

# Christow Parish Council

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

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**Minutes of the meeting of Christow Parish Council held on Tuesday 2<sup>nd</sup> January 2024 at 7.30pm in the Bowden Room, Teign Valley Community Hall, Christow.**

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

Also Present: Mrs C Retallick (Clerk) Cllr S Purser, Cllr A Swaine and no 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, AJ Orme, J Orme.	
<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>	
None present	
<b>3) Declarations of Interest:</b> In accordance with the Code of Conduct.	
None were declared	
<b>4) County, District Councillor's, DNPA Ranger/Representative, Forestry Commission Officer, Police and Lengthsman - to receive reports.</b>	
<p><u>Stephen Purser - Teignbridge District Councillor</u> – No report this month with the Christmas shut down.</p> <p>However just a reminder to have your precept agreed and into Teignbridge before the January month end. I understand Teignbridge will be applying the maximum allowed without a referendum of 2.99%.</p> <p>Happy New Year</p> <p><u>Report from A Swaine TDC Councillor</u> - I still have some community fund available. If there is a project that would benefit from a couple of hundred pounds of funding, please get in touch.</p> <p>I also noted the recent discussion about a community shop. I have been involved with Ide community shop which has been running for 10 years now. I would be happy to introduce you to members of the shop committee who I am sure would be happy to offer help and advice.</p> <p>As always, I am available on email if there is anything else I can help with.</p> <p>News from Teignbridge Planning department, the head of planning left at the end of the year, a new very skilled officer is now focusing on the day-to-day operation of processing of applications. The rules over the length of time to process applications have been reduced from 16 wks. to 8 wks. and anything received will be dealt with by the officers. Cllr Archer asked that if the increase of development would make a difference to the finances at the authority? Not really, there is consultation currently being considered but the authorities are waiting for comments from central government.</p>	
<b>5) Minutes</b> – to approve and sign the Minutes of the meeting held on the 4 <sup>th</sup> December 2023	
Signed as a true record of that meeting.	
<b>6) Chairmans Business</b> – Information only	
<p>A letter has been received from a resident at Teign Terrace, Cllr Archer read the letter which was related to flooding. The letter included a request for help from the PC's Lengthsman. The chairman noted that the resurfacing of the road has helped the situation with regard to the flow of rainwater, however the hedges have not been cut yet and the debris from this may cause issues. The councillors noted that the Lengthsman could not work alone on the highway. Cllr Cook noted that DCC highways had been in the parish clearing debris from the road and this information should be shared with the</p>	<p><b>Reply to letter and advise contact DCC Highways</b></p>

resident from Teign Terrace.	
<b>7) Clerks Report - Update on matters arising from the last meeting for information</b>	
<ul style="list-style-type: none"> <li>• Our precept request has been queried and I will respond.</li> <li>• The mobile library service is being axed in the New Year by Devon County Council.in its place, Devon County Council is offering small grants of between £100 and £300.</li> </ul> <p><b>The aim of the fund is to provide more community spaces for local people to enjoy and expand their love of reading alongside existing activities providing access to social opportunities in your local area. So, if you already have a corner or room that is used as a book swap\library or are looking to create one this fund is for you</b></p> <p>The money can be used for such things as Shelving, Comfy seating, Books, Lighting etc. Below is the link to the full details. <a href="https://www.devon.gov.uk/communities/community-library-support-fund">https://www.devon.gov.uk/communities/community-library-support-fund</a> The fund closes on 31 March, or sooner if the money allocated is spent.</p> <ul style="list-style-type: none"> <li>• Planning application received for Foxhole Hill I will seek and extension of time and add to next agenda. -send details to councillors</li> </ul>	
<b>8) Shop in Christow – Update from working party and possible decisions</b>	
<p>Cllr Tucker reported from the meeting held before Christmas. The group used dimensions based on the Ide shop for a shop in Christow and they suggest demolish the current toilet block and build a shop and new toilet at that location. To remove and prepare the site with wooden frame, single skin building would be approx. £100,000. This rough estimate is based on £80,000 for build and £20,000 for demolishing. The building would include a toilet for the community which would be always accessible with a separate entrance. The shop group would need to seek ways to get the funding for this project. This figure is based on free labour to help with the initial build. The group is looking for a decision to move on. The group will meet next week to plan a public meeting for 19<sup>th</sup> Jan. other sites have been considered but they have been ruled out as the toilet block locations already has the services there. Cllr Archer reported that he has spoken to a DNPA officer who recognised that this is already a community asset. DNPA may consider a wood frame building and consideration should be made for light pollution with neighbours consulted for their options.</p> <p>Cllr Archer asked the council if they were in support for the initial start and a portacabin on the car park as a temporary solution?</p> <p>Cllr Tucker pointed out that the building should be attractive as it is the first thing that is seen entering the village and he stressed the importance of the support from the community.</p> <p>Cllr Cook noted that in another community use of a portacabin to test the use, and suggested siting a cabin near the tvch and leaving the toilet block at the moment. Cllr Tucker confirmed that the toilet block would not be demolished unless the funds are available. The survey showed a lot of support for a new shop.</p> <p><i>SO Suspended</i> – Cllr Swaine asked if the group had been in touch with Ide. And gave information about there shop project. He advised that getting enough volunteers was always a concern.</p> <p><i>SO resumed</i> – Cllrs noted that if the site suggestion of near the hall was considered the hall committee would also need to be in favour of the project.</p> <p>The councillors then discussed the scenario of the toilet block becoming a shop and the shop closing. Who then would own the building? It would be on PC land. Cllr Archer noted that if councillors agreed to have a shop on the car park it would be in whatever form it takes in the future. It management would be for the group to bring to the council and need to prepare a business plan to take forward to potential funders.</p>	<p><b>Cllrs voted and in favour of the toilet block locations as for a shop and the initial use of Portacabin as temporary solution. A community shop should incorporate a unisex and disabled toilet with separate entrance.</b></p>

