

Christow Parish Council

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

Tel: 01364 661532

Email: clerk@christowparishcouncil.gov.uk

Minutes of the meeting of Christow Parish Council held on Tuesday, 7th September 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) and 7 members of the public

Cllr Archer welcomed everyone to the meeting. Thanked Cllr Evans for providing refreshments

Minutes of council meeting	ACTION
1) Apologies and Acceptance for Absence:	
Cllr S Purser.	
2) Public Discussion – 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>	
A member of the public asked if they could make their comments at item 8 of the agenda.	
3) Declarations Of Interest: In accordance with the Code of Conduct.	
None declared.	
4) District, County Councillor's, DNPA Ranger/Representative Forestry Commission officer, Police and Lengthsman - to receive reports.	
<p><u>TDC Cllr S Purser</u> - In light of the current high levels of covid in Teignbridge and restrictions on numbers attending council meetings I will not this month be in attendance at meetings. Please accept my apologies.</p> <p>I am of course available by email or phone at any reasonable time.</p> <p>A few TDC updates:</p> <p>The Teignbridge 7-point recovery plan has been agreed by O and S committee and will go next to the Executive. These 7 projects cover training support for business, transport hubs, recycling campaign, suppliers to TDC, review of best 2020 process, improved engagement with the community and voluntary sector and a combined data analysis pilot.</p> <p>Local cycling and walking infrastructure plan is now out for consultation.</p> <p>As you will be aware there is a shortage of HGV drivers which is impacting on refuse collection and there may be delays. Currently some 10 vacancies so if anyone knows an HGV driver looking for a job send them to TDC.</p> <p>Finally covid rates still high so please take all sensible precautions.</p> <p><u>Lengthsman report</u> - The weather finally broke at a time that was convenient for me to spray the weeds around the village, so I managed to get this done without incident.</p> <p>All of the strimming took place without issue and the bus shelter has no issues to report in terms of vandalism or cleanliness.</p> <p>Whilst using the toilet I did notice that the bottle neck trap is leaking on the left-hand sink unit. I suspect the olive ring may have perished and can look at this if you like, alternatively you can arrange for someone else to look at it.</p> <p>I re-dug the stretch of Bennah easement which had collapsed where vehicles are not sticking to the road when turning in and out of driveways or passing one another.</p> <p>Having taken the ditch down to its gravel bed I relocated the dug-out spoil, to the top of the easement where I then reconstructed a bank to prevent egress onto this part of the easement. I then positioned a series of large stones along the easement edge to act</p>	

<p>as a further obstacle for people to avoid to hopefully reduce the likelihood of this happening again. I took a before and after photo which I will send to you on a separate email. August sees the hedges overgrown on the roadside and many road signs disappearing, so I gave the junction at Gidley's Meadow a good and hard cut back so exposing the signs as best as possible. With hedge cutting imminent it will not be long before the hedge is flailed and the whole junction becomes clearer once more.</p> <p>The laurel hedge around the back of the toilet block was also given a good cut back to ease passage as I knew the community day was coming up so I wanted to toilets to be as accessible as possible. The leaking bottle trap was still dripping in the toilets. Other grass cutting and strimming took place at Gidley's Meadow, Layne Fields and Common Hill with nothing further to report.</p> <p>I was approached by two separate individuals who were asking about when the drains were going to be cleared so I informed them it starts in September which seemed to appease them. Other than this, the bus shelter has been generally tidy with nothing to report, and no new broken tiles are visible.</p> <p>As of next month, I will be starting to go around to do the initial clear of the drains but expect them to soon after becoming clogged up with hedge flailing which will then be cleared up the following month. I recall we discussed trying to encourage the landowner on the higher side of Wet Lane to have their hedge flailed back further than they normally do. This is because there is a good 1m between the lane they flail to and the Devon bank upon which the hedge sits. Whilst this initial hedge flail would look pretty drastic, the hedge would recover, and the lane would suddenly feel significantly wider. This was following some enquiries from people who walk down the lane who said it was difficult to get away from passing vehicles. I will leave it with the Parish Council to decide how to take this forward.</p> <p>I would like to take this opportunity to remind all the councillors that the current Lengthsman contract expires at the end of March 2022. I would like to put it on the record that I am extremely happy with the contract and how it works and would like to consider extending the contract, or if necessary, submitting a tender as part of the next procurement procedure.</p>	
<p>5) Minutes – to approve and sign the Minutes of the meeting held on the 6th July 2021.</p>	
<p>These were signed as a true record of that meeting and signed</p>	<p>Approved</p>
<p>6) Clerks Report - Update on matters arising from the last meeting for information only</p>	
<ul style="list-style-type: none"> • Defibrillator pads and batteries were replaced due to expiration of use by date, following this the unit at the Artichoke was taken from the cabinet to be used. The cabinet did have an access code, but the cabinet was broken while releasing the unit for use – It in fact was not needed but the cabinet now needs replacing. Later in the agenda options for replacement will be discussed. • Email received seek permission to use the recreation field as a space for dog training classes – unsure if they are a Christow resident. • TV History group held an event in July promoting their Digital Archive service • Meeting with the highways officer twice during the break to discuss the highways issues at Bennah, Gidley Meadow and bottom of Foxholes Hill. The uneven road surface at the entrances to the village are not deems as a defect and will not receive repair or improvement. The matter at Bennah is still under discussion, the only way forward is for the landowners to give approval to allow water onto their land, hopefully this will be resolved over time. • TDC have provided 2 litter posters, can councillor suggest the best location for them? • TVCH emailed a report of the enhancements to the hall, this has been forwarded it onto the councillors for information • TVCH AGM Monday 20th September at 7.30 in the Bowden Room • TTT have noted a lot of dog poo around the courts, suggested putting up penalty signs which are available from TDC. 	

