

# Christow Parish Council

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

Tel: 01364 661532

Email: [clerk@christowparishcouncil.gov.uk](mailto:clerk@christowparishcouncil.gov.uk)

Minutes of the meeting of Christow Parish Council held on Tuesday, 4<sup>th</sup> July 2023 at 7.30pm in the Bowden Room, Teign Valley Community Hall, Christow.

Present: Cllr T Archer Cllr AJ Orme Cllr R Slack Cllr G Read  
Cllr H Tucker Cllr J Orme Cllr A Cook

Also, present Cllr S Purser, Carol Retallick (Clerk) and 2 members of the public

Cllr Archer welcomed everyone to the meeting.

Minutes of Council meeting	ACTION
<b>1) Apologies and acceptance for Absence</b>	
Received from Cllrs Fidock and A Swaine TDC.	
<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>	
Members of the public are attending to listen to and gain more information regarding the village shop and Post Office.	
<b>3) Declarations of Interest:</b> In accordance with the Code of Conduct.	
None declared	
<b>4) County, District Councillor's, DNPA Ranger/Representative, Forestry Commission officer, Police and Lengthsman - to receive reports.</b>	
<p><b>Cllr S Purser</b> -reports from Teignbridge District Council.</p> <ul style="list-style-type: none"> <li>• Still a settling in period with so many new Councillors and ongoing induction training.</li> <li>• Should you wish there is a new chart on the TDC website with photos of all Councillors and the Ward they represent.</li> <li>• Also on the website is a satisfaction with TDC services survey that runs to 21st July, all comments of a printable nature will be welcome!</li> <li>• Discussions about the future high street funding and cinema in Newton Abbot still ongoing rumours of a 6 as opposed to 4 screen cinemas are apparently unfounded.</li> <li>• This coming week is Anti-social awareness week where each day will highlight different aspects of bad behaviour and people will be asked for their views. This is being organised by Resolve.</li> <li>• TDC leisure running specialist courses for teachers and pool lifeguards see website for details.</li> <li>• Nine TDC tennis courts being refurbished, sadly no money for any in the Teign Valley.</li> <li>• TDC has retained its Investors In People accreditation and as usual loads of jobs available in all areas.</li> </ul> <p><b>Cllr J Brook DCC</b> – reported that he is concerned that Devon CC will not end the financial year within the proposed budget due to the excessive demand on their services and inflation rises. DCC has lost a lot of staff and over the last 2yrs and with some services being taken back in house there will probably need to be a review over staffing. The Highways department are still struggling with a very low budget however 1.2 million pounds has been allocated to the river Ex repairs. The road network is deteriorating, and this will be a serious challenge in the future to maintain. DCC are constantly lobbying for more funds.</p> <p>The Councillors community budget has been cut by ½ to £5000. He will ensure the money benefits the maximum amount of people and would like it all allocated by December.</p>	
<b>5) Minutes</b> – to approve and sign the Minutes of the meeting held on the 6 <sup>th</sup> of June 2023	

These were signed as a true copy of that meeting.	
<b>6) Clerks Report - Update on matters arising from the last meeting for information only</b>	
<ul style="list-style-type: none"> <li>• Our Lengthsman has recently attended a Chapter 8 training course.</li> <li>• Allotment plot 14 has given notice from September.</li> <li>• Road hedges were cut along the allotment field and cemetery; the wood chipping was left for Allotmentees to use.</li> <li>• DNPA Forum on Wednesday 5<sup>th</sup> July, starting at 2.00pm, in the Meeting Room at Parke.</li> <li>• Sunday 9<sup>th</sup> of July Majorettes using the recreation field for another event.</li> <li>• Attended 20's Plenty webinar on 28<sup>th</sup> June 23 another one planned for Wednesday 6<sup>th</sup> July 7.30 – 8.30pm very useful.</li> <li>• External Auditor has acknowledged our return and are awaiting their response.</li> <li>• Spoken to TDC green spaces regarding Layne fields grass cutting.</li> </ul> <p><i>(Suspend SO)</i> – A member of the Teign Valley Community Hall noted that there were a lot of attendees at the last Majorettes event and hoped that the field could be used as there was a need of spaces for parking. <i>(SO resumed)</i></p>	
<b>7) Shop in Christow – discussion over the provision of a shop in Christow, possible conversion of the toilet block</b>	
<p>The current landlords of the Artichoke are leaving in September therefore the plans for a shop or PO in the pub are looking doubtful, there has been interest in the shop premises, but the conditions of tenancy would not make the business viable. DNPA have been notified of changes being made at the shop and it is assumed they may visit the site.</p> <p>The toilet block is the last option for a village shop, and the advice received suggest that this in fact may be the best and cheaper opinion.</p> <p><i>(Suspend SO)</i> – A question raised from the public. Q: What are the restrictions on the shop lease? A: unsure at the shop owner has determined the conditions.</p> <p><i>(SO resumed)</i> – The chairman suggested that the council could carry on and make inquires on how the conversion of the toilets and providing a community shop be achieved without making any commitment on the Councils behave.</p> <p>It has been established that to get funding the group working toward a community shop would need to be a Community Benefit Society – (which the CLT are) Cllr Archer suggested forming a working party and have 3 members of the parish council, 1 member of the CLT and possibly 2 parishioners. The group could meet and report back to the next full council meeting in September.</p> <ul style="list-style-type: none"> <li>• The group must start with a community consultation,</li> <li>• discuss the if the toilet block is the best location,</li> <li>• costs to convert the toilet block etc.</li> <li>• revisit the current shop location and how that may be used.</li> <li>• Other locations</li> </ul> <p><i>(SO suspended)</i> – It was noted that there are probably lots more ideas and suggestion and a working party would bring out these ideas.</p> <p>It was also reported that the village more urgently need the Post Office services resumed and asked if the Chudleigh outreach service could come back into the village as soon as possible.</p> <p>DNPA have a member of staff that can advise, and they should be contacted for advice.</p> <p><i>(SO resumed)</i> – The councillors agreed that a Working party should be created. Cllrs R Slack, AJ Orme and Cllr H Tucker would join the group along with the Chair of the CLT and 2 other parishioners to be decided later.</p> <p>It was noted that Cllr S Purser would support the group when necessary and the Chair of the CLT will contact Chudleigh Post Office in the view to arrange a temporary</p>	<p><b>Bring back to next council meeting.</b></p> <p><b>Date of first meeting - Tuesday 25<sup>th</sup> July 2023 at CE house.</b></p> <p><b>Chudleigh PO contacted for temporary service (not CPC Action For Info Only)</b></p> <p><b>Cllrs Slack, AJ Orme and Tucker attend first working party meeting.</b></p>

Post Office services cover in Christow, and there being no financial commitment for the parish council at this time.		
<b>8) Flooding – information only</b>		
The parish council have been included to emails between the residents of Teign Terrance, Highways department and the environment department of Devon County Council, the councillors support the residents work to help reduce the flooding of their properties. It was also noted that there is an increase of Potholes at Clampetts Lane.		<b>Report Clampetts Lane potholes to Highways</b>
<b>9) Lengthsman training and equipment – Report from clerk and request for safety equipment.</b>		
A set of Road Safety signs have been purchased for the Lengthsman use while working on the highways within our Parish. The Clerk will apply for a grant from DCC to reimburse the cost of these signs which will remain the property of Christow PC.		<b>Clerk to apply for a Highways grant.</b>
<b>10) Weed Killer - update</b>		
The clerk had been contacted by a parishioner over concerns that weed killer was being sprayed in the village, the clerk followed up the report and found that an outside contractor was spraying but was assured they were NOT using 'Round up'. (SO suspended) A member of the CCLT assured the council they too would follow up the enquiry. (SO resumed)		
<b>11) Car Park at TVCH – information regarding improvements to hall and request to use the car park by the contractors Councillors discuss and decision</b>		
The Chairman informed meeting that the contractors are starting work at the Community Hall on 20 <sup>th</sup> July and asked if the councillors would grant the permission for them to use some of the car park. This was agreed by all present.		<b>Approved request</b>
<b>12) Grant application from the Citizens Advice Bureau – Would CPC consider make a grant towards this organisation should they apply for one?</b>		
The information regarding the request was circulated, and the councillors discussed if a grant should be given from this council. It was finally agreed that at the current time Christow PC are not able to provide funds.		<b>Refused</b>
<b>13) Planning</b>		
a) 0251/23 at Hawthorns Butts Lane, EX6 7NN - Variation of condition 3 of approved ref: 0255/22 (erection of north-west extension and porch) to allow timber cladding of the extension. <b>No objection</b> b) 0253/23 at Unit 3 And 4, Gidley Meadow Industrial Estate, EX6 7QB - Change of use of Unit 3 from a veterinary clinical waste transfer station (sui generis) to uses falling within Use Classes E(g), B2 and B8, change of use of Unit 4 from a pet crematorium (sui generis) to a veterinary clinic within Use Class E(e) and re-cladding, Unit 3 And 4, Gidley Meadow Industrial Estate, Christow, Exeter, Devon, EX6 7QB (Christow). <b>No objection</b> c) 0260/23 at Woodlands Foxhole Hill, EX6 7PJ - Excavation to form new vehicular access, driveway, parking and turning area. Erection of detached garage / workshop. Change of use of agricultural area into residential use, Woodlands Foxhole Hill, Christow, Exeter, Devon, EX6 7PJ (Christow) <b>No objection</b>		
<b>14) FINANCE:</b>		
<b>Expenditure:</b> Clerk's salary for June = £ 544.77 HMRC = £ 194.60 HP Instant Ink = £ 8.49 SHS Ltd = £ 332.64 SW Grounds Maintenance = £ 316.00 Start Traffic Ltd – Safety signs for Lengthsman = £ 241.00 <b>DD's:</b> Pennon water Services = £ 27.50 <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 R Slack proposed, and Cllr A Cook seconded all payments are made and statement was correct.		<b>Payments and statement approved.</b>

<b>15) MEETINGS ATTENDED:</b> to receive reports from councillors who have attended meetings on behalf of this council or actions from the previous meetings	
Cllr Tucker will be attending the Community Hall meeting next Monday. Cllr Orme noted there is a broken bench at the recreation field.	Clerk to enquire again about the green bin at the Cemetery.
<b>The next Council meeting is Tuesday 5<sup>th</sup> September 2023, at 7.30pm in the Bowden Room at TVCH.</b>	
There being no other business the meeting closed at 21.01pm	

Signed.....

Date.....

Position.....

DRAFT