photos. If any member of the public feels they can suggest something worthy of inclusion with a reason we would love to hear from them.

Cllr Sue Francis
Lead for Planning and Transport Committee
5th October 20026

Appendix 5

26/78.5.3) Report to Council Planning Inspectorate Study Meeting

On 29th September I attended an on-line meeting to give feedback to the Inspectorate team who provide support and advice on any planning matter. The people who use the service range from Parish Councils like us submitting an Appeal statement to individuals who have a particular question or query. The aim of the session was to give the team feedback on our experiences and help them improve their stakeholder engagement and satisfaction.

I was invited to join the session after I uploaded LPC's submission for the Appeal Land South of Courtlands Lane. Participants were given a choice of a morning or afternoon meeting. I chose the afternoon one and as it turned out so did only one other person. Apparently, the morning meeting was much busier

The other participant was a builder experiencing extreme frustration that his particular case was taking so long to process. A long question and answer session with the officers followed on his specific points.

My feedback was much more straightforward about the frustration of using their portal to upload submissions to the Inspector for an Appeal hearing.

They listened carefully and I genuinely believe they took on board my point of how the user experience could be improved by a simple adjustment to the directions reminding users the first response box has a maximum of 8,000 characters and longer submissions must be uploaded in the second section box.

After a few more questions about the appeals I had represented LPC at, the meeting was wrapped up. I did sum up the experience when asked by the panel with 'it was good to be heard'. They seemed to appreciate this and asked if they may keep my email on file if they had any further studies or feedback sessions.

Cllr Sue Francis
Lead for Planning and Transport Committee
5th October 20026

PRESENT:	
Councillors	P Carlisle (PRC), S Francis (SF) (LPC Vice Chair), R Gale-Hasleham, G Lowery (GL) and L Staddon (LPC Chair)
Clerk	Cllr S Francis Verified by Miss L Tyrrell
County Councillors	None
District Councillors	None
Public	4 members and Cllr A Roberts (AR)

FM26/1 Lead Councillor

SF welcomed everyone present to the first meeting of the new Front Meadow (FM) committee.

RESOLVED that Cllr Gale-Hasleham be lead Councillor for Front Meadow Committee.
SF proposed. LS seconded. Unan.
Cllrs agreed for RGH to Chair the meeting.

Public Session:
RGH opened the public session and invited members of the public to speak.
A resident from Charles Court introduced themselves and requested to speak and contribute if appropriate as items on the agenda were introduced and discussed. RGH allowed this request.

FM26/2 Apologies

Miss L Tyrrell Clerk to LPC.

FM26/3 To receive any Declarations of Interest

None.

FM26/4 Welcome to the new sub-committee

RGH stated that whatever had happened before and whatever mistakes that may have been made were in the past and the purpose of the new committee was to move forward with FM and its management.

FM/5 Plan of Action for the development and maintenance of Front Meadow

RGH explained that the PC were picking up all the documentation from the solicitors tomorrow (it was not available in time for this meeting) and once there had been an opportunity to look at it, various options could be discussed and thence forward a Plan of Action proposed and agreed. The immediate intention for the remainder of this year was to keep the whole area looking tidy. A wild area for the entirety of the lower green area was impractical so a wild area to the right of the path facing the Brook was proposed with the rest of the entire green area being tidy and cut. It was also suggested that the bank to the left of the lower green area be strimmed and kept tidier if the householders would appreciate this.
The residents from Charles Court present were asked if they could seek views from the Management Committee if they would prefer the left-hand bank facing the Brook be kept cut and tidy.
PRC felt some issues for example the felling of the Alder tree could be avoided if the name of the area was changed at the Land Registry from South of Town Dairy Land to Front Meadow. He volunteered to explore how this could be achieved.

ACTION To officially achieve the Land Registry documentation to be changed and name state Front Meadow.

