

# Christow Parish Council

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

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Minutes of the meeting of Christow Parish Council held on Tuesday, 5<sup>th</sup> September 2023 at 7.30pm in the Bowden Room, Teign Valley Community Hall, Christow.

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

Also, present Cllr J Brooks, 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 T Fidock, A Swaine TDC and S Purser 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>	
The Chairperson of the CLT is investigating if a weekly Post Office satellite service can come into the village soon and using the foyer at TVCH. Chairman noted that the PC has just received notification of the diversion of the bridleway, this will be displayed on the PC notice board.	
<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><u>Stephen Purser TDC Cllrs</u> reports - Ongoing work taking place to save £2.6 million from the budget to ensure maximum efficiency and economies of scale without compromising services. Significant emphasis being put on a going digital strategy. Teignmouth Lido now up and running, hopefully we will have a summer! Annual canvas of households about to take place re those eligible to vote. Please ensure you respond in order to be able to vote.</p> <p>Cost of living events taking place in the district. Various locations but Christow on 18th October 9.30 to 12.30 Teign valley community hall. See TDC website for other venues and dates.</p> <p><u>Police report from August</u> - In the period, <b>1<sup>st</sup> August 2023 to 31<sup>st</sup> August 2023</b>, there were <b>5</b> recorded offences in the Christow area.</p> <p>Communication offence. <b>1</b> Criminal damage. <b>1</b> Driving offence; <b>1</b> Harassment offences; <b>2</b></p> <p>Police responded to 3 other non-offence incidents in this period.</p> <p><u>Lengthsman report from July</u> - This month saw me do all the strimming in and around the drains to ensure they were clear and flowing. A lot of debris had accumulated in the gully at the top of Commons Hill and the manholes on Dry Lane were very overgrown.</p> <p>I also carried out the strimming throughout the village as a trial to replace the use of glyphosate. Whilst I did not need to spend time mixing all the chemicals and writing up the spray records it did in fact take me longer to strim and sweep up all of the arisings than it usually would when spraying. In total it took me four hours, as opposed to three which is what the spraying would normally take. Because I am so keen for the Parish Council to not continue with the use of chemicals, I am willing to forgo this additional hour work and just continue to carry on the strimming for the same cost as the spraying. This means the Parish Council will not be needing to spend any additional monies to ensure the task is still completed whilst also enabling it to be done so without the need to use chemicals in a public setting.</p> <p><u>Cllr J Brooks DCC Councillor</u> – enquired if this parish council had asked to be included in DCC scheme for 20mph speed limits – Christow PC had not, several years ago the Christow school children had made signs which have been effective. DCC is under serious financial pressure due to inflation and cost of and supplies and the demands for children and young people services.</p>	<p><b>Thank EF for giving extra 1 hour of work strimming and not spraying.</b></p> <p><b>Approved The request for the locality grant to go</b></p>

<p>It is hoped that the huge debt will be eased by Christmas by Central Government fundings, but this will not settle all entire debt. DCC must create a strategy, so the SEND services stay on budget. A councillor /Portfolio holder has been appointed to work just on this issue.</p> <p>DCC need to save 25 million pounds this financial year, and 75% of budget goes on staffing costs which will be reviewed, and efforts will be made to reduce staffing costs.</p> <p>Plans are in place to improve the repairs Highways make to the road network. Cllr Brook asked the councillors if they approve the locality fund being used to make improvement to TVCH. All the councillors agreed to this request.</p>	<p><b>towards work at TVCH.</b></p>
<p><b>5) Minutes – to approve and sign the Minutes of the meeting held on the 4<sup>th</sup> July 2023</b></p>	
<p>These were signed as a true record of that meeting</p>	<p><b>Approved</b></p>
<p><b>6) Clerks Report - Update on matters arising from the last meeting for information only</b></p>	
<ul style="list-style-type: none"> <li>• Following a report that the Defib alarms were going off the units were checked. Our first responder reports that the Ambulance Service and the British Heart Foundation do not advocate locking the cabinets as people who are directed to them may well forget the access number in their plight and I agree with them. The alarm is to alert people that the defibrillator is about to be used. It is the only one I look after that has an alarm. Most people do not take much notice when alarms go off whether they are house alarms, car alarms or whatever. Unless the Council wishes to repair the alarm as it may be faulty, I don't see that it benefits us much. The pads in both of Christow's defibrillators expire this week. I have claimed the two free sets that Wellmed awarded us because of the complete mess over their recall last year. I will use them to replace the expired pads so there will be no cost to the Council.</li> <li>• Grant received from DCC Highways to pay for the Road safety signs.</li> <li>• Small query from the external auditor which was answered and audited closed with no further actions. Notices will be available online.</li> <li>• DAA night landing – new night operation review FYI</li> <li>• 1 burial in Cemetery in August</li> <li>• TALC v DALC proposed meeting on 12<sup>th</sup> October.</li> <li>• At the end of July, I added the latest briefing note and questionnaire to the website regarding mobile phone and internet coverage.</li> <li>• The manager of Christow FC contacted the PC to seek permission for 2 games during August this was approved via email exchanges.</li> <li>• Changes to bus timetable information has been forwarded onto the councillors for their information.</li> <li>• The council has received a message of concern following a recent burial at the Cemetery. I have spoken to the parties concerned and at the moment no further action is needed.</li> <li>• Westcountry Potters Association. Use of parish field for overflow parking and a few motorhomes. 29th Sept to 1st Oct, setting up in the hall from 12 noon on Friday 29th September, also would like to have access to the field from that time. We plan to be clear of the hall and field by 5 pm on Sunday 1st October.</li> <li>• On Wednesday 6th September until Friday 15th September, we have been notified that there will be Patching works between Pound Gate and The Grange, in Bridford.</li> <li>• As you are aware a planning application arrived for the shop in the village after the publication of the agenda. Would councillors like a separate meeting to discuss their thoughts for comment which would then be recorded for the DNPA committee meeting in October OR leave until our next full council meeting whereby I can submit our comments which would be read out at that meeting for the Park Members to consider?</li> <li>• Bridle Path redirection has been granted and information is available on the notice board.</li> </ul>	

<b>7) Shop in Christow</b> – discussion over the provision of a shop in Christow, possible conversion of the toilet block	
<p>Cllr Tucker reported back from the working party – The questionnaire is ready for circulation in the parish. Working party visited other community shops and met with Viv Price from Plunkett Foundation. There has been discussion as to where a new shop should be located, and there is apprehension about using the existing site. The working party suggest that it may be better to set up a new venue. The location question has been included within the questionnaire. The working party would like to seek approval from the PC before going forward. The group still working as a fact-finding mission.</p> <p>The questionnaire will be online to complete or will be distributed to parish households.</p> <p>Cllr Tucker will forward the draft questionnaire to the clerk to forward to the councillor for comment before disruption.</p> <p>The group are meeting again next month.</p>	<p><b>Questionnaire to be sent to clerk for distribution to all Cllrs. Reply by the end of this week.</b></p>
<b>8) Broadband and improvement for phone reception in Christow</b> – Update and suggested action plan from Cllr G Read	
<p>Cllr Read has received a few completed questionnaires. He has been in correspondence with MP Mel Stride who is in discussion with open reach to improve the situation in this area. Cllr Read has discovered that BT/Openreach so not intend to improve the copper wiring in our area so the phone service will deteriorate over time, he has asked MP Mel Stride to also investigate this problem.</p> <p>All the information gained will be produced into sheet that can be used as evidence to get better service to Christow.</p> <p><i>(SO SUSPENDED)</i> A member of the public noted she has spoken to an engineer working in the area who suggested that Open Reach are visiting all the regions to replace copper with fibre and BT will offer battery packs to households for an emergency. The other MOP noted he also spoke to BT and was quoted £60,000 to fix fibre to his property.</p>	
<b>9) TVCH Changes to constitution</b> – for information only	
Acknowledged with no comments to make.	
<b>10) Sign regarding dogs at TTT</b> – decision	
<p>Teign Tennis Club have written to the council informing them of an unfortunate situation whereby a dog was allowed to urinate on tennis balls. The club is very concerned and have asked for permission to erect signage asking dog owners not to allow this to happen again. The councillors discussed this and agreed any sign must be short and concise and suggested “Dogs on leads when Courts are in use”</p>	<p><b>Reply to TTT</b></p>
<b>11) Cemetery extension Action plan</b> – discussion and decisions	
<p>Action Plan was circulated to councillors who approved the plan. Clerk ask for confirmation regarding the first task which the councillors will action.</p> <p>Clerk will complete the planning application.</p>	<p><b>Edited schedule and apply for planning.</b></p>
<b>12) TALC and DALC meetings</b> – Discussion and information	
<p>During the summer break a Newton Abbot Town councillor contact the Teignbridge parishes asking for their opinions about resurrection of TALC. Christow councillors agreed to attend the DALC meeting in October before making a final decision. Cllr Tucker will attend.</p>	<p><b>Cllr Tucker to attend</b></p>
<b>13) Bench at Commons Hill, Christow</b> – Request from parishioner regarding the maintenance of bench.	
<p>Councillors felt that the bench does not get a great deal of use in present location and suggested relocating it to another area which would also ensure it was better maintained, suggested the recreation field. Clerk will write to the resident for permission.</p> <p>All were in favour of this action.</p>	<p><b>Respond to parishioner to relocate</b></p>
<b>14) Southwest Water</b> – Residents complaint – discussion and decision	
<p>More water leaks have appeared within the village. A parishioner has written to Southwest Water and also to the council seeking support to put pressure on the water board to repair and replace the pipes. Currently a petition is being passed around the</p>	<p><b>Letter of complaint to SWW attach</b></p>

<p>village, this could go with a letter from the PC to the water board.          Cllrs agreed the council should support the parishioners and write a letter of complaint to the water board.</p>	<p><b>the petition.</b></p>																																							
<p><b>15) Parking capacity and income for CPC to offset costs at the Recreation field – discussion and decision</b></p>																																								
<p>Cllr Read suggested using grass matting in the field to provide additional parking area and thought there may be a grant to pay for the matting. Cllr Archer noted that the main issue would be leaving the gate open as in the past there has been problems with people driving on the field and damaging its surface.          It was agreed that this is not feasible at this time.</p>																																								
<p><b>16) Planning</b></p>																																								
<p>a) 0302/23 The Old Rectory, EX6 7LY. <b>Proposed:</b> Shed to house plant equipment for swimming pool and landscaping modifications to existing patio and garden area (Full Planning) <b>Already approved</b>          b) 0303/23 The Old Rectory, EX6 7LY. <b>Proposed:</b> Shed to house plant equipment for swimming pool and landscaping modifications to existing patio and garden area (Listed Buildings) <b>Already approved</b>          c) 0336/23 at The Whites Dry Lane, EX6 7PF <b>Proposed:</b> Creation of car port connected to existing garage. <b>No objection</b>          d) 0343/23 at Scatter Rock House Commons Hill, EX6 7QE <b>Proposed:</b> Upgrade, alteration and overhaul of existing farm and woodland tracks. <b>No objection</b>          e) 0385/23 at Teign Valley Community Hall, Lower Town, EX6 7NA <b>Proposal:</b> Installation of two Air Source Heat Pump external units. <b>No objection</b>  <u>Grant of Planning Permission</u></p> <ul style="list-style-type: none"> <li>• 0238/23 4 Woods Close, Christow. Installation of roof mounted solar panels, alternation by way of partial demolition to car port and retrospective application for the removal of existing condemned concrete gutters and replacement with UPVC gutters.</li> <li>• 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.</li> <li>• 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)</li> <li>• 0260/23 at Woodlands FOXHOLE HILL EXETER EX6 7PJ <b>Proposed:</b> 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</li> </ul>																																								
<p><b>17) FINANCE:</b></p>																																								
<p><b>Expenditure:</b></p> <table border="0" style="width: 100%;"> <tr> <td style="width: 60%;">Clerk's salary for July</td> <td style="width: 20%;"></td> <td style="width: 20%; text-align: right;">= £ 544.57</td> </tr> <tr> <td>Clerk's salary for August</td> <td></td> <td style="text-align: right;">= £ 544.57</td> </tr> <tr> <td>HP Instant Ink, June, July, August</td> <td></td> <td style="text-align: right;">= £ 20.87</td> </tr> <tr> <td>E Fairs July Invoice</td> <td></td> <td style="text-align: right;">= £ 440.86</td> </tr> <tr> <td>E Fairs August</td> <td></td> <td style="text-align: right;">= £ 131.64</td> </tr> <tr> <td>Source for business water charge 2<sup>nd</sup> payment</td> <td></td> <td style="text-align: right;">= £ 123.12</td> </tr> <tr> <td>SHS Ltd</td> <td></td> <td style="text-align: right;">= £ 332.64</td> </tr> <tr> <td>TDC Election charges</td> <td></td> <td style="text-align: right;">= £ 292.80</td> </tr> <tr> <td>PKF Littlejohn's External Audit</td> <td></td> <td style="text-align: right;">= £ 252.00</td> </tr> <tr> <td>SW Grounds Maintenance</td> <td></td> <td style="text-align: right;">= £ 702.00</td> </tr> <tr> <td>DALC training for Cllr Tucker</td> <td></td> <td style="text-align: right;">= £ 19.00</td> </tr> <tr> <td>SHS Ltd</td> <td></td> <td style="text-align: right;">= £ 332.64</td> </tr> <tr> <td><b>DD's:</b> Pennon water Services</td> <td></td> <td style="text-align: right;">= £ 29.50</td> </tr> </table> <p><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 GR 2<sup>nd</sup> by RS with all in favour</p>	Clerk's salary for July		= £ 544.57	Clerk's salary for August		= £ 544.57	HP Instant Ink, June, July, August		= £ 20.87	E Fairs July Invoice		= £ 440.86	E Fairs August		= £ 131.64	Source for business water charge 2 <sup>nd</sup> payment		= £ 123.12	SHS Ltd		= £ 332.64	TDC Election charges		= £ 292.80	PKF Littlejohn's External Audit		= £ 252.00	SW Grounds Maintenance		= £ 702.00	DALC training for Cllr Tucker		= £ 19.00	SHS Ltd		= £ 332.64	<b>DD's:</b> Pennon water Services		= £ 29.50	
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**18) MEETINGS ATTENDED:** to receive reports from councillors who have attended meetings on behalf of this council or actions from the previous meetings