Cllr Cook asked if a mobile shop could cover the community and visit the village, maybe park in the centre of the village? This suggestion/query should be raised at the public meeting on the 19 <sup>th</sup> January.		
<b>9) Farmers Market request to use the Car Park – decision</b>		
A letter has been received seeking permission for the market to be held again on the car park during January, February, and March. The councillors were all in favour to support this request. There was a query of a donation for the use of the site and Cllr Archer will enquire.	<b>Cllr Archer enquire re donation</b>	
<b>10) TVCH request for yellow hatching in TVCH car park – Decision and decision</b>		
Cllr Tucker reported from the TVCH committee who have asked for the yellow hatching on the car park near the hall. Cllr Cook challenged the purpose of the line hatching. It was explained that the hatching would be in front of the parking spaces, so no spaces are lost. The councillors agree to investigate the cost of the paint and suggest TVCH pay for this, and CPC will cover the labour costs.	<b>PC to provide labour, ask TVCH to pay for paint</b>	
<b>11) Consultation to CIL Levy changes – decision</b>		
In support of the recommendation		
<b>12) Quotes from work generated from the risk assessment inspection – Discussion and decision</b>		
Following the site meeting at the toilet bold it was agreed to put on hold the work to repair the path and instal the aco drain. Following a debate the councillors agreed to still remove the silver birch. Councillors will remove of the tree.	<b>Cllrs to remove Silver birch</b>	
<b>13) Arrange date for annual parish meeting</b>		
Friday 19 <sup>th</sup> April at 7pm in the Bowden room, TVCH – Clerk book the hall.		<b>CR book hall</b>
<b>14) Planning:</b>		
a) 0523/23 - Application at Crantock Bridford Road, EX6 7PG. <b>No objection</b>		
b) to consider applications received since publication of this agenda		
<b>15) FINANCE:</b>		
Clerk's salary for December including back pay	= £ 836.81	
HMRC	= £ 297.69	
HP Instant Ink, December	= £ 4.49	
E Fairs December Invoice	= £ 524.62	
SHS Ltd	= £ 332.64	
Clerks and Council Direct subscription	= £ 15.50	
<b>DD's:</b> Pennon water Services	= £ 29.00	
SSE	= £ 288.27	
<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 G Reed proposed to make payments and accept the statement, and this was seconded by Cllr A Cook.		
<b>16) MEETINGS ATTENDED:</b> to receive reports from councillors who have attended meetings on behave of this council or actions from the previous meetings		
None attended		
<b>The next Council meeting is Tuesday 6<sup>th</sup> February 2024, at 7.30pm in the Bowden Room at TVCH.</b>		
There being no other business the meeting closed at 20.36pm		

Signed.....

Date.....

Position.....