

**Minutes of the Clayhidon Parish Council Meeting
Held at Parish Hall, Clayhidon, at 7.30pm on Monday 13 January 2025**

Present:

Councillors Bendle, Blackmore, Kidner, King, Saunders and Weekes together with Mrs S McGeever (Parish Clerk).

13012025/1. Welcome by Chairman, apologies for absence and introductions

Councillor Saunders opened the meeting at 7.30pm and welcomed those present to the meeting.

Apologies had been received from Councillor Drew together with Councillor Clist (MDDC) and Councillor Radford (DCC).

13012025/2. Declarations of Interest/Dispensations

Councillors Bendle and Blackmore declared an interest in Item 5, Planning.

13012025/3. To approve minutes of the meeting on 9 December 2024

It was RESOLVED that with minutes of the meeting of 9 December 2024 should be signed by the Chair as a true and accurate record of the meeting.

PROPOSER: Councillor Blackmore

SECONDER: Councillor Weekes

DECISION: unanimous

13012025/4. Public Participation

There were no items raised under Item 4.

13012025/5. Planning

5.1. To consider planning applications received for consultation:

24/01800/FULL

Proposal: Variation of Conditions 2 and 4 of planning permission 06/02646/FULL (Conversion of agricultural buildings into 2 live/work units and erection of domestic garage block) to allow substitute plans relating to alterations of internal and external layouts and relocation of workspace areas

Location: Gollick Park Battle Street Clayhidon

Site Vicinity Grid Ref: 316405 / 114939

Parish: Clayhidon 15

Councillor Bendle declared an interest in this application and did not vote.

The Parish Council noted that this application was for variations to Conditions 2 and 4 moving to more residential space rather than workspace.

Following discussion, the Parish Council RESOLVED that it had no objection to this application.

PROPOSER: Councillor Blackmore

SECONDER: Councillor

DECISION: approved

Action: Clerk to submit response to MMDC's Planning Portal.

21/00084/HEDREG - APPEAL

Land at NGR 316390 114631 (Adjacent 4 Oakleigh) Battle Street Clayhidon Devon

Application No: 21/00084/HEDREG

Appeal Ref No. APP/Y1138/C/24/3351332

Councillors Bendle and Blackmore declared an interest in this application and did not vote.

The Parish Council noted that their original response had been that they would only be supportive of the application if Devon County Council Highways were in support given that the new entrance was on a bend. Mid Devon District Council's appeal documents indicated that the reason the original application had been refused and why this should be upheld at Appeal level was that the entrance was located in a dangerous position and had a detrimental effect on road surface.

Given the Inspectorate would consider all previous comments, the Parish Council felt that its stance on the application had not changed. The Parish Council RESOLVED that it would not make a comment on the Inspectorate Planning Portal.

PROPOSER: Councillor Saunders

SECONDER: Councillor Kidner

DECISION: approved

5.2 To note the following planning decisions:

The Parish Council noted the following planning decision:

24/01484/FULL – APPROVED – 19 December 2024

Proposal: Erection of a self build rural workers' dwelling

Location: Land at NGR 317089 116717 Higher Acre Ridge Clayhidon Devon

5.3 To note Enforcement issues

The Clerk reported that Enforcement was taking a more active role and sites in Clayhidon were due be visited.

13012025/6. Finance

6.1 Unity Bank Current Account

Balance on 30 November 2024	£1617.23
Less payments	
C Houghton (Footpaths)	£ 137.50
C Houghton (Lengthsman)	£ 780.00
Harvest Home (Harvest Supper 2023)	£ 469.00
Bank Service Charge	£ 6.00
Receipts	
Transfer from Instant Access	£2000.00
Balance on 31 December 2024	£2224.73

The documentation to allow Councillor Weekes to change her mobile phone number has been approved.

Invoices to pay:

Chris Houghton (Lengthsman)	£1258.50
S McGeever (Wages Oct-Dec 24 plus NALC increase)	£ 710.75
HMRC (PAYE)	£ 177.60
Purchase of wacker	£ 899.70
Lights Brigade	£ 250.00
CHAT	£ 50.00
Chris Houghton (Footpaths)	£ 526.50

A transfer of £3000 had been made from the Instant Access Account to cover the January invoices.

