

CHARDSTOCK PARISH COUNCIL

Minutes of the Ordinary Council Meeting held on Wednesday 10th August 2025 – 7.00pm; meeting held in Chardstock Community Hall.

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

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

In Attendance: Danielle Gilpin (Clerk), Sally Freemantle (Previous Clerk)

There were 22 members of the public present

7.00pm	The Chair welcomed all in attendance and outlined Fire Safety precautions.
	<p>Public Forum</p> <p>Land North East of Woodcock Way, Chardstock, Ref. No: 25/1682/FUL</p> <p>A member of the public addressed the meeting stating the case for the planning permission with the following points noted:</p> <ul style="list-style-type: none">• Residential use only, no commercial use.• Concerns over water run-off addressed with no hard standing, permeate naturally with plans to improve and utilising professional support. Expert guidance will be incorporated at the next stage of the process.• Building of this home allows them to stay within their budget.• No constraints highlighted in the ecological survey.• There will be no loss of natural habitat.• Neutral representation as minimal impact to skyline as it will be hidden from view.• Building proposed is in line with properties in Woodcock Way and Henley Close.• Will be build using high quality materials.• Installation of solar panels and other environmentally friendly solutions.• It will be a thoughtful development that will enhance the village. <p>A member of the public addressed the meeting stating the case against the planning permission with the following points noted:</p> <ul style="list-style-type: none">• He is representing the residents of Woodcock Way.• This is all a distraction.• The building proposed will overlook a number of the properties in Woodcock Way.• The landscaping proposed will take 5 years to achieve.• There will be issues due to the water run-off as already experienced in Woodcock Way and Green Lane.• The building is proposed to be built outside of the red line of the village.• The building is proposed to be built in the Blackdown Hills which is an area of natural beauty.

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	<ul style="list-style-type: none"> • There will be an increase in noise pollution due to the material proposed to be used for installing the driveway. • The car port is designed for 10 vehicles. • Doesn't understand how it can be claimed that there will be no commercial use of the site. • Previous 3 applications to build at this site have been refused. • There will be an increase in traffic. <p>A member of the public addressed the meeting raising the following points in support of the planning application:</p> <ul style="list-style-type: none"> • Confirmed that she has lived close to the applicants for 10 years. • Concerned about the raising of the potential commercial use as many sole traders will park their vehicles at their homes. We should be supporting sole traders not making things more challenging. <p>i) No Police report received. ii) No P3 (footpath) report received. iii) a) Cllr. Cathy Connor, Devon County Council, Whimble and Blackdown division, not in attendance and no report received in advance. b) Cllr. D Mackinder, East Devon District Council, Yarty Ward included in his report information about the local government and the council elections that affect district and county council which is hoped to provide more unity. The cities are making it more challenging. Centres of income will affect rural areas more. 2 ministers are now out due to a reorganisation with 2 new ministers in who don't know the plans. The time frame has been stretched and there is now debate about the saving of money. The previous plans stated that there would be a cost saving, however, this is now unlikely and costs are more likely to be incurred than saved. The implications for Chardstock are the potential for more removed power and a lack of public assets. Smaller districts may need more staff and vehicles to manage issues such as waste collection and storage/disposal. Consultation will be coming out soon to Parish Clerks to gain council opinions. There is a new wave of funding available from district for carbon reduction so may be prudent to discuss with village hall trustees such a solar batteries as it may be possible to get funding. Need to get ideas/arguments in order as the funding will be limited. iv) There were 22 members of the public present.</p> <p>The Chair closed Public Forum session at 7.15pm.</p>
7.15pm	Meeting Commences
25/049	<p>To appoint Danielle Gilpin as Parish Clerk (Proper Officer) and Responsible Finance Officer (RFO) of Chardstock Parish Council.</p> <p>All in agreement and RESOLVED that Danielle Gilpin be appointed as Parish Clerk and RFO</p>
25/050 i)	<p>To note members of the Parish Council in attendance:</p> <p>As listed above.</p>
25/050 ii)	<p>To note and, if thought fit, to approve apologies for absence received: (LGA 1972 s.85(1))</p> <p>None received.</p>

