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

**PARISH COUNCIL**

**held on 9th July 2025 at 7.30pm in the Parish Hall**

**Present: Chairman: Cllr Bowen**

**County Councillors: None present**

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

**Knowles**

**Clerk: Mrs. Cathryn Newbery**

**Members of Public - 3**

1. **Apologies for Absence** – Cllrs Howe
2. **Approval of Minutes of Meeting -** Unanimous
3. **Declaration of Interest –** Cllr Bragg – Agenda Item 11,
4. **Open Forum –** Member of the Public 1 wished to express her concern over the dog walking proposals due to living in a cottage next to the proposed field. There were not sufficient safeguards in place for this type of use for this field. There was already a dog walking field close by in Clyst St Mary with facilities provided. There were no facilities provided, at present, for dogwalkers to use. Traffic would also be a problem as no parking space was provided. If this application was approved, then the residents of the cottage would have no privacy as the walkers would be passing by their kitchen and dining room windows. The field was always wet and slippery and was worst in the winter months. Cllr Marks said there was already a sufficient entrance at Bishops Court. The member of public agreed and said the excess noise and dogs barking would be intolerable. There was also the habitat to be preserved as barn owls, deer and birds enjoyed this rural space to breed etc. Cllr Marks advised that the Planning Portal for this application should be used to express the grievances to ensure their voices were heard. He also said that a screen could be erected to protect the privacy.

Member of the Public 2 also expressed concern as they lived in a cottage adjoining the field too and considered the entrance was not suitable for vehicles to park there and was also concerned about the disruption to privacy.

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

**6. District Councillor –** Cllr Henry Gent circulated report to the Parish Councillors

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

Emails with yellow warnings of thunderstorms.

Email re shining a light on hotspot policing during Neighbourhood Policing Week

Governance Review from Exe Estuary

Email regarding Ebford traffic proposal

July Report from Cllr Gent

Email re Devon County Council Highways East Neighbourhood Officer

Email from person dealing with our Section 106 moneys re the Public Open Space

money is still available under our grant agreement to be spent.

All the emails have been circulated.

The Clerk confirmed these emails had been distributed.

**8. Finance -Clerk to Report**

The balance in hand is £5487.64 – which agrees with the bank statements, copies of which have been circulated. Following the June meeting payment was made to Westcott Accountants in the sum of £300, we had a service charge of £4.25 from Lloyds Bank and transferred the sum of £4379.97 to our CIL account in order to earn a little interest. The sum in our CIL account is £6357.70. The Clerk confirmed she had spoken to a member of the relevant department regarding the extra payment received, and it was confirmed these funds were correctly deposited in the Parish Council bank account.

The Clerk confirmed she had not been able to make any of the payments agreed and voted on at our last meeting because of the change of signatories in our bank accounts. These payments can be made following this meeting when our Chairman will be able to authorise them online with the new card we have now received from Lloyds Bank. The payments due now are to Countrywide three payments now, amounting to £779.85 and last month’s and this month’s Clerk’s salary, totalling £751.66. Plus Village Hall fees for two months amounting to £39.00 and £156 from County Grounds Maintenance for cutting and collecting from field plus £123 being the Devon County Council charges re Exe Estuary.

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

**8. Update on Footpath** **10** – No update. Agenda for next meeting.

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

Cllr Manser confirmed he had now put in the planning application for this and we could indicate the piece in between is vacant. A discussion ensued whether it was prudent to employ a Surveyor in order to get new plan drawn up but it was considered this was unnecessary and expensive considering the size of the piece of land. Cllr Manser commented there was nothing in writing between Burringtons and the Village Hall,

Cllr Manser proposed we apply to Devon County Council on the strip of land, indicate that it is vacant land in order to find out whether it does belong to the Crown or not.

**10. Speeding in Ebford -**

Cllr Knowles had received concerns from residents in Ebford. Cllr Manser reported that prior to the traffic lights being installed, it was decided that the speed limit should be 40 mph. Cllr Knowles considered the road was not safe. Cllr Manser said that traffic control had been on the agenda at Clyst St George for years. It was possible to arrange for counters to be provided in order to satisfy ourselves over this. Cllr Knowles considered the cameras in Exmouth are very efficient. Cllr Manser recalled that the Parish Council once paid for a sign which was shared by three parishes each paying £3,000, but this sign was now out of use. Councillor Knowles agreed she would liaise with Ebford residents and Cllr Gent over this and report back to the Parish Council.

**11. Transfer of Land**

Cllr Bowen reported he had been in contact with Joe Norman at Cartridges Law in order the matter could be concluded. Cartridges alerted Cllr Bowen to the risk that a historic charge against the land may be added to the title when registered with the Land Registry. While the previously agreed upon indemnity insurance may be available, it will depend on the exact nature of the charge. A discussion ensued.

**Unanimous Vote to proceed with the Transfer understanding the risk that indemnity insurance may not be available to protect the Parish Council.**

**12. Donation for Play Equipment and Flooring for New Open Space**

Cllr Bowen reported that the PTA volunteers had selected a cheaper supplier – we now had one quote of £13K and one for £15K. To date £9K had been raised and the £13K figure was confidently expected to be raised. This was a registered charity. The Parish Council could give £1K but Cllr Bragg considered more funding could be offered. A discussion ensued regarding the benefits to the wider parish and the scope of previous donations of this nature. Cllr Manser considered the Parish Council should be provided with a letter from the PTA relating to this donation.

**Unanimous Vote to approve £1,000 – subject to receiving letter.**

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

**25/1223/MFUL Land at Bushayes, Clyst St George**

Concerns over this application were raised in the Open Forum from the residents of Parkhay Cottages. Cllr Bragg objects to this application and sympathises with the residents of the Cottages. Cllr Marks said that the septic tanks are routed onto this land also. And the land belongs to the Church Commissioners, under Title No. SX9888 5297. Cllr Marks also commented on the dangerous corner. Cllr Manser said that the speed limit around there was 20mph.

**Unanimous Vote – Object over concerns over privacy for local residents, increase of traffic and poor visibility.**

**25/0863/FUL Martins of Exeter**

**Cllr Bowen** reported this application was for a new car park for staff. Cllr Manser noted that there was already gravel on top, and there were no drainage problems. He considered it would be difficult to object to this application.

**Unanimous Vote No Comment**

**Councillors’ reports.**

**Cllrs Bragg, Stubbs, Knowles and Ward** had nothing to report

**Cllr Manser** reported last month that he had received a complaint regarding the overgrown hedge at Rosario and had written to the owners of that property. He had also emailed David Aggett indicating that the vegetation on the verges be cut back. He considered the path should be widened to the maximum width it could be. He had received complaints from Ebford residents over this and was considering contacting Darts. Cllr Bowen commented a spade was required to do the work. He had been in contact with Paul of Neighbourhood Highways Team but was advised the area had been inspected and does not meet the criteria. This to be Agenda item for next meeting.

**Cllr Marks** reported that he had again been chasing the Council regarding the full dog bin and will continue until it is emptied. .

**Meeting ended at 9.20pm**

**Date of next meeting Wednesday, 10 September 2025 or earlier if planning applications’ dated earlier.**