One of the residents asked if the failed tree near the benches was going to be replaced. It was explained the PC did have plans to do this, but the real problem was the necessary

watering over a period of years while the new tree was establishing itself. It was suggested the residents might be able to help with this and could be agreed at a later date.

FM/26 Charles Court Management Company

RGH stressed dialogue with the Charles Court Management Committee was highly desirable and would be welcomed by the PC. RGH requested if the Charles Court Management Committee could share their management plans for the attenuation pond this would be very helpful for the PCs decision-making formulating on going plans for the area.
GL asked if a plan of the entire area was available to make it easier to visualise and place the items under discussion. RGH hoped a detailed plan would be in the documentation supplied tomorrow that could be circulated to Councillors and Charles Court Management members.
LS asked the residents present if there was a direct point of contact that could be shared with the PC to make communication more direct and effective. The residents present explained their own route to the company was via e-mail and sometimes difficult as the Gmail account was 'clogged'. The Official Title of the management company was "Charles Court Management Company". It was stated to remind residents that the Parish Council Clerk was the official officer and should be the only point of contact for residents who wished to bring anything to the PC's attention. It was reiterated for the benefit of all that the Committee would like strong liaison with the management company. RGH asked the residents present to give the details of contact to the Charles Court Management Committee to the Clerk as it was very important to work together.

FM26/7 Car park

The car park that by terms of the gift was intended for those attending the church with no overnight parking had always been an issue. The most immediate issue was to agree an action to prevent the use of the carpark by non-authorised users e.g. the person who had been storing untaxed vehicles. One of the residents present had managed to have a conversation about this with the owner of the one of the vehicles and it had thankfully been removed.
It was agreed unanimously that it should be recommended to full Council that wooden gates should be erected as soon as possible so access to the car park could be locked and controlled.

RECOMMENDATION that full council approve erecting a new gate at Front Meadow car park.

Discussion took place about who would control the opening/closing on a day-to-day basis and that the PC as the landowner must retain overall control of closing the car park during inclement weather for Health and Safety.
A short site visit was agreed after the meeting closed to discuss the best position for a gate. *(See note 1 attached.)*
RGH suggested a meeting with Mr Andrew Minter the Church Administrator was arranged as soon as possible to discuss the car park's operation input/contribution. RGH felt the issue of who should pay for the maintenance of the carpark was exascerbated by the involvement of the church at diocese level and more could be achieved if we interacted with the local PCC.
The issues with drainage were introduced for the whole site but more pressingly in the lower corner of the carpark. GL volunteered to look at the plans and work with any contractors as he has some experience in this area. Quotes would be needed to investigate the problem. AR asked if there was an up-to-date drainage map. LS asked if the residents had one in their documentation. An original resident who was present said he would try and check.

It was asked if the grass-crete surface of the carpark was fit for purpose. RGH explained there had been two inspections by local contractors who confirmed the grass-crete had been laid correctly but the problem lay with the car park being used too soon before the grass had sufficient time to establish itself properly.
AR requested that costs for the various actions proposed today to full council be prepared as soon as possible. This request was because the budget for next year was being prepared and must be included.

FM26/8 Items for the next Agenda

Next agenda items to be based around updates and progress on items/issues discussed today

Meeting closed **2:15pm**

Chairman: Date:

Note 1

14/10/26 - Site meeting at Front Meadow

The position of the gates was discussed and reluctant agreement reached on being sited across the actual entrance to the grass-crete area. It was felt this was best location visually and the residents present expressed a preference for this position.
However, it was acknowledged that having the gate this far down the road might encourage parking along the road. The uneasy decision was to site the gates by the actual car park area and if people parked on the roadway, then LPC would have to move it to the original bollard position.
PRC had read the documentation available about Pig Lane and believed that the PC and all Charles Court Residents as well as the owner of The Mill had a legal permanent right of way along Pig Lane even if it was closed temporarily to members of the public. This had importance because if the car park entrance was closed for any reason, then the PC could still have vehicle access to the space by the lower gate near the bridge at The Mill.
AR's proposed letter to Melissa Ward, S106 officer regarding EDDC CIL funding round 2026/27 was discussed and all present agreed to it being sent.

