

# 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 Monday 3<sup>rd</sup> June 2024 at 7.30pm in the Bowden Room, Teign Valley Community Hall, Christow.**

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

Also Present: Mrs C 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 Cllr Slack, Cllr Fidock	
<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>	
Would like to speak later on in the meeting	
<b>3) Declarations of Interest:</b> In accordance with the Code of Conduct.	
Cllr AJ Orme declared interested for item 12.	
<b>4) County, District Councillor's, DNPA Ranger/Representative, Forestry Commission Officer, Police and Lengthsman - to receive reports.</b>	
<p><u>District Councillors report, June 2023 Andy Swain</u>                      The pre-election period has now started. TDC will not be starting any new projects and the councillor's community fund is closed until after the election.                      As a result, things are fairly quiet in TDC, though most councillors are quite busy. I am pleased to see that my colleague Cllr Suzanne Sanders from the Neighbouring ward of Chudleigh has been successful in bringing an item to the overview and scrutiny committee asking them to look at the progress of rolling out broadband in the rural areas of Teignbridge. This is an important issue especially in the Teign Valley, and I am keen to support this work and await the outcome with interest. Provision of broadband is not a function of TDC, but the purpose is to assess progress, see if adequate progress is being made, and suggest any action TDC can take to improve it.</p> <p><u>Lengthsman report</u> - I went out into Christow to do the drains when it was raining on 22<sup>nd</sup> May. I was pleased to see all the drains flowing and predominantly clear of debris. I removed what detritus had collected in them and made sure they were all flowing perfectly before I left. One drain of note was that at the bottom of Church Lane which was completely full of light soil and stone debris. This is unusual for this drain so I can only assume some earth works had taken place up Church Lane at some point which led the drain chamber to become full. I lifted the cover and removed all of the debris necessary to get it flowing clearly once more.</p> <p><u>Police Report from PC Paul Wilson</u> - In the period of this report 1<sup>st</sup> May till 30<sup>th</sup> May there have been 0 recorded offences.                      There was approximately 1 non crime incident reported to the Police over the same period of time.</p>	
<b>5) Minutes</b> – to approve and sign the Minutes of the meeting held on the 7 <sup>th</sup> May 2024	
Signed as a true record of that meeting.	
<b>6) Chairmans Business</b> – Information only	
<p>Cllr archer has inspected the bench at Commons Hill, it had been agreed to move to the recreation field, however the fixing is so good it has not been moved yet.                      Notice board at Laynes field is still lose. Get new legs – clerk chase up getting the new posts either wood or composite.                      Bridge at wood lane below the church needs repair report to DNPA</p>	
<b>7) Clerks Report</b> - Update on matters arising from the last meeting for information	

<ul style="list-style-type: none"> <li>• The new insurance policy has been paid.</li> <li>• Highways officers is temporarily off so scheduled meet up has been postponed.</li> <li>• SWW has written and apologised from the mix up and has asked for dates of upcoming meetings they will contact us regarding another meeting with plenty of warning.</li> <li>• Christow Palace football played on the field on 11<sup>th</sup> May.</li> <li>• Relative has requested their relatives grave to be lowered in preparation for new headstone.</li> <li>• New Round Household Support Fund now open May 2024</li> <li>• Teignbridge Local Plan examination – introduction The Secretary of State has appointed Mr M Rivett BA(Hons) MSc MRTPI and Mrs C Jack BSc(Hons) MA MA(TP) MRTPI to conduct the examination into the legal compliance and soundness of the Local Plan and to report to the Council in due course.</li> <li>• BMX Track response from volunteers regarding our requests Apologies for the delay in responding. Ben has been on holiday, as am I shortly. I don't foresee your points causing any issues but leave them with me and I'll get back to you shortly. Then we can look to arrange a time to do the work.</li> <li>• Road Closure - MONDAY 12 AUGUST Between the hours of 09:30 and 15:30 ROAD FROM WATERWELL HOUSE TO GIDLEYS TURN, CHRISTOW</li> <li>• The Doddiscombsleigh Art Show is once again taking place this Autumn at the Teign Valley Community Hall. We will be setting up on 27- 30 October and then open to the public from 31 October to 3 November. We would like to seek permission from the Parish Council to use the car park and part of the village field to park cars, should the need arise. We will have dedicated parking stewards during our busiest times and will only use the field if we have to, to avoid obstructing the roads. In the past we have used the track to get vehicles onto the field and then just turned cars off the track to park, rather than driving across the whole field unnecessarily.</li> <li>• Memorial application received but not presented</li> <li>• 3 parish Meeting – Tuesday 16<sup>th</sup> July in Dunsford</li> </ul>	
<b>8) Financial regulation – New model document for adoption</b>	
<p>The new document has been circulated and its adoption was proposal by Cllr Reed and seconded by Cllr AJ Orme.</p>	
<b>9) Play area Inspection – report from councillors’ inspection and action needed</b>	
<p>Following the councillors visit to the play area the wood decay was identified. Cllr Slack will provide a quote to paint and treat the kick wall. There is still lots of fallen wood which needs removing It was agreed to get a quote from a play equipment specialist. An article in Unity should explain the decay of the play area a seek comments from the user groups for ways forward for repairing or replacing equipment. The councillor acknowledge that new equipment is very expensive, and items cannot be replaced without community funding.</p>	<p><b>Article in Unity how to repair or replace play equipment.</b></p>
<b>10) Allotments – Update and decisions</b>	
<p>The allotment field is looking good at the moment. Since last meeting one plot has been vacated and the chairman has covered it with plastic. The tenants are clearing rubbish away and there are social events planned at the field between the tenants. There has been a request to use the vacant plot for use as a compost area. The council are not keen as it would stop the plot being used by a new tenant. It was suggested that the tenants could use one of the unallocated areas for compost. Cllr Tucker will relay this information at their next meeting There has been more issues with the resident of the old telephone exchange, the chairman has spoken to him and all well at the present time.</p>	

<b>11) Christow community shop lease – discussion and decision</b>	
<p>CLr Tucker reported that the group would like to secure a lease with the PC and a volunteer has offered to produce a Heads of Terms between the CCLT and Christow PC. The CLT and shop group have agreed to cover the costs and enquire which solicitor would the PC instruct?</p> <p>The group have asked for a 25-year lease with breakout clauses. They have also offered to take over the running costs of the toilet block.</p> <p><i>SO Suspended</i> – the Chair of the CLT asked if the shop group could use part of the toilet block as a storeroom. She also noted that a Heads of terms could be drawn up as this may help with the planning application.</p> <p>CLr Reed asked if the planning authority had indicated that this is useful for an application – It was confirmed that a DNPA was visiting Christow.</p> <p>The Chairman of the shop group noted he had visited several community shops where 30% of the building is used for storage.</p> <p>CLr Reed noted that creating this document and other plans would take time and had the shop committee produced a timeline of events, as this would help the Parish Council with decision making.</p> <p><i>SO resumed</i> – no further action at the moment.</p>	<b>PC to received Heads of Terms in plenty of time before next meeting.</b>
<b>12) Cemetery improvements – Consider quotations received</b>	
<p>CLr AJ Orme declared an interest and did not take place in either the debate or decision. The quotations were read out by the clerk and after clarification of the request sent to all the contractors is was voted on that the cheapest quote was accepted by 4 votes to 1. This contractor will be notified.</p>	
<b>13) Fireworks</b>	
<p>Correspondence has been received from the newly formed firework committee and their proposals for an event. It was noted that this date clashes with the Doddiscombsleigh Art Show. A suggestion was made that the firework event show reschedule their event. The councillors were supportive of the proposal in principle but not that weekend.</p>	
<b>14) Rural Village Service Group – Subscription discussion and decision</b>	
<p>The organisation has made personal contact to inform this council of a reduction of subscription fee, however the councillors are still will not join.</p>	
<b>15) Planning:</b>	
<p>a) 0204/24 Proposed: Raised decking to kitchen/dining room on east elevation at Fordsons, Wet Lane, Christow, EX6 7NQ. <b>No objection</b></p> <p><u>Grant of Planning permission</u></p> <ul style="list-style-type: none"> <li>• 0154/24 Use of Part of existing dwelling (use Class C3) at Christow Stores, Village Rd, Christow <ul style="list-style-type: none"> <li>• 0029/24 Demolition of existing conservatory and alterations to existing property including new window fenestrations, canopy and timber cladding, Prestercot Butts Lane, Christow, Exeter, Devon, EX6 7NN</li> </ul> </li> </ul> <p><u>Refusal of Planning permission</u></p> <ul style="list-style-type: none"> <li>• 0007/24 Demolition of existing outbuilding and construction of replacement outbuilding, Oaklands, Wet Lane, Christow, EX6 7NQ</li> <li>• 0546/23 Retrospective extension to dwelling with upgrading and re-roofing together with provision of disability footway, Foxview, Christow, Exeter, Devon, EX6 7QB</li> </ul>	
<b>16) FINANCE</b>	

Expenditure:	Clerk's salary for May = £ 619.18 HP Instant Ink, May = £ 7.49 E Fairs = £ 293.84 SHS Ltd = £ 332.64 SW Grounds Maintenance = £ 342.00	
DD's:	Pennon water Services = £ 29.00 SSE Energy = £ 141.91	
<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. The statements and payments were authorised proposed by Cllr A Cook and seconded by Cllr G Reed		
<b>17) 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 informed the meeting that the shop committee will be publishing a newsletter giving information.		
<b>The next Council meeting is Tuesday 7th May 2024, at 7.30pm in the Bowden Room at TVCH.</b>		
There being no other business the meeting closed at 21.01pm		

Signed.....

Date.....

Position.....