

CHARDSTOCK PARISH COUNCIL

Minutes of the Ordinary Council Meeting held on Wednesday 9th October 2024 – 7.00pm; meeting held in Chardstock Community Hall.

Present: Cllrs P. Greer, (Chair), F Eames (from 7.19pm), S. Hughes, I. Keam and M. Reeve (quorate).

Also Present: Cllr Iain Chubb, Devon County Council, Whimble and Blackdown Division and
Cllr Duncan Mackinder, East Devon District Council, Yarty Ward.

In Attendance: Sally Freemantle (Clerk).

7.03pm	<p>The Chair welcomed all in attendance and outlined Fire Safety precautions.</p> <p>Public Forum</p> <p>i) No Police report received.</p> <p>ii) No P3 (footpath) report received.</p> <p>iii) a) Cllr Iain Chubb, Devon County Council, Whimble and Blackdown division outlined the work that had been carried out to combine the Torbay and Devon authorities and explained that Plymouth may also be joining; discussed potholes; the road warden scheme; and explained the locality budget.</p> <p style="padding-left: 40px;">b) Cllr. D Mackinder, East Devon District Council, Yarty Ward explained the ongoing work regarding the refresh of the Local Plan.</p>
7.19pm	<p><i>Cllr F Eames arrived at the meeting.</i></p> <p>iv) There were seven members of the public present. Notification had been received that owners of The George Inn were in a position to sell the pub and a request was made from a representative of the George Inn Continuity Group that the Parish Council writes a letter to the Planning Authority to express that there is a wish for the community to purchase the pub, so that the Community Right to Bid could be enacted and a moratorium be placed on the sale (Localism Act 2011). A request was also made by the George Inn Continuity Group that the Parish Council pay towards initial costs for a survey of the building.</p> <p><i>At 7.34pm the representative of Chardstock Eco Group arrived at the meeting.</i></p> <p>A member of the public raised concerns regarding the narrow lane from the main A358 road into the village and stated that he had often experienced meeting large tractors and coaches on journeys in and out of Chardstock.</p> <p>A member of the public raised concerns about the imminence of the finalisation of the new East Devon District Council Local Plan and stated that he understood that the village had been given the status of being unsustainable for future development. He also asked a question regarding the use of chemical weed killer on the play area.</p> <p>The Chair closed Public Forum session at 7.48pm.</p>
7.48pm	<p>Meeting Commences</p>
24/111 i)	<p>To note members of the Parish Council in attendance:</p> <p>As listed above.</p>
24/112 ii)	<p>To note and, if thought fit, to approve apologies for absence received: (LGA 1972 s.85(1))</p> <p>There were no apologies for absence as all councillors were present.</p> <p style="text-align: right;"><i>Continued overleaf</i></p>

24/111 iii)	<p>To note members not present and to receive any other apologies for absence: There were no further apologies for absence.</p>
24/112	<p>Declarations of interest under the Code of Conduct: There were no declarations of interest at this time. Noted that this did not preclude declarations of interest being made at any point in the meeting that they became apparent.</p>
24/113	<p>To consider any matters listed on this agenda that Councillors consider should be dealt with as confidential business as per the provisions of the Public Bodies (Admission to Meetings) Act 1960: Resolved that matters relating to Chardstock play area be discussed as confidential business (commercial in confidence).</p>
24/114	<p>To consider and, if thought fit, approve the minutes of the Ordinary Meeting of Chardstock Parish Council held on 11th September 2024: Approval of the minutes of this Ordinary Meeting of the Parish Council were proposed by Cllr. Eames, seconded by Cllr. Hughes and RESOLVED. The minutes were signed as a true record of that meeting by the Chair.</p>
	<p>It was proposed by Cllr Greer and seconded by Cllr Reeve, unanimously agreed and RESOLVED to consider agenda item 24/118a) next. This was due to a number of members of the public being present for this matter.</p>
24/118	<p>a) To consider the letter attached regarding Notice of Moratorium: Community Asset – George Inn, Chardstock: It was proposed by Cllr Greer seconded by Cllr Hughes, unanimously agreed and RESOLVED to respond to the letter to state that Under the Localism Act 2011, Chardstock Parish Council formally notifies East Devon District Council that a village group - (The George Inn Continuity Group) or Chardstock Parish Council wishes to be considered as the potential bidder and enact the Community Right to Bid for this property.</p>
	<p><i>At 8.19pm seven members of the public left the meeting. The planned order of business as per the agenda was resumed.</i></p>
24/115	<p>i) To consider the co-option of a Councillor onto the Parish Council (any applications received were forwarded to Councillors ahead of the meeting): The Clerk advised that no applications for the Casual Vacancy had been received.</p> <p>ii) Should a Co-option take place, the new Councillor to sign the declaration of acceptance of office: As the Clerk had advised that no applications for the Casual Vacancy had been received, this was not applicable.</p>
24/116	<p>Planning matters to be considered:</p> <p>a) i) To consider planning applications received prior to agenda publication: 24/1652/FUL, Chilcotts Farm, Chardstock, EX13 7BU, Installation of a static caravan to serve as an agricultural workers dwelling.</p>