26/83.4) Finance

September 2026 - Unity Trust Bank Accounts Summary:	
Closing Balances at	30/09/26

Ordinary Accounts	
Current Account	£33,569.90
Short Term Investment Accounts	
Savings Account	£190,889.20
Total	£224,459.10

Bank Account Reconciled Statement

Current Account

Statement Number	42	Bank Statement No.	42
Statement Opening Balance	£18,003.72	Opening Date	01/09/26
Statement Closing Balance	£33,569.90	Closing Date	30/09/26
True/ Cashbook Closing Balance	£33,557.15		

Date	Cheque/ Ref.	Supplier/ Customer	Debit (£)	Credit (£)	Balance (£)
01/09/26	1/9/26 BGL23	Bristish Gas Lite – Gas (YC)	12.35	0.00	17,991.37
01/09/26	1/9/26 BGL921	British Gas – Electricity (YC)	55.78	0.00	17,935.59
01/09/26	1/9/26 BGL922	British Gas Lite - Toilets	41.20	0.00	17,894.39
01/09/26	1/9/26	Employment	845.88	0.00	17,048.51
01/09/26	1/9/26	Employment	134.40	0.00	16,914.11
01/09/26	1/9/26	Employment	2,194.13	0.00	14,719.98
01/09/26	1/9/26 SS	Stephens Scown LLP	2,690.40	0.00	12,029.58
01/09/26	EDDC 1/9/26	EDDC – 2nd half precept	0.00	30,000.00	42,029.58
02/09/26	2/9/26	PC contractor	590.00	0.00	41,439.58
07/09/26	7/9/26	Employment	195.65	0.00	41,243.93
08/09/26	08/09/26 OM	Burial fee	0.00	90.00	41,333.93
10/09/26	10/9/26 EDDC	EDDC – waste collection	1,326.00	0.00	40,007.93
10/09/26	10/9/26	Toilets cleaning	1,240.00	0.00	38,767.93
10/09/26	10/9/26 LVHCIO	Lympstone Village Hall CIO	8.50	0.00	38,759.43
10/09/26	10/9/26 PKF	PKF Littlejohn LLP – external audit	504.00	0.00	38,255.43
10/09/26	Com Lunch 10/9 (1)	Food reimbursement	80.00	0.00	38,175.43
10/09/26	Com Lunch 10/9 (2)	Food reimbursement	56.94	0.00	38,118.49
11/09/26	11/9/26 Turl	Burial fee	0.00	1,800.00	39,918.49
14/09/26	14/9/26	Herald advert	0.00	135.00	40,053.49
15/09/26	15/9/26 EDF	EDF: lights in Candys Field	157.70	0.00	39,895.79
16/09/26	16/9/26 PVM	PVM Supplies	191.11	0.00	39,704.68
21/09/26	21/9/26 LVHCIO	Lympstone Village Hall CIO	25.50	0.00	39,679.18
24/09/26	24/9/26 LVHCIO	Lympstone Village Hall CIO	517.55	0.00	39,161.63
29/09/26	29/9/26 ALRUG	ALRUG	5.00	0.00	39,156.63
29/09/26	29/9/26 Copyrite	Copyrite – herald printing	775.00	0.00	38,381.63
29/09/26	29/9/26	Employment	1,150.87	0.00	37,230.76
29/09/26	29/9/26	Toilet cleaning	600.00	0.00	36,630.76
29/09/26	29/9/26	Employment	268.96	0.00	36,361.80
29/09/26	29/9/26	Employment	2,676.69	0.00	33,685.11
30/09/26	30/9/26 BGL23	British Gas Lite – Gas (YC)	12.65	0.00	33,672.46
30/09/26	30/9/26 BGL921	British Gas- electricity (YC)	54.54	0.00	33,617.92

