

# Christow Parish Council

Clerk: Mrs C Retallick, Bagtor Barton , Ilington, Newton Abbot, TQ13 9RT.

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## Minutes of the meeting of Christow Parish Council held on Tuesday, 6<sup>th</sup> July 2021 at 7.30pm in the Main Hall, Teign Valley Community Hall, Christow.

Present: Cllr T Archer  
 Cllr K Evans  
 Cllr T Fidock  
 Cllr J Newton  
 Cllr AJ Orme  
 Cllr J Orme  
 Cllr G Read

Also present Carol Retallick (Clerk), Cllr Brook (DCC) and 1 member of the public.

Cllr Archer welcomed everyone to the meeting.

Minutes of council meeting	ACTION
<b>1) Apologies and Acceptance for Absence:</b>	
Cllr Slack work commitments	
<b>2) Public Discussion</b> – To allow any questions, reports by members of the public on any matters relating to the agenda of this meeting. <i>(The period of time designated for public participation shall not exceed 5 minutes).</i>	
No issues raised	
<b>3) Declarations Of Interest:</b> In accordance with the Code of Conduct.	
None declared	
<b>4) District, County Councillor's, DNPA Ranger/Representative Forestry Commission officer, Police and Lengthsman - to receive reports.</b>	
<p>DCC Cllr J Brooks – The DCC were all conducted online. Cllr Brook has remained on most of the committees he sat on before the elections. Matched funding has been made available to the parishes for cleaning street furniture , Cllr Brook will send out the details to the clerks.</p> <p>A request has been received from a parishioner of this parish to provide 20mph signs for the village. Cllr Brook has agreed to investigate this as the Newton Abbot 20mph project is still in progress. However he does suspect that it is probably local people that are speeding through the village. Cllr Archer asked about the potholes as they have been marked. Both entrances to the village from the valley road are in bad order. The new Highways Officer is keen to meet up with parish clerks and Cllr Brook would like to join that meeting.</p> <p>There are two blocked drains on Wet Lane. The contractors have been there, but the problem still exists.</p> <p><u>Lengthsman report</u> - When tidying up the bus shelter on 17<sup>th</sup> June, I discovered two expired nitrous oxide cannisters within the structure. I am aware of historic problems at this location so wanted to draw your attention to it as early as possible. I disposed of the cannisters in the rubbish bin.</p> <p>Upon arriving at Bennah to strim the easement there it became apparent that one of the residents at Bennah has been spraying weed killer on the verge and hedge, the spray seemed to go directly into the water course which is extremely dangerous for aquatic wildlife and is an illegal act.</p> <p>In addition to the chemical spray damage at Bennah, a tractor has driven down the lane and caused a complete collapse of the bank. In essence, this will make the easement defunct when a rain event occurs and will divert the water onto the lane. If you would like me to, I can return to the easement and dig out the collapsed earth and charge the works at our agreed hourly rate.</p> <p>We were down to spray the weeds through the village again this month but on inspection, there is not really anything that warrants spraying. As a result, I have</p>	<p><b>EF authorised to dig out</b></p>

