

## Minutes of the Parish Council Meeting

held on

Wednesday 3<sup>rd</sup> July 2024

at 7.30pm at the Village Hall

**Present:** Cllr A Birmingham, Cllr R Tillett, Cllr E Hollingsworth, Cllr W Honan, Cllr B Hillson, Cllr S Luxton and Cllr N Vickers.

**In Attendance:** Tracy Watkins (Clerk), and six members of the public

No		Action
46/24	<p><b>Apologies:</b></p> <p>No apologies received from Cllr J Kemp (EDDC), Cllr H Gent (DCC) and Cllr S Randall Johnson (DCC) and they did not attend. Clerk to speak to EDDC about non-attendance for some time by Cllr Kemp.</p>	
47/24	<p><b>Declarations of interest</b></p> <p>None</p>	
48/24	<p><b>Minutes of the meeting held on Wednesday 8<sup>th</sup> May</b></p> <p>Were agreed as a true record and <b>SIGNED</b> by the Chair</p>	
49/24	<p><b>Public Question Time</b></p> <p>No questions were raised.</p>	
50/24	<p><b>Affordable Housing</b></p> <p>At the meeting held on the 8<sup>th</sup> May the public were made aware of two potential housing developments in the village, Stonilands and Templers Field. Cllr Tillett read out a statement from the Chair of the Community Land Trust (CLT) that was received late today (see Appendix A). Cllr Vickers asked what the CLT's opinion was of the other development and Cllr Tillett advised they were aware of it but he did not know what their opinion was.</p> <p>Cllr Hollingsworth expressed that she felt the CLT were working hard to look at compromises and take into account everyone's views.</p> <p>The 20 mile an hour limit does not extend all the way to the bottom of the hill currently. Cllr Tillett to speak to Highways to see if it can be extended. Our current contact in Highways Helen Selby is leaving. Could we look at</p>	<p>RT</p>

	<p>the whole village for lower speed limit as there are other areas that are dangerous?</p> <p>Templers Field – the Parish Council was made aware at the last meeting that potentially some housing could be going up in Templers Field. The Council had no further information at that time. The developers offered to meet the Council but would only do so in a “closed” meeting. The Parish Council declined this invitation and advised would be happy to meet but only in an open meeting. The Council has been advised that the agreement should be signed in the next couple of weeks. The developers have said they would like to meet with the Council prior to the Council meeting in September.</p> <p>As a Parish Council it is important to understand that we cannot influence any decision even if planning goes through. It is felt we should try and work with the developers to ensure best choices for the village. 66% of any development has to be affordable housing.</p> <p>It was the right decision not to meet with the developers at this stage. When it is appropriate to do so a working group can be assembled of at least 2 councillors and members of the public.</p> <p>The Chair will write and inform the developers of this.</p>	<p><b>Chair</b></p>
<p><b>51/24</b></p>	<p><b>Lead Councillor Updates</b></p> <ul style="list-style-type: none"> <li>• Finance – Cllr Birmingham –</li> <li>• The recent report by the external auditors found: Accounts have been prepared accurately and are in order Suggested changing banks – the Council do not feel this is necessary at the moment Probity – currently 3 councillors approve all payments before being made. Chair suggested as extra layer of security the Clerk sends the 3 finance councillors the bank statements every 2 weeks. The councillors already check reconciliation of bank before it is published. Financial Risk policy to be adopted. Clerk to prepare before the Sept meeting.</li> <li>• Verges – Cllr Luxton – Need a trim. Cllr Luxton will speak to Richard Hill to cut back by a metre to save money. This was <b>PROPOSED</b> by Cllr Hollingsworth and <b>SECONDED</b> by Cllr Luxton</li> <li>• Trees &amp; Natural Environment – Cllr Hollingsworth – 11 species of bat have been identified around the village. A pair of otters and kingfishers have been spotted by the river. There have been reports of sewage in the river. If anyone else sees this then they</li> </ul>	<p>Clerk</p> <p>SL</p> <p>RT</p>