30/09/26	30/9/26 BGL922	British Gas Lite - Toilets	41.02	0.00	33,576.90
30/09/26	30/9/26 UT	Unity Trust Bank	7.00	0.00	33,569.90

Uncleared and unpresented effects

30/09/26	30/9/26 LVHCIO	Lympstone Village Hall CIO	12.75		33,557.15
		Total uncleared and unpresented	12.75	0.00	
		Total debits / credits	16471.57	32025	

Reconciled by Lucy Tyrrell

Bank Account Reconciled Statement

Savings Account

Statement Number	11	Bank Statement No.	11
Statement Opening Balance	£189,953.64	Opening Date	01/09/26
Statement Closing Balance	£190,889.20	Closing Date	30/09/26
True/ Cashbook Closing Balance	£190,889.20		

Date	Cheque/ Ref.	Supplier/ Customer	Debit (£)	Credit (£)	Balance (£)
30/09/26	30/9/26 Interest rec	Unity Trust Bank	0.00	935.56	190,889.20

Uncleared and unpresented effects

Total uncleared and unpresented	0.00	0.00	
Total debits / credits	0	935.56	

Reconciled by Lucy Tyrrell

Financial Statement - Cashbook

Statement of receipts and payments between 01/04/26 and 30/09/26 inclusive. This may include transactions with ledger dates outside this period.

Balances at the start of the year

Ordinary Accounts

Current Account	£76,379.83

Short Term Investment Accounts

Savings Account	£130,996.02
Total	£207,375.85

RECEIPTS	Net (£)	Vat (£)	Gross (£)
Council			
10 Precept	60,000.00	0.00	60,000.00
15 CIL	0.00	0.00	0.00
20 DCC re Candys Field	0.00	0.00	0.00
25 Herald Adverts	1,973.00	0.00	1,973.00
30 Burial Fees	4,300.00	0.00	4,300.00
35 Lymp FC	0.00	0.00	0.00
45 Wayleaves	7.54	0.00	7.54
50 Misc	50.00	0.00	50.00
65 External grants	4,317.00	0.00	4,317.00
70 YC Rech	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	3,131.93	0.00	3,131.93
110 Interest	1,893.18	0.00	1,893.18
Council Total	75,672.65	0.00	75,672.65
Total Receipts	75,672.65	0.00	75,672.65

PAYMENTS	Net (£)	Vat (£)	Gross (£)
Council			
1000 Salaries	20,634.10	0.00	20,634.10
1005 Expenses	1,093.99	0.00	1,093.99
1015 Village Hall hire	356.00	0.00	356.00
1020 Chairman's Allowance	200.00	0.00	200.00
1025 Subscriptions	1,278.00	218.49	1,496.49
1030 Courses, travel etc	263.20	47.80	311.00
1035 Insurance, Audit, Electricity	3,206.65	306.60	3,513.25
1040 Misc	261.00	0.00	261.00
1045 Herald Printing	3,881.00	1.20	3,882.20
1050 PC Maintenance Contractor	5,710.00	0.00	5,710.00
1055 Grass cutting	600.00	0.00	600.00
1060 Other maintenance	3,062.10	612.42	3,674.52
1065 General tree work	0.00	0.00	0.00
1070 Bin emptying	1,105.00	221.00	1,326.00
1080 Notice boards - maintenance	0.00	0.00	0.00
1085 Play equipment	131.00	26.20	157.20
1090 Lights in CF	557.62	111.51	669.13
1095 Toilets	4,971.65	156.73	5,128.38
1100 Flood equip maintenance	128.92	6.00	134.92
1105 LFRG expenses	61.35	0.00	61.35
1110 Gulliford cemetery	0.00	0.00	0.00
1115 Burial Ground	0.00	0.00	0.00
1120 YC Maintenance	125.00	25.00	150.00
1125 YC Utilities	440.97	22.05	463.02
1130 Website etc	175.00	0.00	175.00
1140 Gully Emptying	0.00	0.00	0.00
1145 Neighbourhood Plan	2,003.00	397.80	2,400.80
1150 Community Hub projects	0.00	0.00	0.00
1155 Hub Building project	2,952.00	513.40	3,465.40
1160 DCC / DCF Funding	0.00	0.00	0.00
2000 S137 Funding	0.00	0.00	0.00
2010 Other Grants	2,397.00	313.40	2,710.40
2015 Bank fees	28.00	0.00	28.00
9999 VAT Payments	0.00	0.00	0.00
Council Total	55,622.55	2,979.60	58,602.15
Total Payments	55,622.55	2,979.60	58,602.15