decided to postpone the work until next month to see if anything has grown back. All the necessary areas of grass were strimmed as per the contract.	<b>easement as suggested.</b>
<b>5) Minutes</b> – to approve and sign the Minutes of the meeting held on the 1 <sup>st</sup> June 2021.	
These were signed as a true record of that meeting.	
<b>6) Clerks Report</b> - Update on matters arising from the last meeting for information only	
<ul style="list-style-type: none"> <li>The landscape review which Bovey Tracey Town Council asked the neighbouring parishes to comment on has ended and the final report will be released later in the year.</li> <li>Defibrillator pads for both units have been ordered and will be replaced by the end of this month.</li> <li>Parish award will be displayed at the doctor's surgery at Layne Fields.</li> <li>Annual Report has been submitted to external auditors and documents are online.</li> <li>Devon Climate Resilience Forum is on Friday. Details have been passed to Cllr Evans.</li> <li>The Register of Interests for the new councillors have been submitted to TDC and are on our website.</li> <li>Recreation field used on Sunday for football game?</li> </ul>	
<b>7) Grant Application</b> – Received from CCLT	
The grant application had been circulated to all councillors prior to the meeting. Cllr Archer asked the councillors for their thoughts and decision. £200 was authorised to go toward the costs of improvement to the Teign Valley website and welcome letter for new residents. Cllr Read proposed to authorise the request and that was seconded by Cllr J Orme with all in favour.	<b>Grant authorised</b>
<b>8) Memorial request</b> – to consider for approval	
None received.	
<b>9) Local Plan</b> – update consultation	
DNPA - The modifications are mainly focused in and around Buckfast and Ashburton. Cllr Archer noted the village envelope had been changed to include the recreation field. TDC – The Councillors are concerned that there will not be enough infrastructure to support the amount of new housing. They would like to see an improvement to public transport to the villages enabling rural communities' access to the towns for schools, employment and healthcare.	
<b>10) Housing Needs Survey</b> - Update	
Cllr Archer reported from the meeting between DNPA, TDC, Wessex Builders and the CLT. The suggested site was looked at and it was considered only 8 units would fit. There are concerns over drainage and the team would like to look at other site options. Thoughts are also being given to provide 4 self-build plots, but a bigger site needs to be found. Although the survey showed 14 units were needed 8 homes are being planned. The finding from the survey does suggest there is a need for families to downsize but the way to achieve this is still difficult to solve. Cllr Evans noted that there is a clause now in some tenancy agreements that gives tenants in affordable housing the opportunity to downsize.	
<b>11) Celebrate coming out of Covid 19 Restrictions</b> – update	
The committee met and agreed on Saturday 21 <sup>st</sup> August at 2pm. Next meeting on Thursday – lots of ideas have been suggested events, competitions etc. The Farmer's Market would like to attend. A budget was set and receipts will be needed. The Celebration has been advertised in Unity. More communications will be agreed via email as no meeting before the event. Cllr J Newton offered his help.	
<b>12) Flagpole</b> – update and consideration for replacement	
The Clerk researched new flag poles. There are many types on the internet, ranging	<b>Cllrs</b>

from £69 to £600. It was agreed that the councillors will firstly look at the present pole and then make recommendations for repair or replacement.	<b>inspect flagpole</b>
<b>13) Play area Inspections</b> –to consider the reports and quotes for replacement and repair	
Rhino Play and Mant Leisure have both visited the play area and provided quotes to repair and/or replace items highlighted in the RoSPA report and the councillor’s site visit. The quotes include relocating the zip wire and a couple of other items. The quotes were based on the lower part of the field being cleared ready for redevelopment as either a community garden or as part of a housing development, should either project come to fruition. Cllr Newton asked if a play area could be developed at the recreation field, Cllr Fidock explained the reasons why the play area is at Layne Fields. The councillors queried making a final decision for clearing the lower part of the play area for redevelopment but the Clerk confirmed that it had been discussed at the last meeting but agreed to investigate the cost for removing and relocating the equipment. Cllr Archer proposed that the zip wire, parallel bars and spider’s web should be relocated depending on grant funding. Cllr AJ Orme seconded the decision and 5 other councillors supported the proposal with 1 abstention. Cllr Read offered to assist the Clerk to seek funding options.	<b>CR and GR Seek funding to move equipment and clear lower play area</b>
<b>14) Councillor Training</b> – to authorise payments for training.	
Training for new councillors was authorised. The Clerk advised the new councillors to log onto the DALC Website and book their own training.	<b>Training authorised</b>
<b>15) Canonteign Forest Plan</b> – Consultation document for response	
The councillors have reviewed the plan and are really pleased with the proposals.	
<b>16) TALC</b> – reform? To comment on email from Cllr Parker	
An e-mail from Cllr Parker was circulated to all councillors regarding reform of TALC. Cllr Evans noted that Parishes were becoming frustrated that projects were not moving forward. Cllr Evans supports the suggestions that Cllr Parker makes, and the Christow Councillors are all in favour.	
<b>17) Allotments</b> – Discuss and to arrange a site visit	
An e-mail has been received from a plot holder concerned regarding the weeds from vacant plots. The Clerk confirmed that there are three vacant plots, one of which is in the area reserved for the extension to the cemetery. Another allotment holder has not yet responded to the rent reminder. The Council agreed to attend a site meeting on Saturday 24 <sup>th</sup> July at 10am at the allotments.	<b>CR send out field plan All Councillor attend site meeting.</b>
<b>18) PLANNING</b> - Dartmoor National Park Authority has asked for comments from the Parish Council on the following planning applications:	
a) 0275/21 Proposed: Fitting of an Airband receiver to the flat roof at the rear of the property at Reed Farm, Christow. <b>No objection</b> b) 0255/21 Proposal: Engineering works to allow for diversion of existing Christow Bridleway 4 into adjoining field. Site address: Bowden Farm, Commons Hill, Christow. <b>No objection</b> c) <del>0275/21 Proposal: Fitting of an Airband receiver to the flat roof at the rear of the property Site address: Reed Farm, Christow – duplicated.</del> Cllr Archer ( <i>suspended SO</i> ) A member of public commented on the next applications and gave his reasons why he was objecting to the proposed plans. ( <i>SO, resumed</i> ) d) 0293/21 Proposed: Erection of two storey rear extension at 3 Exmouth Cottages, Lower Ashton. <b>Objection with three main reasons 1. Over development 2. Concerns with excessive use of glass which may cause distraction to road users and 3. Out of character and not in keeping with its surrounds.</b> e) 0294/21 Proposed: Erection of two storey extension and internal alterations at 8 St James Place, Christow. <b>No objection</b> f) 0295/21 Proposed: Works to roof including three dormers, accommodation within roof space and installation of flue at Moorcroft, Christow. <b>No objection</b> g) 0306/21 Proposal: Single storey rear extension with revised decking area; rear	