<ul style="list-style-type: none"> • Wildlife Wardens – are part of Actions on Climate they were set up in 2019 to support TDC and communities as they tackle Climate and Ecological emergencies. More details can be provided • A national Bus survey was sent out during the break which has completed and returned on behalf of CPC • Latest Road Closures have been posted on the council website • A public notice has been posted on the website and notice boards from TDC re Statement of Principles for the Gambling License – the deadline for comments is 8th October • An email from a parishioner reporting the bad condition of the track into the recreation field also the chain of the gate was not secure. • Bovey Tracey Baptist Church – have requested permission to use the recreation field for garden games on Saturday 11th September. • Finally request to use the car park for a wedding on 18th September – no times given. Check hall usage and ok if nothing else booked. 	
7) Memorial requests – to confirm the approval of requests	
The details had been circulated by email for 3 applications, all were in favour and approved the requests.	Approved
8) Housing Needs Survey - Update	
<p>A draft document laying out the ‘Head of Teams’ between TDC CCLT and DNPA and CPC has been circulated. Cllr Read noted that this council should be asking for a provision for an improved play area within this development. Cllr Archer noted that only 7 houses are being planned to be built.</p> <p><i>Suspend SO.</i> A MOP asked the councillor if one survey was enough to build more houses. He questioned that a major development may have impacts to climate change. He also asked if there was a written strategy for re development within Christow. Cllr Archer answered the queries that it was the Community Council of Devon who constructed the survey with the input from CCLT and CPC.</p> <p>The parish council do not have a written strategy, and this would be dealt with by DNPA under there planning policies as well as National Planning Policies.</p> <p>The new development would be a ½ measure between passivhaus and eco house but not completely of a standard development as money saving and climate effects will be considered.</p> <p>Last September CPC were unsure that there was a need for more houses however the survey showed that there was a need following a 52% returns rate. There is a meeting this Thursday about the project and all partners will be presents.</p> <p><i>SO resumed</i> – Cllr Fidock noted that parish councils are consultees only and any specialist advice is given by the planning authorities.</p> <p>It was agreed to discuss this again at next months meeting and more information may be available then.</p>	Add to October agenda
9) WI Planting Bulbs – to consider request submitted	
The WI have asked for permission to plant daffodil bulbs around the tree that which they planted on the recreation field.	Authorised by all.
10) Flagpole - update	
This item has been deferred to next meeting, Cllr AJ Orme will inspect and report back to council.	Cllr AJ Orme
11) Play area Improvements - Update	
<p>The clerk reported that two funding applications have been submitted and is in the process of submitting a third.</p> <p>Cllr Read noted that the Viridor could fund the whole area if the applications were successful, however due to the uncertainty of the housing development and the use of the Teignbridge land which the play area is on the councillors discussed how much work and expense should be committed at this time. It was agreed that a small group of councillors re inspect the play area and reassess the situation.</p> <p>A meeting was arranged for Wednesday 15th September at 6pm. And the finding will be reported back to full council.</p>	TF, GR, AJO, RS & CR

12) New cabinet for Defibrillators at the Artichoke – approval to purchase	
The Councillors were provided with a list of cabinet to compare. This was discussed and the decision was made to purchase from The Defibpad.co.uk. The clerk will check the measurements and order the new cabinet.	Clerk to order cabinet
13) Allotments – update from allotment visit – the future of the plots and the cemetery extensions	
The Councillors inspected the allotments during the summer break and found 2 plots require work to tidy them up. Also, it has been agreed that the plots nearest the cemetery will be given notice this year in preparation for a cemetery extension.	CR write to plot holders
14) Cemetery Memorial Inspection – Outcome (for Information only)	
Three sections have been inspected so far with 2 memorials needing attention, the relatives have been notified. Although there are weeds on the pathways they have been sprayed and are dying back. The Councillors discussed having more maintenance at this location. The grass is already cut, and hedges cut annually. It was noted the weeds had been sprayed later than normal.	
15) Finance Committee – to set a date for meeting	
Monday 11 th October 2pm at Cllr Slacks office in Gidley Meadow	TA, RS & CR
16) Lengthsman – to discuss the future of this service and arrange a date for working party to meet	
The members of the working party agreed to meet on Wednesday 29 th September at 3pm and an invitation will be sent to our Lengthsman.	TA, AJO, JO, JN, & CR Invitation to Lengthsman
17) PLANNING - Dartmoor National Park Authority has asked for comments from the Parish Council on the following planning applications:	
<p>a) 0440/21 Proposed Creation of forestry track at Tottiford Woodlands, Christow. No objection but once the work completed reinstate the hedge bank.</p> <p><u>Applications received during August for information ONLY</u></p> <ul style="list-style-type: none"> • 197/21 proposed construction of timber framed agricultural building and hardstanding and access track at Land off B3193 at Christow – • 0390/21 Proposed Replacement and regularisation of combined garden room and garage outbuildings at Fairlands, Village Road, Christow – • 0414/21 Proposed Improve existing agricultural track at track adjacent to Lower Commons, Christow - <p><u>Grant of Planning Condition</u></p> <ul style="list-style-type: none"> • 0295/21 Proposed: Works to roof including three dormers, accommodation within roof space and installation of flue at Moorcroft, Christow • 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. • 0197/21 Construction of timber framed agricultural building and hardstanding and access track at Land off B3193 at Christow <p><u>Refusal of Planning Consent</u></p> <ul style="list-style-type: none"> • 0293/21 Proposed: Erection of two storey rear extension at 3 Exmouth Cottages, Lower Ashton • 0294/21 Proposed: Erection of two storey extension and internal alterations at 8 St James Place, Christow. • 0255/21 Proposed Engineering works to allow for diversion of existing 	