Closing Balances at 30/09/26

Ordinary Accounts

Current Account	£33,557.15

Short Term Investment Accounts

Savings Account	£190,889.20
Total	£224,446.35

26/83.5) Clerk and LPC's Action List including master correspondence

Meeting/date	Min ref:	Agreed resolution/action		Actioned by:	Actioned d
Oct-26					
LPC 5/10/26	78.5.2	RESOLVED that the Clerk would submit a response of support to adding the asset on the register from LPC.		LT	Oct-26
LPC 5/10/26	26/78.4	RESOLVED that the Clerk ask Streetscene for a larger bin in the entrance to Front Meadow (and Cc GJ).		LT	
LPC 5/10/26	78.1.1	RESOLVED that an amendment to increase level of amount where tender required - from £1,000 to £1,500 (ie 2.5% of Precept) exc. VAT.		LT	Oct-26
LPC 5/10/26	26/76.2	26/1937/COU - request more information about the application regarding the term 'residential' and intended use for the site.		LT	Oct-26
LPC 5/10/26	26/76.1	26/1818/ADV - support but object to Sign F and clarity required for Sign G from LPC to EDDC.		LT	Oct-26
LPC 5/10/26	26/75	RESOLVED that LPC would write a letter of disappointment to National Landscapes of the removal of the East Devon Way with no public consultation.		LT	Oct-26
LPC 5/10/26	26/74.5	RESOLVED that a letter of thanks was written from the PC to Joanne Payne.		LT	
LPC 5/10/26	26/74.3	RESOLVED that a grant of £225 was awarded to Lympstone History Society towards insurance for archived documents.		LT	Oct-26
LPC 5/10/26	26/74.2	RESOLVED that a grant of up to £150 was awarded to Living in Lympstone Advent Trail event towards printing costs.		LT	Oct-26
LPC 5/10/26	26/74.1	RESOLVED that LPC's reviewed Reserves and Investment Policies were approved by Council.		LT	Oct-26
LPC 5/10/26	Pub sess	RESOLVED that LPC write to the utility companies: SWW, National Grid, Broadband providers and the EA to highlight the lane closure and the no access to the village amenities.		LT	Oct-26
LPC 5/10/26	Pub sess	RESOLVED that LPC write again to EDDC Officers and Cllrs to follow up on the last LPC letter.		LT	Oct-26
Sep-26					
LPC 7/9/26	26/69.5	RESOLVED that the Part B recommendations would be approved back to April 2026.		LPC/AR	Sep-26
LPC 7/9/26	26/69.5	RESOLVED that subject to EDDC agreement and handover, in principle, the two surveys and costs would be approved.		AR	
LPC 7/9/26	26/69.5	RESOLVED that Sharepoint would be implemented.		AR	
LPC 7/9/26	26/69.5	RESOLVED that a part-time admin assistant would be appointed.		LPC	Sep-26
LPC 7/9/26	26/69.4	RESOLVED that a Front Meadow sub-committee was formed with five members.		LPC	
LPC 7/9/26	26/69.3	RESOLVED that £2,400 would be allocated to set up the new website.		LT	
LPC 7/9/26	26/69.3	RESOLVED that the webmasters' recommendations for the new gov.uk website were supported.		SF	Sep-26
LPC 7/9/26	26/69.3	RESOLVED that LPCs contribution towards Gulliford Burial Ground would be increase to £2,000per annum.		LT	
LPC 7/9/26	26/69.2	RESOLVED that the tree tender document was accepted with the Clerks recommendations.		LT	Sept 26
LPC 7/9/26	26/69.1	RESOLVED that a consultant would be used to finalise Lympstone Neighbourhood Plan, quotes would be sourced for Council to agree.		SF	
LPC 7/9/26	26/67.3	Planning appeal Ref: 6013380 - Object		SF	Sep-26
LPC 7/9/26	26/67.2	26/1704/FUL - Support		LT	Sept 26
LPC 7/9/26	26/67.1	26/1611/VAR - Support		LT	Sept 26
LPC 7/9/26	26/65.2	RESOLVED that the wall quote and conservation work was approved.		LT	Sept 26
LPC 7/9/26	26/65.1	RESOLVED that LPC's new Data Protection Policy, Documentation Retention Policy and reviewed Allowances, Expenses & Reimbursement Policy were approved by Council.		LT	
Aug-26					
P&T 17/8/26	26/13	ACTION that the Clerk write to County Cllrs to ask about enforcement of cars parked in passing bays and whether signs could be erected.		LT	Sep-26
P&T 17/8/26	26/11	RESOLVED that the Clerk write to the enforcement officer to enquire about the planning breach.		LT	Sep-26
P&T 17/8/26	26/10	ACTION that the Clerk ask for an update regarding works to the footpath at the Mill.		LT	Sep-26
P&T 17/8/26	26/9.2	26/1502/PIP - object		LT	Aug-26
P&T 17/8/26	26/9.1	RESOLVED that LPC would raise a complaint to EDDC regarding the entire planning process and enforcement for the site.		LT	Aug-26
P&T 17/8/26	26/9.1	RESOLVED that LPC would write to DCC PROW officer and raise all concerns regarding the current building site and footpath no.1.		LT	Aug-26
P&T 17/8/26	26/9.1	RESOLVED that LPC would write to EDDC and raise all concerns regarding the current building site.		LT	Aug-26
P&T 17/8/26	26/9.1	26/1288/FUL - strongly object		LT	Aug-26