- a) **Report from Allotment committee** – Cllr Tucker reported from the first meeting and suggested that the council should write to a tenant if they have not worked their plot for some time and ask them to tidy it up. It was confirmed that this already is in place and is checked through biannual inspections. Cllr Tucker also reported he has advertised empty plots via Facebook but has not received any enquiries. He asked the councillors if they would consider opening the plots for other villages in the Teign Valley. Councillors asked the clerk to check with the other parishes if they have allotments and if they are fully occupied and do they hold a waiting list. This information could be shared among the other PC's. Christow Councillors would consider taking enquiries from residents of other areas within the Teign Valley.
- Cllr Archer noted that an email had been received from a plot holder asking for help removing a tree. He confirmed that this will be dealt with when the other trees and hedges are tidied up while preparing the cemetery extension. Working party will be arranged to carry out this work.

**The next Council meeting is Tuesday 3<sup>rd</sup> October 2023, at 7.30pm in the Bowden Room at TVCH.**

There being no other business the meeting closed at 21.22 pm

Signed.....

Date.....

Position.....

**CHRISTOW PARISH COUNCIL  
ALLOTMENT COMMITTEE MEETING HELD ON 8TH AUGUST 2023**

**PRESENT:** Henry Tucker HT Penny Stevens. PS Jane Baker JB Tom Archer TA

**ELECTION OF CHAIRMAN AND MINUTE TAKER:** It was agreed that HT would be chairman and PS minute taker.

**DECLARATION OF INTEREST PS and JB are both allotment holders  
ACKNOWLEDGEMENT OF TERMS OF REFERENCE OF THE COMMITTEE**  
All acknowledged and accepted.

**OPEN DISCUSSION OF MATTERS RELATING TO THE ALLOTMENTS:**

PS - Several allotment holders had asked what the rules were relating to the erection of sheds, greenhouses and poly tunnels. TA responded saying that 6' X8" was the maximum size allowed and no consent was needed from the Parish Council if it was replacing like for like. For new sheds the Parish Council should be contacted for approval. JB - Could the abandoned metal shed on allotment 9 be used as a communal shed, it was agreed it could if removal could be arranged. PS - Would out of use allotments 17,18,19,20 be brought back into use if needed. TA agreed they would. General discussion about the poor state of the allotments with some not having been tended for many years. It was agreed that the Parish Clerk would send out letters to allotment holders after 1 year if they were not used, to ascertain whether they wanted to keep them and inform allotment holders that they must be tended or would be returned to the Parish Council. The allotments taken out of use for the proposed cemetery extension are very overgrown and had only been strimmed once this year causing problems with weed infiltration and seed dispersal into other allotments. TA replied that the proposed cemetery extension would be discussed at the September meeting of the

Parish Council and Planning Permission applied for. Tenders would be put out for clearing the site. PS and JB asked that mature trees and hedges could be incorporated into the proposed Cemetery extension to enhance biodiversity and make a pleasant environment, TA replied that he thought not, and new tree planting would be undertaken. More allotment holders are needed to reduce the number of vacant plots and TA agreed that Parish Council would discuss at the September meeting whether to open the allotments to residents who lived in the Teign Valley area or just confine it to Christow residents. Until this was decided no further advertising could be undertaken. PS felt that a lot of new residents were not aware of the availability of allotments. HT - to look into having wood chip delivered to the allotments for communal use, he would post on the Christow Community WhatsApp group. PS - It was proposed and agreed that an Allotment WhatsApp group would be set up to allow the allotment holders to keep in touch with one another and foible arrange social events, seed/plant swops etc.

**DATE OF NEXT MEETING:**

- 12TH OCTOBER 2023 AT 19:00 HRS, AT THE TEIGN HOUSE INN