

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, 2nd September 2025 at 7.30pm in the Bowden room, Teign Valley Community Hall, Christow.

Present: Cllr G Archer Cllr B Green Cllr AJ Orme
Cllr J Orme Cllr G Read Cllr R Slack

Also, present Carol Retallick (Clerk) and 0 member of the public

Cllr Archer welcomed everyone to the meeting.

Minutes of the Council meeting	ACTION
1) Apologies and acceptance for Absence	
Received from Cllr Keeling, Swaine and Cook	
2) Declarations of Interest: In accordance with the Code of Conduct.	
None declared	
3) Public Discussion	
None present	
4) County, District Councillor's, DNPA Ranger/Representative, Forestry Commission officer, Police and Lengthsman - to receive reports.	
Cllr Swaine – reports that he has talked previously about the planning application at Fingle Glen Golf course, which involves a huge amount of landfill, comparable to that of lower hare farm. The landfill element was not mentioned in the summary documents and as a result, my request to refer the application to committee was a couple of days late. To date, officers have refused to accept the call-in, but I am still trying. I think it is important that such an important decision is heard by the committee and made in public. We have previously talked about the Teignbridge finances, and the proposal to close some (most) of the toilets in Teignbridge. Although this doesn't affect Teign valley directly, It is important, and I have been very reluctant to support the closure despite the financial difficulties. The question was decided this week with an excellent compromise position proposed by the TDC leader and county councillor Richard Keeling. The position is that with the local government reorganisation, after 2027 Teignbridge will in some way, be merged with a higher tier authority. Despite the gloomy long term view TDC still has a healthy financial position now, which cannot be said for the higher tier authorities. If we had voted this week to keep the toilets open, it is very likely that the incoming authority with bigger financial problems and large inherited debts, would have closed them. If we had voted this week to close the toilets then they would have closed, but given the timescales for disposing of leases, buildings and land, there would have been few savings in advance of the transfer in 2027. Our compromise position is that we will keep the toilets open until 2027, not substantially different in short term cost to closing them. We will seek to transfer them to Town and parish councils, or seek other ways to secure their future, with a timescale sufficient for raising precepts if that is what they decide to do. If Town and Parish councils do chose to take them on they will be protected from the incoming higher authority. I think it is a good, costed compromise position given the circumstances. It secures them in the short term and maximises the chance of keeping them in the long term. I was very pleased to support Councillor Keeling on this. I had expected to be offered much more of a "Hobsons choice". There is brief coverage of the decision here : https://www.bbc.co.uk/news/articles/c78m1nrz7mpo	

PCSO Tina Jordon For the period 24/06/2025 to 26/08/2025 in the Christow beat area there were 14 Incident Reports (logs) created of a varying nature and 12 Occurrence Reports being raised and matters being investigated under the following categories: Safeguarding and Concern for Welfare: 4 Criminal Damage: 1 Other-including Police Admin: 6 Assault Emergency Worker: 1 Please note that these figures may look excessive but please take into account the period that they reflect and the fact that many of them were related to a particular issue that has now been resolved. The Neighbourhood Team continues to provide a visible presence in the community offering advice and reassurance in the form of our “Talk With Your Local Police Team” drop-ins. Further drop-ins have been scheduled for September, October and November at The Community Shop Bus and will be in the evening this time around.	
5) Minutes - to approve and sign the Minutes of the meeting held on the 1st July 2025.	
These were signed as a true record of that meeting.	
6) Chairman Business	
The cemetery gates have been repaired, the hedges into the village were trimmed in time for the Christow Show, there is graffiti on the skate park. Cllr AJ Orme noted lots of nails on the grass probably left over from the bonfire night – Clerk will notify the fire work committee to mention it to the firework committee. Bins at the play area were overflowing, councillors are unsure who empties them now Cllr Archer will investigate. The Chairman also commented that there are more events at the field as the Chairman is opening the gates more regularly.	Clerk to contact firework committee re nails. TA investigate emptying of bins at Play area
7) Clerks Report - Update on matters arising from the last meeting for information only	
• Information regarding the BT switch that will affect telecare pendants has been shared on our website news page. • Local Government reorganization drop-in sessions organised by TDC was shared on our website and the Teign Valley FB page. • Police drop-in session was held on 22nd July. More have been planned. • The Blue Anchor group met in at the hall and used the recreation field, during their event on the 3rd of August the Defibrillator was used, we believe all was well after. I have arranged for new pads to be in the unit, and it was back in service a week later • Changes to bus timetables from 31st August have been shared on our website. • The water leak on the Christow to Bridford Road was reported to the highways officer. • DNPA – partnership Review Survey – added to our website.	
8) Bus Shelter and Community shop table chairs and bench – discussion and decision	
The permission was given for tables and chairs to be used within the bus shelter by the shop for a trail period. The Chairman noted that it has been very successful. A suggestion was made to extend the trail period. It was also noted that the shop staff move the furniture regularly. Cllrs agreed to extend the permission with an option to review due to any issues occurring. Regarding the bench in the field, the council were happy to approve a seated bench of the design we have agreed.	Clerk contact shop to extend permission for tables and chairs.
9) Housing and land at Stafford Close Phase 2 – Update	
An email was circulated regarding the housing allocation which has been altered to 6 x 2-bedroom homes. The council question the need being that the last survey was undertaken a while ago. It was suggested that the 1-bedroom accommodation would be more relevant in this village which has been raised to councillors from the community. Potentially a building for older people. The councillors also raised the lack of parking within the village.	Reply still want to see 1-bedroom units as preference and renew the housing need survey. Increase

	parking provision.
10) Play area – Update from Christow show and Consultation, next steps discussion and decision	
15 surveys were completed at the show, it would be helpful to know how many people attended the show. A volunteer has offered to take more surveys into the local school. The chairman had received positive comments from a visitor to the village recently regarding the play facilities here. A resident has offered help to complete a grant funding form but without a clear vision it is too early to go for funding at the moment	Add to next month's agenda
11) 20's Plenty Campaign – discussion and decision	
Cllr G Read was sad to report the lack of interest at the show however messages since then via social media have been more positive. The signs and stickers will be returned to the CCLT for distribution. The stickers are meant for the wheely bins which will be on the road once a week which may be effective. Some local residents have asked for a reduction on the valley road but this is a DCC responsibility. Cllr Orme wondered if a message could be added to the village gateway signs requesting drivers to drive slowly. Clerk to ask for guidance from the highways and or permission.	Return banners and stickers to the CCLT. Clerk to ask highways officer for guidance to village signs.
12) Local Crime – Discussion.	
A police surgery was held on 19 th August at 11am until noon in the Bus Stop. Other surgeries are planned for 17/9 /25, 15/10/25 and 19/11/25 between 7 and 8 pm, the officer will be bringing the large Police van which has heating and seating and a great visual impact for passers-by.	
13) Memorials – Ratification of permission for Ethel Cichocki memorial and approval sought for Baber	
Both applications were reviewed and approved.	Approved
14) Allotments	
a. Review current plots – Due to the increased costs the councillors discussed opening more plots approx. 5 more plots could be made available, this can be reviewed at renewal. b. Rent review – The Cllrs discussed the costs verses the income, then proposed an increase which will include an explanation to each plot holder why. It was calculated that each plot is costing the council £110 for maintenance and water charges therefore it was agreed to increase the annual rent to £30 initially but this will need to reviewed annual. c. Enquires received – discussed the new enquiries and changes to the plots d. Site maintenance including sheds – A local resident has claimed the spare tin shed and moved it nearer to his property claiming it is his. This resident receives a reminder letter annual reminding him that his only legal access to his property is via the highway and up the steps directly in front of his building, He does not have permission to leave machinery on the allotment field land and will be asked to move it onto his property asap.	Allotment annual rent to increase to £30 per annum. Clerk write to RM to remind him of his legal access, remove machinery from PC land and ownership of tin shed not being his.
15) Recreation Field	
23rd May 2026 – wedding Reception – Approved dependant on the weather and donation required. 23rd July – 26th July – Camping for Kiribati Tungaru Association. The Cllrs require more information ie, references, waste management plan, an agreement to charge £40 per pitch for camping, events management plan, confirmed details of arrival and departure times, a 30ft corridor from main gate to tennis courts for local residents' access and finally contact details for organisation. Cllr AJ Orme suggested creating a bookings template for future bookings – agree at next meeting.	Approved Wedding request. More dets needed for KTA needed. Create a bookings template
16) Neighbourhood Watch – is there interest to pursue this project, discussion and decision.	
This has been discussed at the police surgeries and Cllr G Read has raised this matter on social media for interest. So far he has not received further interest and the council has decided not to pursue this at the moment.	

17) Planning		
<u>Grant of Planning Permission</u> 0227/25 Demolition of existing outbuilding and construction of replacement outbuilding, Oaklands, Wet Lane, Christow, Exeter, EX6 7NQ		
18) Local Planning 2020-2040 Main Modifications Consultation – deadline 1 st October		
The information has been circulated to all, no comments to add.		
19) Finance		
Expenditure:	TDC Garden Waste Renewal = £ 60.00 Clerk's salary for July = £ 664.14 Clerks Salary for August = £ 664.14 HP Instant Ink, July and August = £ 12.98 SW Grounds Maintenance = £ 480.00 WEL Medical – Defibrillator Pads = £ 75.18 Jackson– Lengthsman Invoice no. 1020 = £ 420.00 J Jackson– Lengthsman Invoice no. 1021 = £ 624.00 SJB Signs Christow PC Banner = £ 60.00 Sweets for Playpark consultation = £ 11.50 Source for Business – water charges at Burial Ground/allotments = £ 264.42 PKF Littlejohn – External Audit = £ 252.00 Bank Charges for August = £ 7.75 Bank Charges for September = £ 6.25 J Jackson – Lengthsman Invoice no. 1022 = £ 204.00 Stall at Christow Show = £ 10.00 Flowers for Councillor = £ 25.00	Authorised and agreed
Bank Reconciliation and Statement: 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 Read proposed to accept the payments and details on the bank statements this was seconded by Cllr R Slack .		
20) Bank Account – unity bank – discussion about changing the council bank account		
One of the main reasons to change banks was to save on newly instated bank charges and also to use BACS payments. The information regauging Unity Bank was circulated to all councillors following the last full council meeting. Since then, we have confirmed with Lloyds following a letter received that bank charges were to be reduced. And from September the charges with go from £7.75 per month to £4.25. The council can also use BACS payments once a signatory visits the branch with photo ID and instruct the bank to make that facility available to us and this has to be confirmed with a phone call to another signatory.		Continue with Lloyds and seek more information of charges
15) MEETINGS ATTENDED: to receive reports from councillors who have attended meetings on behave of this council or actions from the previous meetings		
None.		
The next Council meeting is Tuesday 7 th October 2025, at 7.30pm in the Bowden Room at TVCH.		

There being no other business the meeting closed at 21.19pm

Signed..... Date.....

Position.....