	<p>should report to South West Water and the Environment Agency. Cllr Tillett will post in Speke Up.</p> <ul style="list-style-type: none"> <li>• Highways and Traffic Management – Cllr Tillett – Nothing to report. DCC to be contacted about the lane</li> <li>• Communications – Cllr Vickers –Nothing to report <ul style="list-style-type: none"> <li>- Planning and Development– Cllr Honan – The planning for porch and doors on the village hall is going very slowly. The Chair thanks Cllrs Honan and Tillett for their work on this. One application outstanding. Landowner is happy to have a site meeting.</li> <li>- Footpaths – FP7 Wynn Stait has contacted the landowner again about getting the laurels cut back. He is chasing.</li> </ul> </li> </ul>	RT
<b>52/24</b>	<p><b>Village Hall</b></p> <p>Plans moving forward to replace porch, doors and kitchen door. Planning application has been submitted and the community grant of £1000 has been received.</p>	
<b>53/24</b>	<p><b>Financial Items</b></p> <p>The account summary to <b>30<sup>th</sup> June 2024</b> (previously approved by Cllr A Birmingham) was <b>AGREED</b> and <b>APPROVED</b>.</p> <p>To <b>NOTE</b> the following payments were approved remotely in accordance with Financial Regulations :</p> <p>2 x Payments to Tracy Watkins (May and June salary)</p> <p>2 x Payments to HMRC (May and June)</p> <p>2 x Payments to BT for Village Hall line rental only (paid by DD on 29.05.2024 - £12.09 &amp; 28.06.2024 - £13.47)</p> <p>1 x payment to DALC for subscription - £142.68 (02.05.24)</p> <p>1 x payment for machinery servicing £56.75 (21.05.24)</p> <p>1 x payment for payroll software £98.40 (21.05.24)</p> <p>1 x payment for internal audit £119.00 (28.05.24)</p> <p>1 x payment annual grant to the Village Hall Trustees £2000 (15.06.24)</p> <p>Note: Payments approved by Councillors S Luxton, A Birmingham and R Tillett in accordance with the Financial Regulations.</p>	Clerk to circulate publish on website
<b>54/24</b>	<b>Clerk performance and pay review</b>	Clerk

	Clerk to send performance paperwork to all Councillors. Council is happy to agree an interim payrise until one is formally agreed by the unions, which it will then be happy to honour.	
55/24	<b>EDDC Update</b>  Cllr Kemp was not at the meeting and did not provide an update. Clerk to email and request one.	Clerk
56/24	<b>To receive an update from Lead Councillors on the following:</b>  <b>DCC Update</b>  Neither Cllr Randall-Johnson nor Cllr Gent were present at the meeting. Cllr Randall-Johnson provided the update. See Council website for details.	
57/24	<b>Other information/correspondence received for possible action/discussion/attendance and review of Action Points</b> <b>Village Hall</b>  <ul style="list-style-type: none"> <li>• <b>Action points</b> – reviewed</li> <li>• <b>Speke up submissions</b> - Not one due until September</li> <li>• <b>Working party for East Devon locality plan</b> – Cllrs Birmingham and Honan to attend meetings. Clerk will check emails to see if anything relevant to our area. First meeting in October.</li> <li>• <b>School hedge</b> – very overgrown again. Cllr Birmingham will write and official letter to the Exe Valley Federation regarding this and ask for a meeting with the Headteacher.</li> <li>• <b>New Parish Councillor</b> – Recruitment drive on-going</li> </ul>	Clerk Chair
58/24	<b>Date of the next meeting(s)</b>  The meeting closed at 9.30pm. The date of the next Meeting is Wednesday 11 <sup>th</sup> September 2024 – Village Hall at 7.30 pm.	

Signed:.....

Date:.....

## APPENDIX A

### AFFORDABLE HOMES AND COMMUNITY LAND IN BRAMPFORD SPEKE

#### UPDATE FROM COMMUNITY LAND TRUST July 2024

Having discussed the public reactions (support and criticisms) following the recent public meeting and subsequent parish council meetings the CLT has decided to submit a pre planning application to the EDDC Planning Department seeking comments.

In particular, the CLT is looking into four aspects of the plans:

- It has commissioned and received a detailed topographical survey of Stonilands field and surroundings. This indicates that a suitable visibility splay can be made at the field gate entrance simply by back trimming the existing hedge. There should be no need to move it and certainly not remove it altogether. The survey also gives a more accurate basis for the overall design to ensure the proposed ridge heights will be lower than the existing Stooks Close houses.
- Constructing an alternative or additional entrance via Stooks Close and through the small car park is also being considered, with suitable replacement/additional parking space within the new-build. We need to get the views of interested parties, especially the residents.
- Reducing the number of homes from 12 to 8 – that is 6 affordable homes for rent and 2 market homes.
- Extending the 20mph limit to the bottom of the hill. Has there been a problem with doing this in the past ?

The CLT welcomes feedback on the above. It will be meeting with the Teign Housing, the registered provider, next week. Any feedback before then would be appreciated.

Stewart Wass Chair BSUP&C CLT