Continued

Initial:

	<p>No objection – Proposed by Cllr Greer, seconded by Cllr Reeve and RESOLVED unanimously.</p> <p>a) ii) To consider planning applications received after agenda publication as per supplementary agenda circulated to all members: None advised.</p> <p>b) Determinations/Decisions advised by LPA: None advised.</p> <p>c) Tree Matters: None advised.</p> <p>d) Appeals lodged / in progress: None advised.</p> <p>e) Planning correspondence received: None advised.</p> <p>f) Ward planning applications to be considered at EDDC: None advised.</p>
24/117	<p>Financial Matters to be considered:</p> <p>a) To consider and if thought fit, to approve Council’s Payments for September 2024: RESOLVED that Council payments for September (£944.06) be approved.</p> <p>b) To receive and note RFO report for September 2024: Reports received and noted.</p> <p>c) Questions to the RFO on accounts / financial reports: None.</p> <p>d) To note items of expenditure authorised under Chair/Clerk delegated authority: (Financial Regulations May 20215.4.1 and Delegation Appendix). None.</p> <p>e) To note receipt of the Notice of Conclusion of Audit and External Auditor’s Report and Certificate FY 2023/24 and the publication of both on the Parish Council website and on the Parish noticeboards for the statutory period (from 30th September at the latest). Noted and confirmed.</p>
	<p>Chardstock Parish Council Business to be considered:</p>
24/118	<p>“Matters of Council consideration may include public participation if so invited by Chair”</p> <p>a) Matter already considered and resolved earlier in the meeting.</p> <p>b) To consider parish maintenance, highways and footpath (P3) matters: The Clerk notified Councillors that as there had been no applications for the lengthsman opportunity and the grass at the play area needed cutting, a contractor had been commissioned to carry out the work as soon as possible at a rate of £25.00 per hour. Noted and agreed.</p> <p style="text-align: right;"><i>Continued overleaf</i></p>

	<p>c) To consider any matters pertaining to tree planting projects/initiatives in the parish: None received.</p> <p>d) To consider matters pertaining to ecology and climate action in the parish: None received.</p> <p>e) To consider ongoing work on the Emergency Planning for parishes: An approach to All Saints Parish Council was considered.</p> <p>f) To consider applications for the Invitation to Tender for Lengthsman: None received.</p> <p>g) To discuss Chardstock Play Park: It had been resolved that this matter be discussed as confidential business, item 24/122.</p> <p>h) To consider feedback from Cllr Keam following attendance at the EDDC ‘Housing planning’ working group and the EDDC ‘Tree, hedgerow and woodland strategy’ workshop: Cllr Keam provided feedback on both events. With regard to the ‘Housing planning’ meeting he explained that the requirement for smaller homes had been stipulated and that rooves should be built to enable the retrospective installation of solar panels.</p> <p>i) To consider submission of articles to Parish Newsletter for the November 2024 edition: RESOLVED that (1) the information regarding pension credits; and (2) that the situation with regard to The George Inn be submitted for the November edition of the community newsletter.</p>
24/119	<p>Other matters considered as urgent by presiding Chair for discussion only: None.</p>
24/120	<p>Date of next meeting: The next Ordinary Meeting of Chardstock Parish Council is scheduled for Wednesday 13th November 2024 at 7.00pm.</p>
24/121	<p>"It is proposed by the Chair that, under the provisions of the Public Bodies (Admission to Meetings) Act 1960, as amended by Local Government Act 1972, the public (including the press) be excluded from the meeting as publicity would be prejudicial to the public interest by reason of the confidential nature of the business to be discussed. Members to agree upon matters to be discussed in confidential session, as per agenda item 24/113 above." RESOLVED unanimously that the Play Area be discussed as confidential business.</p>
24/122	<p>Matters for discussion under Part Two (Confidential) business: Following information received regarding costings, discussion took place regarding improvement of the area behind the basketball goal and the football goal. Further details were required. RESOLVED that the matter be deferred to the next meeting of the Council.</p> <p style="text-align: right;"><i>Continued</i></p>

Initial:

	With no further business to transact, the Chair closed the meeting at 8.35pm
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meeting held in Chardstock Community Hall.**

Signed: _____ Date: 13th November 2024
(Chair)

Initial: