

## Minutes of the Parish Council Meeting

held on

Wednesday 12<sup>th</sup> March 2025

at 7.30pm at the Village Hall

**Present:** Cllr R Tillett, , Cllr S Luxton, Cllr J Wayne, Cllr L Langdon, Cllr W Honan, Cllr E Hollingsworth, Cllr S Luxton,

**In Attendance:** Tracy Watkins (Clerk), and one member of the public

No		Action
	It should be noted that as Cllr Hillson was not present as Chairman Cllr Tillett presides over the meeting as Vice Chair.	
17/25	<b>Apologies</b> Cllr Hillson sent his apologies. No response from Cllr H Gent (DCC) and Cllr Randall-Johnson (DCC) sent a report.	
18/25	<b>Declarations of interest</b> Both Cllr Luxton and Cllr Langdon have an interest in the Affordable Housing. This is Agenda item 5.  Cllr Luxton rents land which is included in the potential housing development and Cllr Langdon is a Director of the CLT	
19/25	<b>Minutes of the meeting held on 15<sup>th</sup> January 2025</b> The Minutes were <b>SIGNED</b> as a true and accurate record by the Vice Chairman. <b>PROPOSED</b> Cllr Tillett <b>SECONDED</b> Cllr Luxton.	
20/25	<b>Public question time</b>  No questions were raised.  Cllr Hollingsworth wanted to thank Cllr Tillett for the wonderful display of daffodils.	
21/25	<b>Affordable Housing</b>  CLT have indicated that they are looking to hold a public meeting possibly April or May. Cllr Langdon declared her interest as Director of CLT at the start of the meeting. Cllr Tillett <b>PROPOSED</b> that the Council are pleased to support this process <b>SECONDED</b> cy Cllr Elaine Hollingsworth. The CLT sent an update this is listed below.	

	<p>Templers Field –The Developer has informed the Council that a traffic survey has already started. An update was sent via email please see this below.</p> <p>As things stand at the moment the Parish Council doesn't think two developments will go ahead in, the village.</p>	
<b>22/25</b>	<p><b>Planning</b></p> <p><b>APP/U1105/W/24/3352802</b> – Noted</p> <p><b>24/2483/FUL – 3 Church View, Brampford Speke, EX5 5DP</b> – No objection</p> <p><b>25/0182/TCA – Chimney Cottage Road</b> – referred to arborist at EDDC</p> <p><b>Pilgrims</b> – Had approval from EDDC</p>	
<b>23/25</b>	<p><b>Lead Councillor updates</b></p> <p>Verges – Cllr Luxton – Not cutting hedges or verges yet. End of May beginning of June and leave it as late as possible to try and save some money. Gullies have been cleared out.</p> <p>Trees and Natural Environment – Cllr Hollingsworth – Osprey about again. Otter in pond at the bottom of the garden</p> <p>Highways and Traffic Management – Cllr Tillett – Letter from SWW. Not a very consistent response and cannot give a time frame for getting burst pipes done permanently (see email from Richard). If a pipe is patched, they have to leave it 24 hours to make sure fix is good before they fill the hole in.</p> <p>Communications – Cllr Langdon – No further development on the Facebook page. Still working on it.</p> <p>Footpaths – Cllr Wayne and Wynn Stait. Footpaths FP8B big tree down but easy to walk around at the moment. Footpaths in general very muddy. FP4 (Green Lane) has been cleared Clerk confirmed that the P3 forms have been submitted. The Council has a balance of £1528.71 in the P3 fund and have put in bids for £800. £500 for works for Footpath 4 – Brampford Speke to Red Rock and £300 to clear Station Hill this year.</p>	
<b>24/25</b>	<b>Village Hall</b>	

	Still waiting for an update from the contractors as to when the works will commence.	
<b>25/25</b>	<p><b>Financial items</b></p> <p>To receive the accounts summary to 28<sup>th</sup> February 2025 (previously approved by Cllr Hillson).</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 (January and February salary and expenses)</p> <p>2 x Payments to HMRC (January and February)</p> <p>2 x Payments to BT for Village Hall line rental only (paid by DD on 28.01.2025 - £12.09 &amp; 28.02.2025 - £12.09)</p> <p>1 x payment to MCA windows of £1600.00 for new windows for BSVH porch (18.02.2025)</p> <p>Note: Payments approved by Councillors S Luxton, B Hillson and R Tillett in accordance with the Financial Regulations.</p> <p>Council to <b>NOTE</b> that the following payments have been received: 24.01.2025 return deposit for porch windows of £1600.00</p>	
<b>26/25</b>	<p><b>Santander Bank Account</b></p> <p>To discuss and <b>APPROVE</b> the transfer of funds from the Deposit account to the Current account with the appropriate signatories. Letter to be signed by relevant parties.</p> <p><b>PROPOSED</b> – Cllr L Langdon and <b>SECONDED</b> by Cllr E Hollingsworth. <b>SIGNED</b> by Cllrs Luxton and Tillett</p>	
<b>27/25</b>	<p><b>EDDC Update</b></p> <p>There is currently a vacancy for the EDDC Councillor so no representative was present</p>	
<b>28/25</b>	<p><b>DCC Update</b></p> <p>Neither Cllr Randall-Johnson nor Cllr Gent were present at the meeting. Cllr Randall-Johnson provided the monthly update. See below.</p>	
<b>29/25</b>	<b>Other information/correspondence received for possible action/discussion</b>	

	<ul style="list-style-type: none"> <li>• Speke Up – 2 affordable Housing proposals, footpath work completed, daffodils</li> <li>• The Clerk's unused Annual leave – to be carried forward and not paid. Proposed – Cllr Tillett Seconded Cllr Luxton. To be taken within 6 months.</li> <li>• Limit to be set for laptop £400 and Clerk will find best value for money. Proposed Cllr Tillett Seconded Cllr Luxton</li> <li>• Clerk to check dates for Council meetings to move to the first Weds of the month? Check 9<sup>th</sup> July date is OK.</li> </ul>	
30/25	<p><b>Date of the next meeting(s)</b></p> <p><b>The meeting closed at 20:30pm</b></p> <p>Next Meeting on 14<sup>th</sup> May 2025 Annual Parish Council Meeting followed by the Annual Parish Meeting – 19:00pm in the Village Hall.</p>	

**Signed:**.....

**Date:**.....

## **Proposed affordable housing development at Stonilands – update for Brampford Speke Parish Council's 12/3/25 meeting**

The proposals – for a small development of mainly social rented housing prioritised for local people, plus some amenity land - continue to be adjusted and refined. We, that is the Community Land Trust, are aiming to get to a position which

- (i) is supported by the Brampford Speke community and the Parish Council
- (ii) meets the housing needs identified in the Housing Needs Survey
- (iii) gets planning permission from the Local Planning Authority (EDDC)
- (iv) is acceptable to the landowner
- (v) works financially for our housing association partner, Teign HA, and behind Teign the various essential sources of capital grant – Homes England, EDDC and Teign HA itself.

It is the financial viability of the proposals that have recently proved most challenging, leading to a number of adjustments and refinements under consideration. The overall shape & design of the development, keeping to an agricultural style, is staying very much as it was presented at the last public consultation and has been very well received. However, following the consultation and ongoing investigations we are and have been evolving the design in the light of the following:

These proposed changes include:

- Moving the development some 20 mts closer to the main road (which will still leave an area of amenity land between the development and the road). This move will directly cut some costs by shortening the new access road and length of foul drainage.
- Increasing the number of affordable homes by 1 or perhaps 2. Originally, we proposed 9 homes in accordance with the Needs Survey recommendations. We then reduced this figure to 6 in response to feedback from the local community. However, this proves financially unviable. The additions under consideration would take the number back to 7 or perhaps 8. But building 2 x one bed units on 2 floors, effectively 'flats', only takes slightly more space than a 2 bed house and reduces building costs. The overall frontage would increase by only 4 metres (still a decrease of 19 metres to the 9 homes scenario).
- Alternative vehicle and pedestrian access possibilities.
- Surface water run off attenuation and its layout involving a proposed swale which would be part of an enlarged area of planting dedicated to improved biodiversity.
- Moving the electricity transformer away from the roadside access and undergrounding power lines .

We would now like to share this recent thinking with the community, and reflect on the feedback people give us, before deciding how to move forward, hopefully heading into a full planning application.

**Accordingly we propose to hold a ‘drop-in’ consultation event for the community, at the Village Hall either in the second half of April or possibly early May – final details yet to be settled.** We would then propose to share and discuss the results of this with the Parish Council.

At this point we invite the Parish Council’s comments on the process we set out above, but we suggest that comments on the substance of any changes awaits the public consultation event.

Brampford Speke Upton Pyne & Cowley Community Land Trust

#### **TEMPLERS MEAD UPDATE**

- Start ecology surveys March 2025 – depending on the results this could be on/off monitoring until September/ October time.
- A topographical survey to measure the gradient of the land. Date TBC depending on the agricultural use of the land. As part of this survey it will take into consideration the height and position of neighbouring properties so this information can be taken into consideration for the design of any scheme.
- Installing boreholes for groundwater monitoring October 2025. This is to demonstrate the best method of draining the site without increasing any risk of flooding elsewhere. This will be in place until May 2026.
- We will need to understand traffic speed and movement within the village, so we are likely to do a traffic survey I would assume after Easter, but possibly sooner depending on availability.

If it would be helpful for us to meet with Parish Council, please let me know, and I would be more than happy to arrange a meeting.

We are starting to plan public consultation, so we can capture the local feelings towards housing, and the affordable housing that is required. I would anticipate starting this the beginning of the summer, and as part of this, we would seek to engage with the CLT. We feel with the location of the Templer field to the centre of the village there is an opportunity for wider community benefits.

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BRAMPFORD SPEKE PARISH COUNCIL ACCOUNTS Summary 2024-2025				
2023-2024		2024-2025	2024-2025 (Actual)	2024-2025
Out-turn		Budget	28.02.2025	Out-turn Forecast
	<b>RECEIPTS</b>			
£ 8,000.00	PRECEPT	£ 8,500.00	£ 8,500.00	£ 8,500.00
	Community grant		£ 1,000.00	£ 1,000.00
£ -	S106 Contribution			£ -
£ -	P3 Footpaths	£ -	£ 1,330.00	£ 1,330.00
£ 56.00	Bank Interest	£ 40.00	£ 47.27	£ 48.00
	Refund of Deposit for BSVHT porch		£ 1,600.00	
	Goods sold		£ 50.00	£ 50.00
£ 2,714.98	VAT REFUND	£ 300.00	£ 412.80	£ 300.00
£ 10,770.98	<b>TOTAL RECEIPTS</b>	£ 8,840.00	£ 12,940.07	£ 11,228.00
	<b>PAYMENTS (inc of VAT)</b>			
	<b>PC Housekeeping</b>			
£ 55.00	Cllrs' expenses	£ 50.00	£ 47.00	£ 55.00
£ -	Training	£ 150.00		£ 150.00
£ 40.00	Fees (Audit etc)	£ 65.00	£ 119.00	£ 120.00
£ 264.00	Insurance	£ 300.00	£ 264.00	£ 300.00
	Administration (inc DALC, SLCC & ICO registration)	£ 250.00	£ 142.68	£ 150.00
£ 136.75	Payroll System	£ 100.00	£ 98.40	£ 100.00
£ 93.60	Election			
£ 589.35	<b>Sub-total</b>	£ 915.00	£ 671.08	£ 875.00
	<b>Clerk</b>			
£ 3,919.69	Salary & expenses	£ 4,300.00	£ 4,148.00	£ 4,600.00
	Clerks Computer/IT Equipment (budget from EMR)			
£ 46.00		£ 100.00	£ 216.11	£ 315.00
£ 3,919.69	<b>Sub-total</b>	£ 4,400.00	£ 4,364.11	£ 4,600.00
	<b>Village projects and PC's assets</b>			
	P3 Footpaths (budget from EMR)	£ 783.00	£ 782.75	£ 783.00
£ 768.39				
£ -	Footpaths (no P3)	£ 300.00		£ 300.00
£ 198.00	Highways	£ 125.00	£ -	£ 125.00
£ -	Verges and hedges	£ 375.00	£ 394.80	£ 375.00
£ -	Station Hill Cleaning	£ -		£ -
£ -	S106 Church Path	£ -		£ -
£ -	N'bourhood Watch	£ 50.00		£ 50.00
£ 141.91	Telephone line	£ 200.00	£ 134.85	£ 200.00
£ 911.88	Coronation bench	£ -	£ -	£ -
	Village Hall roof VAT payment	£ -	£ -	£ -
£ 2,400.00				
	Defibrillator batteries and pads	£ 175.00	£ 43.14	£ 175.00
£ 107.22				
£ 4,527.40	<b>Sub-total</b>	£ 2,008.00	£ 1,355.54	£ 2,008.00
	<b>Village Hall</b>			
£ 2,000.00	Annual grant	£ 2,000.00	£ 2,000.00	£ 2,000.00
	Building regs fees porch		£ 266.00	
	Repairs to porch	£ 1,000.00	£ 1,600.00	£ 267.00
£ 11,940.00	Repairs to Roof	£ -		
£ 13,940.00	<b>Sub-total</b>	£ 2,000.00	£ 3,866.00	£ 2,000.00
	<b>Other</b>			
	Welcome Pack	£ -		£ -
	<b>Sub-total</b>	£ 4,008.00	£ -	£ -
£ 22,976.44	<b>TOTAL Payments</b>	£ 9,323.00	£ 10,256.73	£ 9,483.00
<b>SUMMARY</b>	<b>Actual 2024-2025</b>			
BALANCE BROUGHT FORWARD	£ 7,462.12			
ADD RECEIPTS	£ 12,940.07			
<b>TOTAL</b>	<b>£ 20,402.19</b>			
LESS PAYMENTS	£ 10,256.73			
	<b>£ 10,145.46</b>			
<b>BANK RECONCILIATION</b>				
28.02.2025 CURRENT	£ 7,061.18			
28.02.2024 DEPOSIT	£ 3,084.28			
<b>TOTAL CARRY FORWARD</b>	<b>£ 10,145.46</b>			
<b>Reserves</b>				
(1) earmarked				
	28.02.2025			
Footpaths (P3)	£ 1,528.71	see tab		
Election	£ 700.00			
IT equipment and software	£ 300.00			
General 3 month Reserves	£ 3,000.00			
<b>Total</b>	<b>£ 5,528.71</b>			
(ii) Not earmarked	£ 4,616.75			
<b>Total reserves</b>	<b>£ 10,145.46</b>			

## **Monthly Divisional Report March 2025 –**

### **DCC Cllr Sara Randall Johnson**

I'm delighted that spring appears to have sprung and we have largely avoided a cold, but unfortunately wet winter, where this has a detrimental impact on our highways network, where repair teams are now busy catching up with repairs, white line renewals etc

#### **Keeping our young people safe online**

<https://saferdevon.co.uk/> is running a free webinar to explore digital spaces that young people engage with, how these may influence their choices and expose them to risks and practical tips and guidance to support young people to keep safe.

The free webinar will explore:

- why the digital world is a valuable space for many neurodivergent young people
- how the online content young people interact with can shape their choices and may expose them to risks and harmful behaviours
- practical tips and guidance on creating safe and supportive online spaces for young people

This session will be led by Alistair Barfield, who is AuDHD, and a leading expert in neurodivergence and digital harms.

It will take place online on Thursday 27 March at 7pm to 8pm.

Please visit the Safer Devon Eventbrite page to book your place at.

<https://www.eventbrite.co.uk/e/lets-talk-keeping-our-young-people-safe-online-tickets-1263976671249?aff=ebdssbdestsearch>

#### **Thousands more children to receive Bikeability cycle training**

Over 9,300 schoolchildren in Devon are to benefit from Bikeability cycle training this financial year, see <https://www.bikeability.org.uk/>

That's thanks to a Bikeability Funding award of just over £451,000 to us for 2025/26.

The funding is part of £3.9 million of funding recently announced by the Government and Active Travel England (ATE) for cycling and walking projects in Devon, which was the largest settlement for any South West authority.



Bikeability cycle training provides schoolchildren with lifelong road safety skills while also improving their health and wellbeing.

Over the past 19 years, we have provided Bikeability cycle training to almost 120,000 young people across the county.

Adult cyclists are reminded that they can also book free confidence sessions through Active Devon at <https://activedevon.org/adult-cycle-training/>

The sessions, delivered by qualified bike Instructors, can cater for up to three people at a time and can be tailored to suit all abilities and goals, from first-time riders to regular cyclists looking to improve their skills.

For more information on cycle training for children and adults please visit our Travel Devon webpages at <https://www.traveldevon.info/cycle/cycle-training/>

### **Councils collaborate on devolution plans**

The Leaders of Devon County Council, Plymouth City Council, and Torbay Council are working together to explore the creation of a Mayoral Strategic Authority.

A part of the Government's new devolution plans, this is a once in a generation opportunity to take power out of Whitehall, bring decision-making closer to the people of Devon, Plymouth and Torbay and unlock unprecedented opportunities for growth and innovation.

A Mayoral Strategic Authority promises to supercharge the region's ability to access greater powers and unlock additional funding for economic growth and infrastructure development, such as housing and transport.

By working together, the councils aim to ensure that Devon, Plymouth and Torbay are ready to seize this unique opportunity when the government calls for further submissions of interest.

The councils also emphasised that Cornwall Council is welcome to join their discussions at any time, should they choose to reconsider. This inclusive approach highlights the commitment to regional cooperation and shared prosperity.