Jul-26					
P&T 23/7/26		ACTION Clerk to inform Mr Harris of MUGA contract		LT	
P&T 23/7/26	26/3	26/1289/MOUT - object		LT	Jul-26
AAC 13/7/26	26/20	ACTION Clerk to write to the Church to confirm permission and request the necessary documents.		LT	Jul-26
AAC 13/7/26	26/17	RESOLVED that a new bench replaced an old one in situ		LPC	
AAC 13/7/26	26/17	ACTION Front Meadow: Two trees to be planted along the fence by the brook bank. One to replace the snapped tree by the hedge. One to replace the dying tree at the top of the area.		LPC	
AAC 13/7/26	26/17	ACTION Candys Field: Up to three trees along far boundary hedge (breed size dependent) and one tree by the old tree scrambler.		LPC	
AAC 13/7/26	26/17	ACTION Candys Field: Clerk to source a quote from PC contractor for removing and clearing boulders and gate post from the top ditch. LS to source a quote for the same work from Shift It.		LPC	
AAC 13/7/26	26/17	ACTION Candys Field: Clerk to write to CTCRM to remind tenants not to dump garden waste over their garden fence into Candys Field. It should also be noted that each time a tenant changes occupation a new letter is written.		LT	
AAC 13/7/26	26/16	ACTION Cliff Field: All remaining trees to be planted along Cliff edge.		LPC	
AAC 13/7/26	26/14.2	ACTION that KH would identify the ownership of the Brook bank.		KH	
AAC 13/7/26	26/14.1	ACTION that the vegetation was reported online to DCC and write a letter to the Church to raise with EDDC maintenance team.		LT	
LPC 6/7/26	26/60.2	RESOLVED the invitation to bids to contractors for the Hub Building were not released to contractors until funding was in place.		LPC	
LPC 6/7/26	26/60.1	RESOLVED a follow up email from the PC was written and sent to the tree officer for more information.		LT	Jul-26
LPC 6/7/26	26/58.4	26/1283/FUL - support with the cavate of occupational restriction		LT	Jul-26
LPC 6/7/26	26/58.3	26/1291/FUL and 26/1292/LBC - Support in line with EDDC conservation officers recommendations		LT	Jul-26
LPC 6/7/26	26/58.2	26/1337/TCA - Support, complete works after bird nesting season		LT	Jul-26
LPC 6/7/26	26/56.3	RESOLVED the 'Find A Tender' government online platform terms and conditions were approved		LT	Jul-26
LPC 6/7/26	26/56.2	RESOLVED approved Standing Orders, Code of Conduct, Information Technology (IT), Disciplinary, Training and Development policies and LPC 5-year plan.		LT	Jul-26
Jun-26					
Site meet 8/6	Cliff F	ACTION PC contractor to provide a quote for removing dead elm in the hedge behind the scout hut.		LT	
Site meet 8/6	Cliff F	ACTION seek a quote from the PC contractor to angle grind the exposed metal in the cliff edge trees.		LT	
Site meet 8/6	Candys F	ACTION LFC mark out and cut the grass length to 2" for two mini pitches alongside the MUGA for their presentation day		LT	Jun-26
Site meet 8/6	Candys F	ACTION advice from the PC contractor would be sought regarding the suitable type of trees to be planted and suggested spacing.		LT	
Site meet 8/6	Front M	ACTION identify the ownership of the ditch in the boggy corner of the meadow alongside the Brook		LPC	
Site meet 8/6	Front M	ACTION advice from the PC contractor would be sought regarding the suitable type of trees to be planted and suggested spacing.		LT	
Site meet 8/6	Front M	ACTION tree marked with a question mark would require further advice from the PC contractor		LT	
LPC 1/6/26	26/51.4	ACTION that PRC would speak to LFRG regarding water run-off from Underhill.		PRC	Jun-26
LPC 1/6/26	26/51.4	ACTION that PRC would ask Kier if they could deliver woodchip to the entrance of Aveune Field for the PC.		PRC	Jun-26
LPC 1/6/26	26/51.2	RESOLVED that a bug hotel could be erected in the far bottom corner of Front Meadow.		LS	Jun-26
LPC 1/6/26	26/49.3	26/0888/VAR - Support		LT	Jun-26
LPC 1/6/26	26/49.2	26/0967/PDQ - Object		LT	Jun-26
LPC 1/6/26	26/49.1	26/0619/OUT - Object		LT	Jun-26
LPC 1/6/26	26/47.9	ACTION that the Clerk write to EDDC planning and legal team regarding a footpath along Nutwell Road and 20mph scheme in the Parish when negotiating benefits to Lympstone with housing developers.		LT	Jun-26
LPC 1/6/26	26/47.5	RESOLVED that the Gulliford Joint Committee terms of reference and financial regulations were approved by the PC.		LT	Jun-26
LPC 1/6/26	26/42.4	RESOLVED that the Clerk publish the Notice of public rights and add to the website from 2nd June 2025.		LT	Jun-26
LPC 1/6/26	26/42.3	RESOLVED that the accounting statements was agreed, signed and dated by the Chair and Clerk/RFO.		LT	Jun-26
LPC 1/6/26	26/42.2	RESOLVED that the governance statement items 1-8 were satisfactory and was agreed, signed and dated by the Chairman and Clerk/RFO.		LT	Jun-26

May-26					
LPC 11/5/26	26/42.3	ACTION that the Clerk would investigate support options from the internal auditor's recommendations.		LT	Jun-26
LPC 11/5/26	26/42.2.3	ACTION that the Clerk add the current good practice recommendations for posting notices on telegraph poles to the website.		LT	May-26
LPC 11/5/26	26/42.2.2	ACTION that the Clerk contact the Church to ask if permission could be granted to use their porch as a collection base for Herald distributors.		LT	May-26
LPC 11/5/26	26/42.1.3	ACTION that a Monday date in June at 6.30pm would be circulated to all Cllrs for the Clerk to arrange a site meeting.		LT	Jun-26
LPC 11/5/26	26/42.1.2	RESOLVED that the location of the pitch would be from the humps at the top of Candys field to the N-W corner of the field.		LPC	
LPC 11/5/26	26/42.1.2	RESOLVED that £2,000 would be earmarked for the project vired from the cemetery budget.		LPC	Jun-26
LPC 11/5/26	26/42.1.1	RESOLVED that the Clerk and DGA produce a work specification and seek three contractors to quote for the MUGA remedial work.		LT/DGA	
LPC 11/5/26	26/40.2	26/0395/FUL - Support in principle		LT	May-26
LPC 11/5/26	26/40.1	26/0816/TCA - Support		LT	May-26
LPC 11/5/26	26/38.3	ACTION that KH would contact the management company of Charles Court for contact details to pass on to Lympstone Band.		KH	Jun-26
LPC 11/5/26	26/38.2	RESOLVED LPC's CIL report 2025/26 for EDDC was approved send to EDDC by 30th June		LT	Jun-26
LPC 11/5/26	Public sess	ACTION Concerns of the blockage of the public footpath to the Mill field.		LPC	

