**MINUTES OF A MEETING OF CLYST ST GEORGE**

**PARISH COUNCIL**

**held on 19th March 2025 at 7.30pm in the Parish Hall**

**Present: Chairman: Cllr J Manser**

**Councillors: None present**

**Cllrs. Bragg, Marks, Bowen, Stubbs**

**Clerk: Mrs. Cathryn Newbery**

**Members of Public - 0**

**Apologies for Absence**: Cllrs Randall Johnson, Howe, Ward

**Approval of Minutes** – Unanimous approval.

1. **Declaration of Interest –** Cllr Bragg – Agenda Item 12.

Cllr Stubbs Planning Application 25/0372/FUL Bramble Hay

1. **Open Forum** – none
2. **County Councillor’s Report –** had been distributed.

**District Councillor –** no report

**6. Emails received –** **Clerk to Report**

Email from EDDC re East Devon Local Plan Consultation

Email from new Landlord at George and Dragon re Phone Box decorations with flowers

Email from DCC re Devon Community Resilience Forum 2025

Email from EDDC re changes in planning application charges

DALC Bulletins

Email from EDDC with Local Authority Bulletin

Email from EDDC with Residents Update

Email re Fire Service Consultation

Email from David Wheland re Axe Valley Community Resilience Public Drop in at

Axminster Guildhall

**7. Co-Option of Councillor to replace Sam Piper –**

To date no applications were received for this position.

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**8. Finance -Clerk to Report**

The up to-date accounts had been circulated. Following payment of the approved accounts at last month’s meeting, there is a balance in hand of £2928.31 in the Treasurer’s Account and in the CIL account of £1973.44. Accounts due are for the hire of the Village Hall of £18, Repayment to Cllr Bowen for Unlimited Web Hosting £59.88, plus £375.83 being the Clerk’s salary.

The latest Bank Statement from Lloyds Bank had changed the type of account from ‘Treasurers Account’ to ‘Community Account’ and the Clerk was requested to ascertain the reasons for this.

**Unanimous Vote on acceptance of the accounts and settlement of the said accounts.**

**9. Update on Footpath**

Cllr Bowen enquired whether there was any progress with the repayment requested for the footpath. Cllr Marks had heard nothing regarding the footpath claim for £350. The Clerk confirmed she had also telephoned East Devon District Council and received no response to her query on this. Cllr Marks also reported that he had not heard regarding obtaining a quote for the 250 stones chipping.

**10. New Open Space: Fencing & Footpath Diversion**

Cllr Bowen confirmed he had arranged a meeting with a firm in the following week. He assumed the grass would be cut – but that is not completed yet – Cllr Bragg confirmed this would be carried out shortly. Cllr Bowen confirmed that he and Cllr Bragg would be present at the meeting, and said the materials would need to be stored close by. Cllr Bragg confirmed he could arrange this.

Cllr Manser confirmed that following the collapse of Burringtons (Clyst St George) the Crown now owned the land from the Receivership. The Clerk was requested to liaise with Joe Norman at Cartridges regarding the involvement of the Crown owning part of the land where the footpath was proposed. Cllr Bowen enquired whether the work on the footpath be carried out in any event but Cllr Manser considered the landowner (the Crown) would need to give permission. Cllr Bragg was agreeable to the footpath being diverted and it was noted Seawards Park were also agreeable. Following discussion regarding the Crown now owning Burringtons, it was agreed that signs were required specifying where the footpath is and diverting from Crown land. Health and Safety requirements should be checked also. It was agreed that the fencing will be commenced in any event, with Cllr Manser stating the posts should be three feet apart.

The Clerk reported that Cartridges had heard nothing further. After discussion, it was

suggested the Clerk approach Cartridges suggesting we take an indemnity. This may

assist the matter being concluded effectively.

**11. Transfer of Land –** still awaiting Land Registry

**13. Planning**

**25/0339/TRE Haldon View Lower Lane, Ebford EX3 0QT**

Cllr Manser reported this application was for tree surgery. Following discussion.

**Unanimous Vote – No comment**

**25/0372/FUL Bramble Hay, Clyst St George EX3 0RE**

Cllr Manser reported this application was for two single storey infill extensions and raised terrace on the South West elevation. Cllr Manser noted there had been one objection to this application and considered it difficult to visualise what is proposed. A discussion ensued.

**Unanimous Vote – No objection**

**25/0264/PIP Ebford Court, Ebford EX3 0RA**

Cllr Manser reported that the owner wished to put two properties in the front garden of a thatched property. Following discussion and consideration of the new Local Plan. It was noted that the Parish is in open countryside and houses should not be built unless there was a housing need. Cllr Manser stated there was no access and the plans did not give sufficient detail – it should be noted Ebford Court is a heritage property.

**Unanimous Vote - Object.**

**25/0413/FUL and 25/0414/FUL Bushayes Farm, Clyst St George; EX3 0NZ**

Cllr Manser reported these applications were for the erection of agricultural buildings to cover existing silage clamp (Phase 1 and Phase 2). The reports were conclusive and Cllr Manser reported the soil had been cut through and considered it was very good permeable condition. The slurry would be spread over the fields. Following discussion

**Unanimous Vote – Approve**

**14. Grass Cutting**

Cllr Manser confirmed the quote from AB Grounds Maintenance was for £3726 gross, which was an increase of 5% from the previous year, The VAT amounted to £546 which was claimable. Discussion regarding start date – March being agreed date to commence.

**Unanimous Vote – Accept Quote**

**15. Councillors’ Reports**

**Cllrs Bragg, Marks and Stubbs had nothing to report.**

**Cllr Bowen** reported there was a series of burglaries in Exton one weekend, which led to concerns amongst residents in Ebford. He liaised with Cllr Manser and subsequently contacted the local police team. Inspector Mat Helm replied to confirm that they were investigating the burglaries, and that the properties had been empty at the time. He also requested that people continue to report any suspicious behaviour via the Devon and Cornwall Website.

**Date of next meeting Wednesday, 9 April 2025 7:30pm in the Parish Hall.**

**Meeting ended 9.05pm**