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25/050 iii)	<p>To note members not present and to receive any other apologies for absence:</p> <p>No apologies were received.</p>
25/051	<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>
	<p>Due to number of public in attendance it was agreed to address the planning application of Land North East of Woodcock Way, Chardstock, Ref No: 25/1682/FUL prior to all other agenda points.</p>
25/054 a) i)	<p>a) i) To consider planning applications received prior to agenda publication:</p> <p><u>Erection of two self-build dwellings with associated parking provision and landscaping</u></p> <p>Land North East of Woodcock Way, Chardstock, Ref. No: 25/1682/FUL</p> <p>All Councillors confirmed that they had reviewed all the documents and there were no questions or discussions.</p> <p>Cllr PG advised that the neighbourhood plan had been reviewed and it clearly states that the plan does not include provisions and policies for excluded development so does not apply in this case. Whilst there has been mention tonight of commercial use, please ensure that you vote based on the application as it is currently stated.</p> <p>Cllr PG advised that there are currently 15 houses for sale in Chardstock with a range of selling prices. Cllr MG advised that the UK average for a house is £337k. Cllr PG confirmed that 5 of the houses for sale in Chardstock were in this budget.</p> <p>Cllr PG asked for all to vote and all unanimous in their support.</p> <p>Supported with a request that a condition be added that mature trees should be used in the landscaping package.</p>
25/052	<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>
25/053	<p>To consider and, if thought fit, approve the minutes of the Ordinary Meeting of Chardstock Parish Council held on 9th July 2025:</p> <p>PG nominated, SH seconded, FE abstained due to absence at previous meeting. RESOLVED to approve. The minutes were signed as a true record of that meeting by the Chair.</p>

25/054	<p>Planning matters to be considered:</p> <p><u>Demolition of redundant barns and conversion of existing barn into 1no dwelling with detached garage and other associated works</u></p> <p>Sunnyside Birchill Devon EX13 7LF, Ref. No: 25/1504/FUL</p> <p>Cllr PG asked for all to vote and all unanimous in their support.</p> <p>Supported.</p>
7.21pm	<p>14 members of public left the meeting</p>
25/054	<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: None advised.</p> <p>c) Tree Matters:</p> <p>25/1750/TCA - Peperharow Chardstock Devon EX13 7BS</p> <p>Cllr PG asked for all to vote and all unanimous in their support.</p> <p>Supported.</p> <p>d) Appeals lodged / in progress:</p> <p>None advised.</p>
7.24pm	<p>e) Planning correspondence received:</p> <p>RESOLVED to suspended standing orders to allow members of the public to speak.</p> <p>A member of the public spoke regarding the work that he is undertaking at The Vicarage, stating the following points:</p> <ul style="list-style-type: none"> • There is now a container in front of the building. • They are dealing with years of neglect at the property. • They plan to fully clad and timber the container to keep utilise it as a greenery/living room. • The container will look like a small outbuilding. • This will give secure weatherproof storage which is not currently possible inside the house. • They will ensure that the appearance is in keeping with the village. • They have removed thistles, ivy etc. to improve and reduce the required maintenance. • Considerable work required around the property and not been able to get any support for this.

	<p>A member of the public raised concerns about the work that is being undertaken at the Vicarage, stating the following points:</p> <ul style="list-style-type: none"> • They have removed a substantial hedge in the property. • A trench has been dug next to the tree. • This was completed prior to the container arriving. • The whole of The Vicarage is in a conservation area which is covered by strict rules. • Doesn't believe that permission has been sought for the work completed. • You cannot dig a trench next to a tree in the hope of killing the tree. • You cannot put up a structure without prior approval. • Is requesting a strong worded letter to the Planning Department from the Parish Council. • Cannot allow a precedent to be set. • Must protect the conservation of the village. <p>Danielle Gilpin, Parish Clerk, confirmed that the issue had been raised formally with the Planning Department and had received a response advising that the planning officer was on holiday until Monday 15th September, and that the matter would be reviewed upon their return.</p>
7.31pm	RESOLVED: that standing orders be reinstated to continue the meeting.
25/054	<p>f) Ward planning applications to be considered at EDDC:</p> <p>None advised.</p>
25/055	<p>Financial Matters to be considered:</p> <p>a) To note approval by the Chair of the Council's Payments for August 2025:</p> <p>Postponed to October meeting as DG does not yet have access to Bank accounts. However, invoices for the month are available to me reviewed.</p> <p>b) To receive and note RFO report for August 2025:</p> <p>Postponed to October meeting as DG does not yet have access to Bank accounts.</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) As there was no meeting in August, approval of payments for July was delegated to the Clerk in consultation with the Chairman and two authorised signatories, providing that the information is noted by Council at the next Ordinary meeting. To note the approval of the July payments.</p> <p>RESOLVED: that the July payments be noted.</p>