Correspondence received:

Oct-26		
Date	**Received from**	**Subject**
1st	Ms Reed (EDDC)	EDDC STREET NAME AND NUMBERING POLICY
2nd	Ms Reed (EDDC)	Case6863 ALLOCATION OF OFFICIAL STREET NAME
5th	Mr Buxton Smith (EDDC)	Re: LGR workshop for Town and Parishes
5th	Mr Kayleigh	Access to The Mill fields, Lympstone - Pig Lane
6th	Ms Norton	Concern regarding altered dropped kerb and impact on residents - Glebelands
7th	Mr Tyrrell	Happy holidays
7th	Ms Kay	Fire and rescue service consultation live - five-year plan
12th	Ms Turner (EEMP)	EEMP - Water Quality Webinar
14th	Ms Wall (EDDC)	Advance Notice - Strategic CIL Funding Round 2026/27
15th	Cllr Brown (DCC)	Large vehicles using Courtlands, Sowden and Longbrook Lane
19th	Mr Stevens (EDDC)	Update from the Met Office Advisor for SW England - NSWWS ISSUED FOR WIND
20th	Mr Oliver (EDDC)	East Devon List of Local Heritage Assets - Nomination of Lympstone Methodist Church
20th	Cllr Brown (DCC)	Query from Mondays PC meeting
21st	Dr Moon	RE Telephone box in the Strand
21st	Cllr Brown (DCC)	Prisoner early release scheme
21st	Ms Abrahams	DWE tree planting and new land for nature
22nd	Palmers funeral	Request for a burial

26/86 Planning decisions

Date	Planning Application	LPC	EDDC
1/7/26 expires 24/7	**26/1283/FUL** - Erection of 'granny annexe' in lieu of existing workshop at The Acorns Harefield Drive	16/7 Support	9/10 APPROVED
1/9 expires 24/9	**26/1704/FUL** - Proposed rear extension with accessible roof terrace above and first-floor infill extension at Trelissa, Courtlands Lane.	9/9 Support	20/10 APPROVED
6/8 expires 20/8	**26/1502/PIP** - Permission in principle for the development of detached residential dwelling at Nursery Garage, Courtlands Lane.	19/8 Object	22/10 PIP Grant of Permission in Principle
2/9 expires 25/9	**26/1763/FUL -** Proposed single store rear extension and associated works at Longbrook Cottage, Longbrook Lane.	No comment	22/10 APPROVED