dormer, three roof lights and new side door canopy Site address: 10 St James Place, Christow. <b>No objection</b> <u>Grant of Planning Condition</u>		
<ul style="list-style-type: none"> <li>0203/21 Proposed: Removal of dilapidated sheds and replacement with polytunnels for fruit and vegetable production at Dunningstone Orchard, Christow</li> </ul>		
<b>19) FINANCE</b>		
<b>Expenditure:</b>	Clerk's salary for June = £ 522.29 HMRC = £ 118.60 E Fairs Invoice 122 = £ 159.16 MTD Accountancy Ltd (Payroll) = £ 144.00 Defib World – new pads for 2 Defibs = £ 87.99 SHS Cleaning for Toilets 205.32 + 41.06 vat = £ 246.38 HP Instant Ink = £ 3.49 SW Grounds Maintenance 280.47 + 56.09 vat = £ 337.37 Grant = £ 200.00 DD's Pennon Water Services = £ 15.00 Southern Electrics = £ 72.96	<b>Payments authorised and statements approved.</b>
<b>Bank Reconciliation and Statement:</b> The Chairman has checked invoices and bank statement against the reconciliation statement. Reconciliation and bank statement circulated to all councillors prior to the meeting. Cllr J Orme proposed all payment to be made seconded by Cllr T Fidock. All in favour.		
<b>20) MEETINGS ATTENDED:</b> to receive reports from councillors who have attended meetings on behave of this council or actions from the previous meetings		
3 Parish meeting – Feedback Cllr Archer reported there were representatives from Bridford, Dunsford and Christow. The meeting discussed. <ul style="list-style-type: none"> <li>Lengthsman, Dunsford have received full grant funding for this service.</li> <li>Climate wardens were also discussed. Cllr Evans has agreed to attend the climate related meetings.</li> <li>Winter weather plans – Dunford's roads are gritted by DCC as they are on a main route into Exeter. Bridford also coped well during last winter.</li> <li>Road closures - all parishes agreed they were not happy with the redirections during road closures as they are misleading. The signs are also left too long at the sites once the roads have been reopened.</li> <li>Play areas - Bridford and Dunsford have both received funding to make improvements at their play areas. Cllr Evans will e-mail the Dunsford Council to seek further information about the funding received.</li> <li>Dog's mess is a general problem in all parishes.</li> <li>Problems with flooding were also discussed.</li> </ul>		
<b>The next Council Meeting is on Tuesday 7<sup>th</sup> September 2021, at 7.30pm. in the Bowden Room.</b>		
There being no other business, the meeting closed at 21.37pm		

Signed.....

Date.....

Position.....

Email circulations during the past month	Paper circulation
Item for next month's agenda	
Jubilee celebrations/ Flag pole/play area improvements/	