	Chardstock Parish Council Business to be considered:
25/056	<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>There has been no response to the request for road wardens. Cllr IK stated that he had spoken to Membury as they had had several volunteers come forward. It was advised that it had been in our newsletter and that chapter 8 training was required in order to be able to fix potholes. Cllr DM advised that they had been shown how to fill a pot hole. He advised that the road materials are paid for by East Devon District Council but that we need to be able to store these ourselves. He confirmed that 1 person requires the chapter 8 training to oversee and that the Parish Council would need to provide/fund hi-viz, equipment, etc. for this. This process stops little pot holes from becoming big and repeated issues (which result as the pot holes are no longer sealed after filling). It has been proven to be very effective and the community is helping themselves. It can help to reduce the precept as not having to pay for the large pot holes to be repaired.</p> <p>Grit bins have been requested to be filled. It was noted that a spare bin needs to be relocated</p>
7.37pm	5 members of the public left the meeting
	<p>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):</p> <p>None received.</p> <p>c) To consider matters pertaining to ecology and climate action in the parish:</p> <p>Paul Shearing advised that the Kit Brook River Restoration had received funding from Blackdown Hills National Landscape and the National Lottery Heritage Fund to re-wet the Marsh. This is a community-led project working over the winter. An open day is planned for Tuesday 14th October between 11am and 2pm.</p> <p>d) To consider ongoing work on the Emergency Planning for parishes:</p> <p>Cllr IK stated that they were slightly further forward. The plan is to pull resources with Membury to create individual plans. Current planned date is 6th October. Reminder that there is £200 available to hold a meeting here on this topic.</p> <p>e) To consider information relating to The George Inn:</p> <p>The Chair of the George Inn Continuity Group was not present, however Councillors confirmed receipt of an update email.</p> <p>f) To consider the Play Area Inspection report (circulated to Councillors separately) and discuss Chardstock Play Park:</p>

	<p>Cllr MR advised that she has a meeting with a play equipment provider on 11th September. Considering a modular design rather than long. The solar panelled stop watch for activities is liked. The new trampoline has been installed.</p> <p>Cllr FE advised that the current contractor has not had enough jobs that generate soil to enable him to complete. The contractor would need to charge to haul the soil here if needed now.</p> <p>Cllr MR stated that we need quote.</p> <p>It was advised that we don't have a licence and that it would cost around £400 for this. Discussed around the engaging of other contractors but that the cost would be more expensive. Agreed to get a price to complete from the current contractor and pull forward the reserve when budget planning.</p> <p>Agreed to remove the basketball net and move the goal post up.</p> <p>The main cost was for the reinstatement.</p> <p>Plans are under future consideration for other areas.</p> <p>Cllr IK confirmed that the £5k funding application to make a nice seated area for parents has not been awarded. This was advised today.</p> <p>Cllr DM advised that we should apply to National Lottery Community Fund as Axminster did and were successful along with the application process being relatively straightforward.</p> <p>Need to get control of the mare's tail. Advised to contact the relevant officer at EDDC.</p> <p>g) To consider submission of articles to Parish Newsletter for the October 2025 edition:</p> <p>RESOLVED that the following be submitted for the next edition of the community newsletter:</p> <p>Introduce new Parish Clerk, advise of new trampoline and working towards the new play area.</p>
<p>25/057</p>	<p>Other matters considered as urgent by presiding Chair for noting only:</p> <p>Cllr MR thanked the Parish Council for the donation of £5000 and advised that she will continue to attend the meetings.</p>
<p>25/058</p>	<p>Date of next meeting:</p> <p>The next Meeting of Chardstock Parish Council is scheduled for Wednesday 8th October at 7.00pm.</p>
<p>25/059</p>	<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 25/040 above."</p> <p>RESOLVED to exclude the public (and press) due to the confidential nature of the next agenda items.</p>

25/048	Matters for discussion under Part Two (Confidential) business: a) Staffing: None.
	With no further business to transact, the Chair closed the meeting at 8.01pm

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meeting held in Chardstock Community Hall.**

Signed: _____ Date: 8th October 2025 (Chair)

Initial: