

CHARDSTOCK PARISH COUNCIL

**Minutes of the Ordinary Council Meeting held on Wednesday 8th October 2025 – 7.00pm;
meeting held in Chardstock Community Hall.**

Present: Cllrs P. Greer, (Chair), S. Hughes, S. Legg, F. Eames and M. Reeve (quorate).

Also Present: Cllr Duncan Mackinder, East Devon District Council, Yarty Ward.

In Attendance: Danielle Gilpin (Clerk)

There was 1 member of the public present


7.00pm	The Chair welcomed all in attendance and outlined Fire Safety precautions.
	<p>Public Forum</p> <p>i) No Police report received.</p> <p>ii) No P3 (footpath) report received. Broken footbridge over the Kit within the grounds of Gostleford House was reported.</p> <p>A mini digger caught fire resulting in the closure of bridle 25. Devon County Council managing.</p> <p>iii) a) Cllr. Cathy Connor, Devon County Council, Whimple and Blackdown division, not in attendance and no report received in advance.</p> <p>b) Cllr. D Mackinder, East Devon District Council, Yarty Ward stated in his report that next month they are making the decision to finalise the information to be submitted to Government for the proposed deregulation based on the information submitted by the towns in September. This process may result in Councils paying for litter bins/dog waste bins that are currently managed centrally. This needs to be considered for the precept. It was also advised that an email would be sent to the Chair & Clerk requesting information on the use of glyphosate. Advised that we need the Government response in order to create the neighbourhood plan.</p> <p>iv) There was 1 member of the public present.</p> <p>The Chair closed Public Forum session at 7.15pm.</p>
7.15pm	Meeting Commences
25/061 i)	To note members of the Parish Council in attendance: As listed above.
25/061 ii)	To note and, if thought fit, to approve apologies for absence received: (LGA 1972 s.85(1)) Apologies received from Cllr Keam.

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25/061 iii)	<p>To note members not present and to receive any other apologies for absence:</p> <p>No apologies were received.</p>
25/062	<p>Declarations of interest under the Code of Conduct:</p> <p>There were no declarations of interest at this time.</p> <p>Noted that this did not preclude declarations of interest being made at any point in the meeting that they became apparent.</p>
25/063	<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:</p> <p>None.</p>
25/064	<p>To consider and, if thought fit, approve the minutes of the Ordinary Meeting of Chardstock Parish Council held on 10th September 2025:</p> <p>Proposed by Cllr. Reeve, seconded by Cllr. Eames and approved by all.</p>
25/065	<p>Planning matters to be considered:</p> <p>a) i) To consider planning applications received prior to agenda publication:</p> <p>None received</p> <p>a) ii) To consider planning applications received after agenda publication as per supplementary agenda circulated to all members:</p> <p>None advised.</p> <p>b) Determinations/Decisions advised by LPA:</p> <p>Application for Woodcock Way determination was to decline as the “proposed development lies outside any defined settlement boundary and is located within the countryside for planning purposes”, “the site lies within the Blackdown Hills National Landscape, where great weight must be give to conserving and enhancing landscape and scenic beauty”, “the application site lies within the hydrological catchment of the River Axe Special Area of Conservation (SAC)” and “the applicant has claimed exemption from the requirement to deliver Biodiversity Net Gain (BWG) on the basis that the proposal is for self-build housing, however, only one of the two dwellings is capable of being secured as self-build, and as such, the exemption claim is not valid.”</p> <p>c) Tree Matters:</p> <p>None advised.</p> <p>d) Appeals lodged / in progress:</p> <p>None advised.</p>

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	<p>e) Planning correspondence received:</p> <p>The Vicarage, Chardstock. Correspondence from Planning Department confirmed that they had investigated into the matter and that they had requested the landowner submit a planning application within the next 28 days.</p> <p>DG to send an update to MOP that raised the concerns.</p> <p>f) Ward planning applications to be considered at EDDC:</p> <p>None advised.</p>
25/066	<p>Financial Matters to be considered:</p> <p>a) To note approval by the Chair of the Council's Payments for July, August and September 2025:</p> <p>Resolved that Council payments for July, August and September 2025 (£16,961.35) to be approved.</p> <p>b) To receive and note RFO report for July, August and September 2025:</p> <p>Postponed to November meeting as DG needs to complete final elements.</p> <p>c) Questions to the RFO on accounts / financial reports:</p> <p>None.</p> <p>d) To note items of expenditure authorised under Chair/Clerk delegated authority: (Financial Regulations May 20215.4.1 and Delegation Appendix).</p> <p>None.</p> <p>e) To note receipt of the Notice of Conclusion of Audit and External Auditor's Report and Certificate FY2024/25 and the publication of both on the Parish Council Website and on the Parish noticeboard for the statutory period (from 30th September at latest).</p> <p>Noted and displayed in line requirements.</p> <p>f) To consider the grant application form from Chardstock Bowling Club.</p> <p>Proposed by Cllr. Reeves, seconded by Cllr. Greer and resolved that the application be approved for the total of £414.00.</p>
	<p>Chardstock Parish Council Business to be considered:</p>
25/067	<p>"Matters of Council consideration may include public participation if so invited by Chair"</p> <p>a) To consider parish maintenance, highways and footpath (P3) matters:</p> <p>Gostleford House report has been reviewed and in progress of being sorted.</p>

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b) To consider any matters pertaining to tree planting projects/initiatives in the parish (Hon. Tree Warden, Michael Davis, to provide notes for the Councillors, previously circulated):

None received.

c) To consider matters pertaining to ecology and climate action in the parish:

|Chardstock Ecology Group provided the following brief:

Chardstock Eco Group (CEG) – Parish Ecology and Climate action update (October 25)

Renewable Energy Talk

CEG resumed monthly meetings in September with a well-attended event on renewable energy, focusing on solar panels.

- Attendance: 31 people
- Stalls: 3 local renewable energy companies
- Speaker: Rich Fuell (renewables expert)
- Companies will report any follow-up interest anonymously so we can track impact.
- Next talk: *Moths* – 14th October.

CEG subgroup the Wilder Chardstock Community – Churchyard Biodiversity Project

Collaborating with the PCC and church grounds team, the following have been implemented:

- Expanded areas of long grasses to support biodiversity
- Creation of a mown path and installation of information boards - which have received very positive community feedback
- Installed a wildlife water source, supporting the church's bid to obtain a *Wildlife Garden Award*
- Planned the planting of over 1,000 spring bulbs, for improved biodiversity, though funding bids have so far been unsuccessful
- A further grant is pending with CAG Devon, but planting this season may not be possible

Bat Survey at Chardstock School

As part of the *Saving Devon's Treescapes* project:

- A bat detector was installed in late September
- Results: 536 bat flypasts recorded over 3 nights
- Species detected: 10 of the UK's 18 species, including Greater Horseshoe, Brown Long-Eared, and Whiskered bats
- Data is AI-generated and pending verification by the British Trust for Ornithology

The Village Hall Planters

- Continue to support invertebrate habitats
- Our volunteer team has kept them thriving through regular watering and deadheading
- A second water butt has been added
- Planters will soon be refreshed with hardy plants and spring bulbs to support pollinators over winter

d) To consider ongoing work on the Emergency Planning for parishes:

None reported.

e) To consider information relating to The George Inn:

The Chair of the George Inn Continuity Group was present and provided the following progress report:

EDDC had a valuation and partial inspection completed of roof which suggested that work was required. No progress of any work in the last 8 months by the owners. It appears that they do not wish to put a works order on it. The George Inn is a listed building and the law states that it must be maintained to the standard of when it was listed. The current owners have had 30 buildings that they allowed to rot then sold with a change of use. These properties were mainly rural.

We need to complete a reapplication for next year to obtain the right to buy as a community asset. The property is believed to be approximately £100k overpriced in the market and is for sale at £350k + VAT. The current owners can contest the application but it can't be stopped. Data is required on sale prices, etc. Aware that the current owners have turned down a lease request in the last 3 months.

There is a new communities act going through Parliament. If the community shows interest then the council could manage. The owner would have to get the property valued and then the community would have 12 months to raise the funds.

The previous application will be provided to assist with the reapplication. Need extra evidence including petitions. Need to consider who will raise the reapplication. Cllr, Mackinder to check the council ACV forms.

f) To discuss Chardstock Play Park:

2 companies have both supplied quotes. 1 company uses all recyclable materials which will last for 25 years, compared to the other company who use wood products which will last for 15 years.

Need to get like for like quotes. PC to visit some of the sites installed by both providers to get a feel for these. Being sustainable may open the door to more grant options.

Need to get quote for soil and related works from contractor.

g) To consider submission of articles to Parish Newsletter for the October 2025 edition:

RESOLVED that the following be submitted for the next edition of the community newsletter:

Introduce new Parish Clerk as entry missed in last edition and update parishioners about The George Inn situation and ask if anyone would like to step forward and support in creating the reapplication.

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