

Minutes of the Parish Council Meeting

held on

Wednesday 8th July 2025

at 7.30pm at the Village Hall

Present: Cllr S Luxton, Cllr R Tillett, Cllr W Honan, Cllr E Hollingsworth and Cllr Nat Vanstone (DCC),

In Attendance: The Clerk and 2 members of the public were present

| No | | Action |
|-------|--|--------|
| 55/25 | <p>Apologies</p> <p>To receive any apologies for absence. Cllr Lisa Langdon sent her apologies. Cllr Fabian King sent his apologies and a report. There were no apologies from Cllr Henry Gent (DCC). His report has been circulated to councillors.</p> <p>It was NOTED that Cllr Jo Wayne has resigned from the Council. The Councillors thanked Cllr Wayne for her input.</p> | |
| 56/25 | <p>Declarations of interest</p> <p>Councillors are reminded of the requirement to declare any interest, including the type of interest, and reason for that interest, either at this stage of the meeting or as soon as they become aware of that interest.</p> <p>None to declare</p> | |
| 57/25 | <p>Minutes</p> <p>The Minutes of the APCM held on 14th May 2025 will be signed at the APCM in May 2026.</p> | |
| 58/25 | <p>Public question time</p> <p>Up to 5 minutes Public Question Time for members of the public to bring forward any issues not on the agenda (where a matter is already on the agenda members of the public will be given an opportunity to speak when that item is considered, within the framework of the Council's standing orders). Where a decision is required, the issue will be placed on the following agenda.</p> | |

Signed:

Dated:

| | | |
|--------------|---|--|
| | No questions were raised. | |
| 59/25 | <p>Affordable Housing</p> <p>To receive any updates on potential housing initiatives within the Parish.</p> <p>Cllr Tillett hasn't had any updates recently. The CLT put some details in Speke Up last month. The Leander developer has nothing new to report.</p> <p>Cllr Stuart Luxton declared an interest in both these developments.</p> | |
| 60/25 | <p>Planning</p> <p>The following planning consultations have been received since the last meeting:</p> <ul style="list-style-type: none"> • EDDC Building Control Inspection Report sent to BSVHT regarding porch upgrades. Update to be given. Cllr Honan and Tillett advised this is all in hand with the BSVHT Committee. <p>Councillors have the option to discuss any applications received after the agenda has been published.</p> <p>No new applications.</p> | |
| 61/25 | <p>Lead Councillor updates</p> <ul style="list-style-type: none"> • Verges – Cllr Luxton. Hedges and verges trimmed at the weekend. Last trim in September • Trees & Natural Environment – Cllr Hollingsworth- not much to say. River very low. Saw another otter last week. Young trees Ash should be more resistant. • Highways and Traffic Management – Cllr Tillett – Upton Pyne trying to get road onto main road to be resurfaced. This is going to be done. • Communications – Cllr Langdon – not here so no report. • Footpaths – Update from the Footpath Warden. See report below. DCC made a great job of Station Hill. • Deeds to Hall – Richard Tillett – has been speaking to solicitors. Title to the hall became questionable before the trust was formed in 2012. If hall was no longer needed it will reverse to Iddesleigh estate. Solicitors will charge £750 to apply to the Land Registry to get deeds | |

Signed:

Dated:

| | | |
|--------------|---|--|
| | transferred to us as 12 years is up. Richard will approach the Land Registry to see what the process is to do it ourselves. We have a possessory Title but after 12 years you can as Land Registry to change to absolute title. | |
| 62/25 | <p>Village Hall</p> <p>To receive an update from Councillors Tillett and Honan. See above for details regarding report from EDDC Planning department.</p> <p>All works complete with regards the windows and doors. Admin work to do which is being dealt with. Building control inspection report.</p> | |
| 63/25 | <p>Financial items</p> <p>To receive the accounts summary to 30th June 2025 (previously approved by Cllrs Luxton, Tillett and Hillson).</p> <p>To NOTE the following payments were approved remotely in accordance with Financial Regulations :</p> <p>2 x Payments to Tracy Watkins (May and June salary and expenses) 2 x Payments to HMRC (April and May) 2 x Payments to BT for Village Hall line rental only (paid by DD on 29.05.2025 - £12.09 & 30.06.2025 - £12.09) 1 x payment to Moneysoft for payroll software £103.20 (08.05.2025) 1 x payment of £6550.00 To MCA windows for Village Hall Porch (05.06.2025)</p> <p>Note: Payments approved by Councillors S Luxton, B Hillson and R Tillett in accordance with the Financial Regulations.</p> <p>Council to NOTE that the following payments have been received:</p> <p>Transfer of £3103.80 from Deposit Account to Current (02.05.2025) – Deposit account closed.</p> <p>Payment of £4191.67 received from BSVHT for payment of upgrade to porch (04.06.2025)</p> | |
| 64/25 | <p>Bank Account</p> <p>To discuss and APPROVE moving to another banking provider. Lloyds offer a switch service for Business accounts.</p> <p>PROPOSED: Cllr S Luxton SECONDED: Cllr R Tillett. RESOLVED.</p> | |
| 65/25 | <p>EDDC Update</p> <p>To receive an update from East Devon District Council.</p> | |

