

**Minutes from the meeting of Inwardleigh Parish Council held on
Wednesday 1st October 2025 at Folly Gate Parish Hall.**

In attendance:	Cllr. King (chair)	Cllr. Dennis	Cllr. Ions
	Cllr. Piddington	Cllr. Timms	Cllr. Hooper
	WDBC Leach	WDBC Dexter	4 Parishioners
	Clerk: Mrs. Clarke		

Minutes.

01/10/25 The chair opened the meeting and noted apologies from Cllr Henderson

02/10/25 There were no declaration of Interest on the agenda

03/10/25 Public participation period. Residents strongly opposed the Follygate planning proposal, citing safety risks from increased traffic, loss of trees and wildlife habitat, lack of parking and affordable housing, and concerns over drainage and sewer impact on neighbouring properties. Residents were advised to submit formal objections and apply for Tree Protection Orders via West Devon Council. They criticised the poorly displayed site notice, questioned the developer's motives, and argued that a second house would cause loss of privacy, overshadowing, and excessive impact on neighbouring properties

04/10/25 Reports from Councillors: Cllr Davies, Cllr Dexter and Cllr Leech. (Please see the full reports online.) Councillors (and residents) expressed strong opposition to the closure of Lloyds Bank, the town's last remaining branch, citing major difficulties for residents and businesses—particularly with deposits and larger transactions. The council agreed to submit a formal objection and urged residents to do the same, noting the closure as unjustifiable given local demand and limited banking access in nearby towns.

Councillors questioned Inwardleigh's designation as a "sustainable village," arguing it was inaccurate given the lack of facilities beyond a bus route, part-time pub, and village hall. They criticised the lack of consultation in the last plan round and noted that housing pressures had been unfairly shifted onto smaller villages due to exclusions in areas of natural beauty. Councillors criticised the lack of a realistic definition of "affordable housing," noting current prices were beyond local reach. They accused developers of exploiting the system and supported proposals for a one-third split between open market, affordable, and social housing, though enforcement under the new local plan remained uncertain.

05/10/25 Minutes of the last meeting of Wednesday 16th July 2025 were approved and signed.

06/10/25 Matters arising:-

6.1 - Licensing application - Hatherleigh, no objection raised.

6.2 - Village Hall -The meeting scheduled for 16 October with Martin Rich of Acre, his role will be to explain the Hall's constitution, clarify responsibilities between the council and the village hall committee, and explore potential funding opportunities. An Agenda will be prepared.

The first Section 106 developer contributions, amounting to £8,888. The second payment was expected only upon near completion of the development. Insurance for the Village Hall the insurance renewal date was 1 June each year. Members requested early notification so they could seek competitive quotes rather than being forced into last-minute renewals.

6.3 - Policy Reviews – Health and Safety was accepted with a review date in 2027

07/10/25 Updates: Councillors discussed major disruption from ongoing gas works, citing traffic delays, road closures, and restricted emergency access. Alternative routes were often obstructed, and upcoming works on Barton Road and Exeter Road were expected to worsen congestion, with proposed diversions via Sticklepath and Winkleigh described as impractical and burdensome.

08/10/25 Planning -

8.1 - Planning 2017/25/FUL 2 Dwellings, Land Adjacent to Five Oaks.

Councillors discussed application 2017/25/FUL for two dwellings adjacent to Five Oaks, raising major concerns over over development, loss of privacy and light, inadequate parking, and highway safety. Additional objections included impact on bat habitats, loss of sunlight to nearby solar panels, boundary changes, drainage and flooding issues, and the inappropriate scale and design of the proposed houses. Members agreed the council should object on these grounds, noting the previous 2017 permission for one house had lapsed and that Highways comments were still awaited. Seven Material considerations were noted included national and local planning policy, design, siting, appearance, visual impact, effects on privacy, daylight, sunlight, noise, pollution, highway safety, ecology, heritage, economic and tourism impacts, planning history, cumulative impact, and flood risk.

09/10/25 Finance- Bank statements for July and August were presented. The parish precept had been received in September. At the end of August, the balance stood at £7,991.90. Payments were authorised for HMRC, Salary Administrative and/or Correspondence update. The Police and Crime Commissioner (PCC), Alison Hernandez, had written asking if we wanted CCTV installed. Councillors discussed the practicality of covering such a large parish and considered possible locations. The consensus was to hold off for now and not pursue the offer until clearer proposals were in place.

The final discussion in this section addressed road maintenance. The clerk cycling around the parish identified 41 potholes on the two roads used to pin notices up. These had been logged using the “what3words” system, with plans to submit them to DEFRA and Highways.

10/10/25 No matters brought forward by the Chairman:

11/10/25 No matters brought forward by Councillors: Cllr. Hooper raised the matter of the defibrillator/telephone box, one of the panels is broken and a solar light in the telephone box would be useful if someone's needs to get the defibrillator at night, the council will look into this.

12/10/25 Date of next meeting: 19th November 2025

13/10/25 The meeting closed at

Our new website can be found at www.inwardleigh.org