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

**PARISH COUNCIL**

**held on 10th April 2025 at 7.30pm in the Parish Hall**

**Present: Chairman: Cllr J Manser**

**Councillors: None present**

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

**Clerk: Mrs. Cathryn Newbery**

**Members of Public - 6**

1. **Apologies for Absence** – Cllrs Randall-Johnson and Howe
2. **Approval of Minutes of Meeting -** Unanimous
3. **Declaration of Interest –** Cllr Bragg – Agenda Item 12.
4. **Open Forum – Member of the Public** (Mr. J. Pyne) wished to comment that his family had been farming in the Parish for some 150 years, and there had not been any issue with slurry for the past twenty years. He wished to emphasise the application for the slurry pit was, in his view, betterment. The pit would be approximately 700 metres from the village and would hold twelve months storage which would alleviate the amount of heavy traffic carrying the slurry to the pit. He said the Pyne family felt they were being sympathetic to the local community in taking this action. Cllr Manser enquired the number of cattle proposed – Mr Pyne replied that would be in the region of 150 cattle. Cllr Manser asked whether they owned that number at present. Mr. Pyne replied they do not presently own 150 cattle.
5. **County Councillor’s Report –** had been distributed.

**District Councillor –** no report

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

DALC Bulletins had been received.

Email from EDDC with Local Authority Bulletin

Email from EDDC with Residents Update

Email from Highways, Devon County Council with an invite to Planning Working Group

Email from PKF Littlejohn, outside Auditors, with instructions for Audit procedure.

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

Mrs Jen Knowleswas sat with the members of the public and expressed an interest in becoming a Parish Councillor. She explained she had lived in Ebford for three years and previously resided in Topsham. She took an active interest in local matters. Cllr Manser proposed a vote on this, which was unanimous. Mrs Knowles was invited to sit with the Councillors for the remainder of the meeting, and the Clerk would arrange for the necessary forms to be completed and signed.

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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 was a balance in hand at 31st March 2025 of £1539.78 in the Treasurer’s Account and in the CIL account of £1973.44. The first Precept payment was received on the lst April 2025 for £4779, and therefore the balance presently £6318.78. Accounts due are for the hire of the Village Hall of £18, Countrywide £259,98, DALC subscription for £357.62 and £375.83 being the Clerk’s salary. The Clerk requested a vote for the acceptance of the accounts and for the payment of the accounts due.

The Clerk then reported that she had been notified that PKF Littlejohn’s annual audit had been completed, the Certificate of Exemption was circulated and duly signed by the Chairman and Clerk. As in previous years, the Certificate of Exemption was the only document necessary due to the gross income and expenditure did not exceed £25,000.

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

**9. Update on Footpath**

Cllr Marks reported that he had still had no response to his requests for the payment of £350 due for the footpath grant. He would continue with his efforts to obtain these funds. The Clerk also would assist him in this.

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

Cllr Bowen confirmed he met with Mr. Gilbert and a date had been suggested for the 9th June for the fencing to be commenced. He reported that prior to then, he would deal with the levelling of the site and Cllr Bragg confirmed he would assist with this. Cllr Bowen was concerned the land would be levelled in time for the fencing to be completed. Cllr Bragg assured him this would be completed and would report on the matter of costs at the next meeting. Cllr Bowen had received a verbal quote of approximately £270 a day for a man and digger to be hired. He would liaise with Cllr Bragg on this and the date for this to be completed. Cllr Manser requested the Clerk to contact the Insurance Brokers, Gallaghers notifying them of the addition of the new land and footpath to the Policy.

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

**12. Planning**

**25/0427/CPE Certificate of Lawfulness – Land North of Barley Way, Ebford EX3 0QX**

Cllr Manser reported this application was for the Planning Officer to comment on. Not within the jurisdiction of the Parish Council.

**25/0710/ADV St George and Dragon, Clyst St George EX3 0QJ**

Cllr Manser reported this application was for new signage to the exterior of the building. A discussion ensued wherein in was agreed this was an iconic building and the lights were downlights. It was considered that this was a local business and although am similar application had been refused in January it was felt the Parish Council should support this application as long as the lighting is not intrusive to neighbours.

**Unanimous Vote to Support.**

**25/0742/FUL Dawn View, Clyst Road, Clyst St George ESX3 0DB**

Cllr Manser reported this application was for a two storey side extension and Porch to the front. Cllr Bowen noted this application had been approved in 2021 and probably expired.

**Unanimous Vote to Support**

**25/0745/FUL Mount Grindle, Clyst St Mary EX5 1AS**

Cllr Manser reported this application was for a single storey side and rear extensions. Following discussion –

**Unanimous Vote to Support.**

**25/0710/ADV New Farm Buildings, Woodbury Road, Clyst St George**

1. Cllr Manser indicated the applicant had already spoken during the Open Forum of this meeting. Cllr Manser said the application had received ten comments on the Planning Application website of EDDC, nine of which were against approval being given. A discussion ensued wherein sea levels were raised – it was confirmed this would be 45 metres above sea level (Sea level being 50m metres) Cllr Manser said that the public were concerned about the smell and keeping that to the minimum and assumed if that came to be a problem, then the pit would have a cover installed. Cllr Bragg considered that one of the main objections to the application was the number of tanker journeys needed to spread the slurry. This would be hugely reduced by using modern dispersal technology via umbilical spreaders. Cllr Stubbs noted the pit would require fewer tankers in view of its size and considered matters such as this should be accepted as part of living within the rural community. She felt that farmers should be allowed to carry out their normal processes without the intervention of new residents who were not aware of these activities.

**Unanimous Vote to Support.**

**13. Councillors’ Reports**

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

**Cllr Marks** confirmed he was still awaiting the P3 payment and there had been no communication. He would continue chasing for this.

**Cllr Ward** had reported the potholes in the vicinity and had been informed they were not large enough. She will take photographs and forward them to Highways for their further comment.

**Cllr Bowen** reported the School ETA were campaigning to raise money for play equipment and flooring and were looking to raise a total of £27K. They had a Go Fund Me page online. He asked if the Parish Council would consider pledging a donation now, which could then be paid once the fundraising initiative was reaching its conclusion. This matter would be an Agenda item for the next meeting.

**Date of next meeting Wednesday, 14 May 2025 7:30pm in the Parish Hall.**

**Meeting ended 8.25pm**