Signed:
Dated:

| | | |
|--------------|---|--|
| | Cllr Fabian King was unable to attend but sent a report which has been distributed. | |
| 66/25 | <p>DCC Update Cllr Henry Gent was not present but his recent report has been distributed to Councillors.</p> <p>Cllr Nat Vanstone was present. He advised he is new to the post of DCC Councillor. He is getting around and meeting Parish Councils.</p> <p>20mph restriction in the village. The parish Council would like to extend the current 20mph out further to the potential housing development.– Cllr Richard Tillett already sent an email to Highways regarding this. There is an EDDC Highways Committee meeting soon so Cllr Vanstone will raise this here.</p> <p>Cllr Vanstone advised he is on the Highways Committee and also on Farm Estates committee with Cllr Henry Gent.</p> | |
| 67/25 | <p>Other information/correspondence received for possible action/discussion</p> <ul style="list-style-type: none"> • Speke Up Submissions. There is no edition in August but Cllr Tillett will make sure something in for September edition. • The Clerk has requested annual leave for 9th and 10th July and 4th to 14th August. Approved. • New .gov email accounts for Councillors and the Clerk. Try for brampfordspekeparish.gov.uk • Community payback scheme – Cllr Hollingsworth to give an update if available. Clerk to chase Stoke Canon Clouncilor again. • Notice board and bench - Cllr Hollingsworth to give an update if available. Noticeboard about £160. DCW 3-seater bench £470 + VAT. Duke of Edinburgh young man offered to help to mend the bench and noticeboard. Cllr Nat Vanstone said there is a locality budget from DCC. Clerk to email Cllr Vanstone with quotes and go ahead with noticeboard quote. • IT policy to be APPROVED. PROPOSED: Cllr Luxton SECONDED: Cllr Tillett. RESOLVED. | |
| 68/25 | <p>Date of the next meeting(s) Next Meeting on Tuesday 2nd September @ 7.30pm in the Village Hall. Meeting closed @ 20:17pm</p> | |
| | | |

Signed:
Dated:

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:

Signed:

Dated:

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.

Signed:

Dated:

- 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.

-

Signed:
Dated:

| 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 |
| | RECEIPTS | | | |
| £ 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 | TOTAL RECEIPTS | £ 8,840.00 | £ 12,940.07 | £ 11,228.00 |
| | PAYMENTS (inc of VAT) | | | |
| | PC Housekeeping | | | |
| £ 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 | | | | |
| £ 93.60 | Payroll System | £ 100.00 | £ 98.40 | £ 100.00 |
| | Election | | | |
| £ 589.35 | Sub-total | £ 915.00 | £ 671.08 | £ 875.00 |
| | Clerk | | | |
| £ 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 | Sub-total | £ 4,400.00 | £ 4,364.11 | £ 4,600.00 |
| | Village projects and PC's assets | | | |
| £ 768.39 | P3 Footpaths (budget from EMR) | £ 783.00 | £ 782.75 | £ 783.00 |
| £ - | 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 | Sub-total | £ 2,008.00 | £ 1,355.54 | £ 2,008.00 |
| | Village Hall | | | |
| £ 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 | Sub-total | £ 2,000.00 | £ 3,866.00 | £ 2,000.00 |
| | Other | | | |
| | Welcome Pack | £ - | | £ - |
| | Sub-total | £ 4,008.00 | £ - | £ - |
| £ 22,976.44 | TOTAL Payments | £ 9,323.00 | £ 10,256.73 | £ 9,483.00 |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| SUMMARY | Actual 2024-2025 | | | |
| BALANCE BROUGHT FORWARD | £ 7,462.12 | | | |
| ADD RECEIPTS | £ 12,940.07 | | | |
| TOTAL | £ 20,402.19 | | | |
| LESS PAYMENTS | £ 10,256.73 | | | |
| | £ 10,145.46 | | | |
| BANK RECONCILIATION | | | | |
| 28.02.2025 CURRENT | £ 7,061.18 | | | |
| 28.02.2024 DEPOSIT | £ 3,084.28 | | | |
| TOTAL CARRY FORWARD | £ 10,145.46 | | | |
| Reserves | | | | |
| (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 | | | |
| Total | £ 5,528.71 | | | |
| (ii) Not earmarked | £ 4,616.75 | | | |
| Total reserves | £ 10,145.46 | | | |

Signed:

Dated:

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.

Signed:

Dated:

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.

Signed:

Dated: