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

**PARISH COUNCIL**

**held on 13th August 2025 at 7.30pm in the Parish Hall**

**Present: Vice Chairman: Cllr Stubbs**

 **District Councillors: Cllr M Howe**

 **Councillors: Cllrs. Bragg, Manser, Marks, Ward,**

 **Clerk: Mrs. Cathryn Newbery**

 **Members of Public - 1**

1. **Apologies for Absence** – Cllrs Vanstone, Bowen, Knowles
2. **Approval of Minutes of Meeting -** Unanimous
3. **Declaration of Interest –** Cllr Bragg – Agenda Item 11, Cllr Ward 24/1487/PIP

**4. Open Forum–** Member of the Public 1 who wished to speak relating to the Planning

Application on the Agenda for review. He said he thought the letter that had been sent to him was junk mail as it did not appear to be official. Cllr Read confirmed she may have received the letter – around September 2023. Cllr Stubbs noted that out of the 117 letters sent out, only eight had responded which was a very small percentage and unusual given the circumstances. Member of the Public 1 said that they were informed that the noise would be minimal if windows were kept closed and air conditioning was installed – which appears to be unreasonable due to the time of the year. Chair confirmed this would be discussed in the Planning on the Agenda.

**5. Councillor’s Report –** No report available**.**

**6. District Councillor’s Report**

Cllr Howe reported that the Local Plan was progressing and due to go out in October for the next stage. He said that Exeter and East Devon were proving difficult to work with. The Plan proposed by Exeter was not equitable. Cllr Howe considered this would be up to the Government. Cllr Howe reported that there had been a number of planning applications going through, although some had been refused. He said relating to the renewable energy application this would be very difficult to refuse as the application complies with everything requested. He said that consideration must be given to the close proximity of Devon Fire Service. He advised that at present it was early days and he would assist all he could with the Parish Council’s concerns over the noise issue. He recommended employing a Noise Consultant to speak to the person who has not complained about the noise issue. He considered the water system would suffer and a fire would result in contaminated water. Accidents were rare but were bad when occurring. He reminder the Parish Council that East Devon District Council’s hands are tied over this application. He advised the Parish Council to emphasise all the points raised in their objection so that the position is clear.

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

Parish Online News plus DALC Bulletins

 Devon Highways Update

 Insurance details for next year

 Exeter City Council re Local Government Reorganisation plus update from them.

 Highways re Lower Lane temporary restriction.

 Correspondence with local resident re planning.

 The Clerk confirmed these emails had been distributed.

**8. Finance -Clerk to Report**

The balance in hand is £3517.52 in Treasures Account and £6365.22 in CIL Account – which agrees with the bank statements, copies of which had been circulated. Following the July the approved payments could not be authorised due to change in signatory having to be authorised, and because of the delay in the authorisation of signatories, unfortunately the payments to Countrywide and the Clerk were duplicated. However, this is being rectified by no payments due to the two above payees for the ensuing month. The only payments to be authorised were to Gallagher for the insurance of £676.18 and to East Devon District Council for the emptying of the Dog Bins for £499.20. The regular service charge of £4.25 to Lloyds Bank had been deducted.

It was reported that for future payments, the Bank do not have the short period of authorisation of payments that was anticipated, which is the reason for the duplication.

**Unanimous Vote on acceptance of the accounts and payment of the accounts authorised unanimously.**

**8. Update on Footpath** **10** – Cllr Marks confirmed he had sent the papers through and a

 reminder has also been sent. Will continue chasing this but this will be on the

 Agenda for next meeting.

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

Cllr Manser confirmed the footpath diversion was now sent to Devon County Council. He had been advised there was a two year delay, but it was to our advantage to endeavour to keep the footpaths open. He advised that if the fencing company could take the turnstile down, it would make it easier for a number of people.

**10. Speeding in Ebford -**

This will be on the September Agenda.

 **11. Transfer of Land**

This matter has now completed, and a discussion ensued on the interest that could possibly have accrued whilst the funds were standing in Cartridges Law Bank Account. Cllr Bragg confirmed he had measured up and will be requesting an estimate for the fencing to be carried out.

**12. Planning (plus any applications received following the distribution of Agenda)**

**24/1487/PIP Land Adjoining Shepherds Court, Lower Lane, Ebford.**

Cllr Manser reported there were presently 26 objections – the Local Plan makes it clear this is open countryside. Cllr Read said the whole field would not be developed, although Cllr Stubbs confirmed this application was for five houses. A discussion ensued wherein it was confirmed this application was contrary to the Local Plan and to the Neighbourhood Plan too. There were wildlife objections and run off of water, although this has not been mentioned in the plans. Cllr Manser concluded that he would issue an objection on the grounds this is not a sustainable location. He commented that the term ‘Self Build’ means there is no CIL but if the property is sold within three years, there is a CIL payment. Cllr Manser confirmed this was one of several applications that had been previously made on this land.

**Unanimous Vote – Object over concerns of not sustainable location.**

**25/1338/MFUL Land at Higher Bagmore Farm, Woodbury**

Cllr Manser reported this application was for the installation of a battery energy storage system facility with associated infrastructure, engineering works, access and landscaping. Cllr Stubbs confirmed this application related to Woodbury and was not sent to our Parish Council, and Woodbury objected at their meeting held on the 28th July 2025. Their objections were over community engagement and that questions had not been raised in the right area. Cllr Howe confirmed this was not relevant to planning issues. Cllr Marks considered there would be an underlying noise. Cllr Manser agreed and considered that inverted transformers would always on. Cllr Howe reported that this was a green neighbourhood, and it was inevitable that the battery storage would be in place as it was part a Government plan, but that any noise issue would have to be kept in line. Cllr Manser considered that the CPRE had picked up a discrepancy between what was written and what was in the plan. Cllr Howe confirmed the plan showed takes precedence. Cllr Manser felt the noise would be an interruption to the neighbourhood as the land was extremely quiet.

**Unanimous Vote to Object due to noise, the environmental impact and not sufficient information given on fire implications and details of hazardous waste.**

**13. Councillors’ Reports**

Cllr Marks reported on the Dog Bin had now been emptied.

Cllr Read reported that the path would be cleared, she had spoken to the Council. They confirmed they would write to the landowners.

Cllr Manser reported that he had spoken to the owner of Rosario hedge and it has now been cut, and the owner confirmed the path would be cleared as far as possible.

 Cllr Stubbs reported that the work on the culvert would commence on Monday at Greensleaves and that access to the Village Hall would not be available for about a week. Cllr Marks enquired whether the workmen would bring their own toilet facilities but Cllr Stubbs was not made aware of this.

 Cllr Bragg had nothing to report.

**Meeting ended at 8.45pm**

**Date of next meeting Wednesday, 10 September 2025**