PROPOSAL: The above payments be made.

PROPOSER: Councillor Saunders

SECONDER: Councillor King

DECISION: unanimously approved

The purchase of the wacker:

Cost	£899.70
VAT	£149.95
Sub total	£749.75
Less Locality Budget	£600.00
Total	£149.75

An agreement was being drawn up with Chris Houghton (Lengthsman) for safe-keeping and use of the wacker and will be brought to the meeting for signature.

Action: Clerk

Invoice for hay – outstanding.

Action: Clerk

6.2 Unity Bank Instant Access Account

Balance on 30 November 2024	£53467.43
Less payments	
Transfer to Current Account	£ 2000.00
Receipts	
DevonCC (Locality Budget/Wacker)	£ 600.00
Interest	£ 354.42
Balance on 31 December 2024	£52421.85

(includes Mary Parsons Gift Trust - £41828.00)

It had been agreed the Mary Parsons Gift Trust amount of £41828.00 should be transferred to The Clayhidon Charity Account. The meeting of The Clayhidon Charity would consider whether the monies should be transferred to the HSBC account or to a new interest account.

Action: The Clayhidon Charity Trustees

Following the transfer of £3000.00 to meet January invoices and transfer of £41828.00 to The Clayhidon Charity, the funds in the Instant Access Account will be £7593.85.

Cumulative bank reconciliation from 1 April 2024 to 31 December 2024 was presented for signature by the Chairman.

6.3 S106

The Parish Council noted that Clayhidon had £2500.00 towards benches in open spaces. The benches could potentially be sited at Hartsmoor Fisheries for parishioners to make use of.

6.4 Precept

The Precept paperwork has been submitted to MDCC.

13012025/7. Clerk Update and Correspondence

Emergency Plan

Work on the Emergency Plan was ongoing.

Neighbourhood Plan

The Clerk was still looking to arrange a talk with a planning adviser on producing a Neighbourhood Plan but the National Planning Policy Framework had changed in December 2024 and it was not known how the Devolution White Paper may affect Parish Councils and their responses to planning applications. As soon as a decision on the Devon Devolution plan was known a date would be set.

Free Landmark Tree

The Clerk was awaiting delivery of the tree and would then bring the tree to the next Parish Council meeting. It was noted that there were a number of locations where the tree could be planted and a decision would be made at the next meeting.

Meeting with Devon Wildlife Trust

The Clerk was in the process of setting up a meeting with the ranger having ascertained that the lease runs from 2011 for 21 years and thus would end in 2032. A copy of the lease was being sent.

13012025/8. County Council Report

The Parish Council had received a report from Councillor Radford which was noted. No questions were raised.

13012025/9. District Council Report

The Clerk had not received a report from Councillor Clist who was at Uffculme Parish Council meeting.

13012025/10. Highways/Footpaths

10.1 Confirmation has been approved for the purchase of a tamper.

The Clerk is chasing Highways for the tamper to be purchased and delivered to Clayhidon Parish Council.

The Locality Budget contribution of £600 had been received and the Parish Council thanked Councillor Radford for his support. (See Finance above.)

The tarmac which had been ordered and delivered had been used by the Lengthsman to repair potholes. The Parish Council RESOLVED to make a further application for tarmac.

Action: Clerk

Clayhidon crossroads

The Neighbourhood Highways Officer had confirmed that the re-painting of the white lines at the crossroads would take place in the financial year 2025-26.

Ford Street crossroads

The Clerk was awaiting a response from the two Members of Parliament with regard to Ford Street crossroads.

Action: Clerk to monitor

Blocked drains

Councillor Weekes advised that the blocked drains near Deadbeer were creating flooding.

Action: Clerk to report

Hill going out of Bolham

Councillor Kidner advised that the hill going out of Bolham required work to fill potholes.

Action: Clerk to report

Salt bins

The Parish Council was part of the Snow Warden scheme and there were some stocks of salt, and several bins required filling. It was also felt that a call for Snow Warden volunteers should go out in the Pump, ideally located close to the salt bins. The salt in the bins could be used by members of the public provided that the sand was for use on the public highway – it could not be used on private driveways.

Action: Councillor Weeks to write a notice, potentially volunteers should contact Councillors Blackmore and Drew or the Clerk.

10.2 Update on footpaths

The Parish Council had received paperwork from the Devon County Council Public Rights of Way Officer regarding the diverting of Footpath 22.

The Parish Council RESOLVED that it had no objection to the proposed new route.

PROPOSER: Councillor Blackmore

SECONDER: Councillor King

DECISION: unanimously approved

13012025/11. Clayhidon Charity, Mary Parsons Gift Trust & John Griss Charity

11.1 Clayhidon Charity

The call for two independent Trustees had resulted in three individuals putting themselves forward and the Parish Council asked the Clerk to write to all individuals to confirm that they wished to stand for election

Action: Clerk

A meeting of The Clayhidon Charity would take place on 12 February 2024 at 7.30pm in the Church Rooms. Notice to be put on the website.

Action: Clerk

The Clerk would chase up on the rental payments for the various lands owned by the charity.

Action: Clerk

The new bank mandate had been approved and the request for online banking submitted. The Clerk would add Councillor Drew and Saunders to the bank account once online banking had been approved.

Action: Clerk

The Clerk had provided the following financial information:

HSBC 4705 to 21 April 2024 £655.03*

HSBC 4713 to 21 March 2024 £514.52

* monthly charge of £5.00 deducted

11.2 Mary Parson's Gift Trust

The Parish Council RESOLVED that this item would be removed from the agenda given that it appeared in The Clayhidon Charity governing document.

11.3 John Griss Charity

The accounts for the year ending 31/3/2024 required a valuation of the remaining assets – Hartsmoor Fisheries and the land. Once this had been achieved the accounts could be finished a meeting called to sign off the accounts for publication on the Charity Commission website. Given the deadline of 31 January 2025, a short meeting would have to be held. The Clerk would investigate the Capital Gains situation.

Action: Councillor Kidner to arrange

The Parish Council had agreed that a meeting of the John Griss Charity should take place early in the New Year. The agenda would cover:

- Contract with the Scouts for access to the land – circulated to Councillors
- Update on Rose Cottage being re-evaluated for Council Tax
- New map for the land lease – actioned and sent to the solicitors
- New lease for Hartsmoor Fisheries and the Land
- Meeting with Aggregate Industries regarding a piece of local stone for the memorial
- Grant applications
- Funding of works at Hartsmoor Fisheries

The issue with online payments had been resolved and the following invoices paid:

R J Haulage £ 5204.85

D & H Plant Ltd £ 809.34

McVeigh Parker/Petrol £ 836.24

Harvest Supper £ 373.50 (Food)

Harvest Supper £ 72.00 (Wine)

OtterStop (fencing) £10506.49 (covered by grants to be paid on completion of the works.)

Councillor King advised that the toilet at Hartsmoor Fisheries had been donated to the John Griss Charity. The cost of having the toilet for the Open Day had been £100 and he would submit his invoice for payment.

The Planning Officer had visited the Hartsmoor Fisheries, and a decision was awaited on the planning application. A condition relating to bio-diversity net gain was likely to be added to the Decision Notice and this would be achievable.

13012025/12. Items raised by Chairman

None

13012025/13. Items raised by Councillors

Councillor Weekes raised the matter of the litter pick and advised that she was hopeful a volunteer had come forward to take on the task.

Councillor Bendle raised the matter a grant towards the upkeep of the churchyard.

13012025/14. Date of the Next Council Meeting

The next Parish Council Meetings would take place on:

10 February 2025

The Parish Council thanked Councillor Kidner for attending the funeral of Stephan Lehner.

The need for monthly meetings would be discussed at the next meeting.

The Meeting would be held in the Church Rooms starting at 7.30pm.

Signed..... **Date**.....
Chairman