

INWARDLEIGH PARISH COUNCIL.

Clerk to the council: Inwardleighpc@gmail.com

You are duly required to attend the next meeting of Inwardleigh Parish Council meeting to be held at 8.00pm Wednesday 15th January 2025 at Folly Gate Parish Hall. Members of the public are welcome to the meeting.

Agenda.

- 01/11/25 Apologies for absence.
- 02/11/25 Declarations of interest for items on the agenda:
2.1 Register of Interests (ROI). Councillors to update as required
2.2 Personal Interests (PI). Councillors must declare any personal interest in items on the agenda and their nature.
2.3 Disclosable Pecuniary interest (DPI). Councillors must declare any pecuniary interest in items on the agenda and their nature and they must leave the meeting for that agenda item.
- 03/11/25 Public participation period (limited to 3 mins per person)
- 04/11/25 Reports from Councillors: Cllr McInnes, Cllr Dexter and Cllr Leech.
- 05/11/25 Minutes of the last meeting of Wednesday 18th November 2024 to be approved and signed.
- 06/11/25 Matters arising:-
6.1 - Roads -Open Reach Pole at Toads Island
6.2 - S106 Cllr Leech
6.3 - Policy Reviews.
- 07/11/25 Updates on matters from the last meeting.
7.1 - Highways reports, allotments
- 08/11/25 Planning -
8.1 - 4101/24/VPO Application for modification of Section 106 Agreement on 3963/19/OPA
8.2 Updates
- 09/11/25 Finance
9.1 - Payments /Cheques for authorisation, HMRC, Salary.
9.2 - Current Balances, Bank reconciliation
9.3 - Administrative update
- 10/11/25 Matters brought forward by the Chairman:
- 11/11/25 Matters brought forward by Councillors:
- 12/11/25 Correspondence received/clerks report:
- 13/11/25 Date of next meeting: 19th March 2025
- 14/11/25 Meeting closure:

Signed: *M. Clarke* Mrs. Clarke
Clerk to the Parish Council

7th January 2025

INWARDLEIGH PARISH COUNCIL.

Clerk to the council: Inwardleighpc@gmail.com

Minutes from the meeting of Inwardleigh Parish Council held on Wednesday 15th January 2025 at Folly Gate Parish Hall.

In attendance: Cllr. Dennis (Chair) Cllr. King (Vice-chair)
Cllr. Henderson Cllr. Ions
Devon County Cllr. McInnes WDBC Leach WDBC Dexter
Clerk: Mrs. Clarke

Minutes.

- 01/1/25 Apologies for absence were received from Cllr Timms, Cllr Hooper, Cllr. Piddington.
- 02/1/25 There were no declarations of interest for items on the agenda:
- 03/1/25 There was no Public participation period, however, an unnamed parishioner burst into the middle of meeting to complain about the parking outside, threatening to contact the police. The clerk politely requested his name to follow this matter up, however this was refused and he left. There was a general discussion over the problem of parking at the village hall and how to solve it.
- 04/1/25 Reports from Councillors:

Devon County Cllr McInnes.

The total budget is about 785 million (net) gross is about 1.5 billion pounds, a draft budget which will go to council in February and it's gone up by 5.9%. 50% of that money goes to adult services, 30% on children services, 20%, has to go to everything else, including highways, coroner's service etc. The budget has been challenging, within six weeks of putting the budget together, a large grant (rural services) that we normally get from government was coming to an end approx. £10 million. We were told at the last minute, so adjustments have had to be made.

There will be redundancies at the county council. Quite a lot of extra money for highways for the next year is due, We put in an extra £12 million this year from our own budget, and we will put some in next year's budget ourselves. But to have an impact highways need a large amount of capital.

The budget will be scrutinised next week. Three scrutiny committees, adults, children, and highways et al. Then it will go to Cabinet the beginning of February and before the full council on 20th February for a debate.

On the 16th of December the government's published its white paper on devolution and local government reform. It sweeps away county councils and district councils and brings in unitary authorities right across England. We're supposed to put our preferred options in front of government by the end of March. Then there is a date by the end of May and then in September.

The county council has asked for the county elections to be postponed this year. It will be a government decision to do that. The reason is because the amount of work that is going to have to be done to actually put together proposals to the government in the timetable they've set out will be very difficult. Exeter who trying to put together a plan for a unitary Exeter and Plymouth aiming to take parts of South Devon to make Plymouth bigger and while that's all going on we would be campaigning in a county election. The government minister of the cabinet will decide. If there was an election, the chances are the county council would only be in place for another two years and then there would be elections for a unitary council.

I think it's going to be very challenging. From my perspective as a county councillor and leader of the county council, I'm very concerned that the likes of Plymouth and Exeter are going to cream off all the bits they would like and they as in North Devon, Mid Devon, Torridge, this part of West Devon, the poor areas are going to be left with not much. So we're busy at the moment at the County Council looking at the various options. We have to put evidence in front of government. Exeter, would have to split into a town council or a number of parishes within the city of Exeter to give the residents in Exeter a strong voice because obviously the district council won't be there anymore. Local neighbourhood plans will be in place for a while until whatever the new shape of the new councils is set. They won't disappear straight away because you have to have some continuity.

Cllr Leech.

S 106 affordable housing changes: Due to changes in the funding of Rent Plus, WD has had to work with another housing provider to take over and run the new houses. To make sure that these properties are kept as affordable for the future, there is little choice in agreeing to what is being proposed.

Changes in planning (NPPF) It is certain that due to the changes in how our housing numbers are calculated, parts of our existing JLP are now out of date, and the five-year land supply has overnight turned into a 2.5 year land supply, which will put us at risk of unplanned development.

National Devolution: The Devon Districts along with WD have put together a strong response to the government. There are a number of choices but it would appear that DCC want to go for a Devon wide Unitary, but Plymouth and Exeter want to individually to go it alone, which would leave little left for a financially viable Devon Unitary Authority. The larger strategic option to have a mayor, which would cover Devon, Cornwall, Plymouth and Torbay. All of the Devon Districts plus WD are against delaying the County Council elections this year.

Following the publication of the Devolution White Paper, and statements by the Leader of Devon County Council, West Devon Borough Council does not support the creation of one Unitary Council for Devon, including Torbay. Devon and Torbay are diverse and made up of over 970,000 residents across urban, suburban, and rural areas. Any reform of local government in Devon and Torbay should follow a period of proper consultation with residents, businesses, elected representatives and stakeholders. Looking at the evidence, all councils should decide collectively what is best for Devon and Torbay. A single Unitary Council for Devon and Torbay risks diminishing local representation with decision-making that is remote from the communities it serves.

West Devon Borough Council recognises that the Government's White Paper sets a clear proposal that all Devon and Torbay councils work collaboratively to agree how best to respond. Any changes must be carefully considered, transparent, and inclusive, SLT ensuring that residents and businesses are fully engaged in shaping the future governance of Devon and Torbay.

The objective must be to get this right for our residents, businesses and staff. The Council notes that the Government's proposals about Social Care are not taking effect until 2028. This Council strongly opposes the Government's current proposals, which would result in the abolition or merger of WDBC without full consultation and support by residents. There is little evidence that merging rural councils will result in financial savings as many unitary councils are in debt or suffering financial difficulties. Devon CC has a budget of £1.837bn in 2024-25, an increase of £127m compared to a year earlier. The total budget of WDBC is minor in comparison. Any merger that abolishes WDBC will reduce democratic representation and move decision making away from local people.

Therefore, while we welcome the stated Government objectives of devolving power to regions and local communities, the plan for a unitary council will divert resources and funds to restructuring at a time when services are already stretched. Leading to a reduction in the quality of services, such as leisure centres, public toilets, waste collection, sustainable communities, planning and local housing, environmental protection, parks and open spaces, fewer public representatives and less support for local people who need it.

Therefore the Leader will write to the Government on its behalf outlining our concerns, including the required pace for change, supports the joint statement issued by the leaders of the eight district councils throughout Devon that includes opposing: (a) a Single Unitary Council Solution for Devon; and (b) the postponement of the County Council elections in May 2025 and will widely consult with its residents, businesses, community organisations, neighbouring district councils and town and parish councils to help shape an appropriate plan for re-organisation.

Cllr Dexter:- Summary of Key Points

Funding Reduction: The Local Government Finance Settlement indicates WDBC will receive approximately £200,000 less funding than previously planned, largely due to a reduced New Homes Bonus allocation (from £400,000 to £200,000). A new "Floor system" provides £611,136, offsetting the loss of the £600,000 Rural Services Delivery Grant. WDBC will receive £63,214 from this grant, slightly better than the expected nil allocation. Core Spending Power: Remains static, with any increase reliant on assumed council tax hikes. No confirmation on grant amounts for increased national insurance costs; Town and Parish Councils are excluded.

English Devolution White Paper - Proposal: Advocates for mayors and Unitary Authorities across England, each serving a minimum population of 500,000. Impact on WDBC: Likely to cease existence in the medium term, with Devon County Council proposing to absorb district councils as a single Unitary Authority. Debate: WDBC supports devolution but requests a more thoughtful approach. The Minister's response is awaited. Local Burden: Abolishing districts will shift more responsibility to Parish and Town Councils.

Changes to Planning -Housing Need Assessment: New method increases the national annual target to 370,000 homes. Focus on affordability and existing housing stock levels. Land Allocation: Sequential use of brownfield, grey belt, and higher-performing land. Commitment to 50% social housing, with flexibility (35%-50%). Negotiations on viability restricted until updated national planning guidance is issued. Local Plans: Universal coverage required, with transitional plans meeting at least 80% of housing need. Quality and Affordability: Emphasis on high-quality development without compromising quantity. Community Infrastructure: Enhanced support for public infrastructure to foster sustainable communities. Modernisation of Planning Committees: Proposals include a national delegation scheme, strategic committees, and mandatory training.

Impact on West Devon Housing Target: Increased to 446 homes annually—a threefold rise. Support: Government to provide funding and training to address planning system pressures.

05/1/25 Minutes of the last meeting of Wednesday 18th November 2024 were approved and signed.

06/1/25 Matters arising:-

6.1 - Roads -Open Reach Pole at Toads Island, the chair indicated what has happened here, which is unusual as a tree fell over and pulled up part of the road and West Devon can not mend the road until this issue is sorted out by BT (repair the pole).

6.2 - S106 Cllr Leech, part of his report has dealt with the matter and a discussion between Cllr Ions and himself about how to move forward with the village hall funding took place.

6.3 - Policy Reviews, three policies will be reviewed and then put forward for council approval at the next meeting.

07/1/25 Updates on matters from the last meeting.

7.1 - Highways reports, updates were provided on other roads and pot holes including Prism Lane. Allotments - A query was raised by South Hams and will be answered in due course.

08/1/25 Planning -

8.1 - 4101/24/VPO Application for modification of Section 106 Agreement on 3963/19/OPA

8.2 Updates were provided (viewing online) previous planning applications.

09/1/25 Finance

9.1 - Payments for authorisation, included the clerks salary and the invoice for rental of the village hall for parish council meetings.

9.2 - Current Balances and a bank reconciliation was provided along with the current spending on the budget.

9.3 - An Administrative update was provided by the clerk, particularly with cyber security and the clerk will make this available to everyone in due course. One of the original minute books which goes back to 1895, the clerk copied and sorted with a view to making a digital version over the next month.

10/1/25 Matters brought forward by the Chairman:

11/1/25 Matters brought forward by Councillors: Cllr Timms has mentioned Stocken Bridge. The road is broken away before the bridge there are concerns about people ending up in the river. The clerk will report this.

12/1/25 Correspondence received/clerks report: Clerk to organise a meeting with S106 in mind for the interested parties.

13/1/25 Date of next meeting: 19th March 2025

14/1/25 The Meeting closed at 21:14

Signed:

Date:

INWARDLEIGH PARISH COUNCIL.

Clerk to the council: Inwardleighpc@gmail.com

You are duly required to attend the next meeting of Inwardleigh Parish Council meeting to be held at 8.00pm Wednesday 19th March 2025 at Folly Gate Parish Hall. Members of the public are welcome to the meeting.

Agenda.

- 01/03/25 Apologies for absence.
- 02/03/25 Declarations of interest for items on the agenda:
2.1 Register of Interests (ROI). Councillors to update as required
2.2 Personal Interests (PI). Councillors must declare any personal interest in items on the agenda and their nature.
2.3 Disclosable Pecuniary interest (DPI). Councillors must declare any pecuniary interest in items on the agenda and their nature and they must leave the meeting for that agenda item.
- 03/03/25 Public participation period (limited to 3 mins per person)
- 04/03/25 Reports from Councillors: Cllr McInnes, Cllr Dexter and Cllr Leech.
- 05/03/25 Minutes of the last meeting of Wednesday 15th January 2025 to be approved and signed.
- 06/03/25 Matters arising:-
6.1 - Sewerage removal - Folly Gate
6.2 - Policy Reviews, standing orders, FOI and Equality
6.3 - Footpaths.
6.4 - Potholes/ roads - Folly Gate to Northlew Road through Toads Island
- 07/03/25 Updates on matters from the last meeting.
7.1 - Allotments
- 08/03/25 Planning - None
- 09/03/25 Finance
9.1 - Payments /Cheques for authorisation, HMRC, Salary.
9.2 - Current Balances, Bank reconciliation
9.3 - Administrative update
- 10/03/25 Matters brought forward by the Chairman:
- 11/03/25 Matters brought forward by Councillors:
- 12/03/25 Correspondence received/clerks report:
12.1 Village hall - refurbishment
- 13/03/25 Date of next meeting: 21st May 2025

Signed: *A Clarke* Mrs. Clarke
Clerk to the Parish Council

14th March 2025

INWARDLEIGH PARISH COUNCIL.

Clerk to the council: Inwardleighpc@gmail.com

Minutes from the meeting of Inwardleigh Parish Council on:-Wednesday 19th March 2025 at Folly Gate Parish Hall.

In attendance: Cllr. Dennis (Chair) Cllr. Timms Cllr. Hooper
Cllr. Henderson Cllr. Ions Clerk: Mrs. Clarke
WDBC Leach WDBC Dexter

Minutes.

01/03/25 Apologies for absence were received from Cllr King and Cllr Piddington, Devon County Cllr. Mcinnes

02/03/25 There were no declarations of interest for items on the agenda:

03/03/25 Due to no Public attendance there was no need for a public participation period

04/03/25 Reports from Councillors:

Cllr Dexter English Devolution White Paper Devon County Council to become a unitary authority and cancel the 2025 county council elections. Devon's local government leaders have been engaged in reorganisation discussions, with district councils proposing three unitary authorities: **Plymouth** (expanded boundaries, 300,000 population) **Southern Devon & Torbay** (West Devon, South Hams, Teignbridge, Torbay, 430,000 population) **Exeter & Northern Devon** (remaining five districts, 542,000 population) This aligns with government requirements for unitary councils to have populations of at least 500,000. Other stakeholders, including Plymouth, Exeter, and Devon County Council, are putting forward their own reorganisation plans. The Government will ultimately decide the outcome.

Financial Overview: 2024/25 Accounts: West Devon Borough Council (WDBC) expects a £589,000 underspend, with £400,000 allocated to the Recovery Plan and the remaining £189,000 added to reserves. Total reserves are forecasted at £1.9m (earmarked) and £9.6m (earmarked). **2025/26 Budget:** A balanced budget has been set, but a £1.6m shortfall is projected for 2026/27 due to uncertainty over government grants.

Council Tax & Property Discounts/Premiums - Rate increase: 2.99% from April 2025. **Discounts:** 100% for unoccupied/unfurnished properties (1 month), 50% for properties needing major repairs (12 months). No discount for second homes or unoccupied/unfurnished properties after one month. **Premiums:** 100% extra tax for homes unoccupied 1–5 years, increasing to 300% for homes empty over 10 years. 100% extra tax for second homes.

Village Hall Cluster Meeting: A recent meeting covered topics including the Tamar Energy Consortium, community hall grants, and village halls as health hubs, with relevance to Folly Gate. Future meetings will be held quarterly.

Cllr Leech. Recent discussions at West Devon (WD) have covered: The Council Delivery Plan, A review of the Housing Strategy, Public Space Protection Orders (Alcohol) for Okehampton and Tavistock, A 10-month review of the revenue budget monitoring report. A well-attended virtual meeting on planning changes and Neighbourhood Plans had over 60 participants, including parish, town, and borough council members. Devolution was mentioned however Cllr Dexters report covers this aspect. Cllr Dennis asked about Cornwall and Cllr Leech explained that they are currently unitary and have area councillors.

Village Halls: A recent Devon Communities Together meeting focused on village hall management, including constitutions, insurance, and marketing strategies. A West Devon Village Hall Cluster meeting is scheduled for 11th March, with speakers from West Devon Borough Council and Tamar Energy Community. Communities are encouraged to participate.

Cllr Leech asked about speed watch, Cllr Timms indicated they have 5 people for this but Speed Watch has stalled. Cllr Leech indicated we should have discussions with Okehampton, so the clerk will contact the Okehampton Clerk about this.

Environmental Health & Licensing plays a critical role in food safety, health and safety, noise control, private sector housing, and emergency planning. The team leads an energy efficiency project (HUG2) to support over 100 homes with government funding. WD continues to emphasize a team-based approach to supporting residents and businesses. Diverse number of the Councils' functions in relation to Environmental Health (EH) and Licensing. This includes food safety, health and safety, environmental protection – dealing with noise, dust and odour for example, private sector housing – anything from damp and mould to energy efficiency grants, an excellent Disabled Facilities Grant team and a very busy and effective Licensing team.

The EH and Licensing team have been working hard on an energy efficiency project called HUG2 that uses Government grant funding to support over 100 properties in the Councils' area to improve their energy efficiency. These improvements and the financial savings they offer make a real difference to residents' lives. We are the only council in Devon to be leading this work on our own, and we have an effective and experienced project team in place to help deliver our corporate priorities in the future.

A further update on matters since this report was that there have been changes in planning in the NPPF which were added in immediately, in an attempt to streamline the process. There are proposals to allow the planning officers to make the decisions on applications. The view on this is its undemocratic. s106 monies was also mentioned a letter will be going to the Village Hall committee. Cllr Leech indicated the village hall committee should go to the meetings previously mentioned.

05/03/25 Minutes of the last meeting of Wednesday 15th January 2025 were approved and signed.

06/03/25 Matters arising:-

6.1 - Sewerage removal - Folly Gate, concerns were raised on this as a large amount of pumping sewerage between vehicles has been happening on a lay-by and at night. Cllr Dennis indicated this has been going on for years, as it has previously been looked into under a FOI request (Freedom of information). However the mud and mess that is being made is unacceptable and is a potential hazard as it is very slippery when wet. Cllr Leech has asked SWW about this and its being monitored and has subsequently followed this up. NB There is no health hazard as the waste is treated.

6.2 - Policy Reviews, standing orders, FOI and Equality. Standing orders, the basics were explained, Cllr Leech explained how these stand and therefore it was decided that the councillors should work through the standing orders before approval. As the councillors need to read these and comment, it was agreed to split the pages/sections between all of the councillors for ease and convenience, to be completed before the next meeting.

6.3 - Footpaths - Cllr Timms had an enquiry about one footpath being overgrown Eastacombe. Potentially the use of it suggests it is outside the time limit for being kept as a footpath. Due to this, there will be no maintenance carried out on it. On another footpath the sign keeps being removed (Westacott - Durdon Cross) on the Northlew road despite being re-instated a number of times and on the Norley bridle-path, you cant open the gate with a horse. The clerk will raise this with PROW (public rights of way) DCC. Cllr Leech has subsequently followed this up. Clerk to find any Footpath map in the archives.

6.4 - Potholes/ roads - a number of matters were raised:- Folly Gate to Northlew Road, pot holes and damage to the road to Toads Island. There is also a tree that has fallen over above part of that road. Cllr Dennis indicated this was dealt with at the last meeting, "the road authorities wouldn't do anything until the pole was put back the right side of the road and put back in the proper manner". Open reach needs to be contacted, as its been 3 months.

Goldburn Cross to Crossways there are numerous pot holes and the diversions mean they have increased in size. Stocken River bridge is still a problem as there has been a repair to one side of it but not to the other, therefore it is a ongoing safety problem for cars at night. The clerk to contact both highways and Cllr McInnes on these matters.

07/03/25 Updates on matters from the last meeting: Allotments, a discussion was held about the possible use of this land, aside from allotments, council wants to see a contract from them to us. The clerk will follow this up with WDBC.

Village hall. The clerk queried the costs, in effect the planning fees, the village hall committee are paying for everything, however the conditions and applications mean one planning application may have a number of conditions attached which will mean an extra £300 plus for any application to discharge any condition. This is a problem as we haven't accounted for this in the precept. Either side can apply for the planning. Cllr Dennis, said its not fit for purpose so something has to be done. Cllr Leech indicated the s106 is for the drainage. The village hall needs grants etc. The surveyor has to do the costing. The new roof will be subject to funding. Cllr Leech indicated if we own the property then we have to approve all the expenditure. This is not imminent matter and is deferred until the next meeting.

08/03/25 Planning - Appeal **2143/24/ARM** The council have no further comments. Updates on planning matters were reviewed online.

Planning updates, were reviewed on the website.

Licence application - New Premises Licence for Sampford Courtenay Village Hall, there are no objection to this licence.

09/03/25 Finance - Payments were approved for HMRC and the clerks Salary. The Current Balances and bank

reconciliation were provided for February and March. An administrative update was provided, mention of Dalc smaller councils meeting on the 8th April with regards to the devolution, as Dalc will be the go between the parish councils and Devon CC. The vat reclaim will be sent in this month.

10/03/25 Matters brought forward by the Chairman: A road sweeper is needed to go throughout the area, the clerk will arrange this.

11/03/25 Matters brought forward by Councillors: A request for a few items for a significant milestone being achieved by one of our residents in the village flowers and a card will be sent the parish council were all in favour. Cllr. Ions requested details of the public liability insurance cover as a contractor has requested details.

12/03/25 Correspondence received/clerks report: Planning changes slides are available. Markel insurance for village halls was raised the clerk will forward to the village hall committee.

13/03/25 Date of next meeting: 21st May 2025 at 7.30pm for the APM (Annual Parish Meeting) followed on by the AGM (Annual General Meeting) 14/03/25 The meeting closed at 1.47.26 later.

Inwardleigh Parish Council Meeting

You are hereby summoned under the Local Government Act 1972 Sch.12s.10, to attend the monthly meeting of Inwardleigh Parish Council for the purpose of transacting the following business at the Village Hall on Wednesday 21st May 2025 at 7:30pm Followed immediately by the AGM.

AGENDA

- 01/05/25** **Apologies** - To receive apologies
- 02/05/25** **Declaration of Interest on the agenda**
- 03/05/25** **Minutes of the last meeting held** on 19th March 2025 and the minutes of the extra ordinary meeting on the 30th April 2025- To be agreed and signed as a true record
- 04/05/25** **Reports from West Devon Councillors**
- 05/05/25** **Parish Matters**
5.1 Review of the Insurance Policy
5.2 Allotments
- 06/05/25** **Reviews:**
- 07/05/25** **West Devon Planning Matters.**
7.1 Planning Applications:
7.2 Planning Decisions:
7.3 Planning appeals/Enforcements:
- 08/05/25** **Road and Footpaths**
8.1 Outstanding Road and Footpath issues
8.2 New issues identified
- 09/05/25** **Finance**
09.1 Balances on the account and payments for authorisation.
09.2 AUDIT 2025 – 2025
09.2.1 To approve and sign the Certificate of Exemption from limited assurance review.
09.2.2 To approve and sign the Summary of Receipts and Payments for year ended 31st March 2025.
09.2.3 To agree and approve the Fixed Asset Register for the year ended 31st March 2025.
09.2.4 To agree and approve the Fixed Asset Risk Assessment for the year ended 31st March 2025.
09.2.5 To note the Annual Return Explanation of Variance.
- 10/05/25** **Inwardleigh Councillor's Matters**
- 11/05/25** **Clerk's Report - Parish Council**
- 14/05/25** **Minor Matters and Items for Future Agenda**
- 15/05/25** **Date of next meeting: Wednesday 16th July 2025 in the Village Hall at 8pm**
- 16/05/25** **Meeting closed at:**

AGM

17/05/25 **Apologies** - To receive any apologies

18/05/25 **Declaration of Interest on the agenda**

19.05.25 **Election of Chairman and Vice Chairman**

19.1 To receive nominations for Chairman and to receive the Chairman's declaration of acceptance of office form

19.2 To receive nominations for Vice Chairman and to receive the Chairman's declaration of acceptance of office form

19.3 Outgoing Chairpersons speech if applicable.

20.05.25 **Register of interests** - Councillors to notify the clerk of any changes.

21.05.25 **Review dates for the following policies:-**

21.1 Financial Regulations, Code of Conduct Code of conduct, Training and Development Policy, Complaints procedure.

21.2 Discuss bank signatories

End of formal business

INWARDLEIGH PARISH COUNCIL.

Clerk to the council: inwardleighpc@gmail.com

Minutes from the meeting of Inwardleigh Parish Council held on Wednesday 21st May 2025 at Folly Gate Parish Hall.

In attendance: Cllr. Dennis (Chair) Cllr. King (Vice-chair)
Cllr. Piddington Cllr. Timms
WDBC Leach WDBC Dexter
Clerk: Mrs. Clarke

Minutes.

01/05/25 Welcome and Apologies - The meeting opened with a welcome, notably recognising George Dexter for a recent media feature. Apologies for absence were received from Cllr Henderson, Cllr Hooper, Cllr Ions, and the new DCC Davis

02/05/25 There were no declaration of Interest on the agenda

03/05/25 Minutes of the last meeting held on 19th March 2025 and the minutes of the extra ordinary meeting on the 30th April 2025 were agreed and signed.

04/05/25 Reports from West Devon Councillors :-

George Dexter: March 2025 Report

English Devolution White Paper

You will be aware that proposal by Devon County Council that it become a unitary authority along with the cancellation of the 2025 county council elections was rejected by the Government. The local government re-organisation part of this white paper has absorbed a huge amount of the time of the leaders and chief executives of the Borough and other District Councils in Devon. This is because the government has required local authorities to come forward with outline proposals for reorganisation by the 21st March. The current idea of the Devon District councils is for 3 unitary councils to be formed from:

- Plymouth (but with boundaries extended) with about 300,000 people;
- West Devon, South Hams, Teignbridge and Torbay (Southern Devon & Torbay); and
- The 5 remaining Districts (Exeter and Northern Devon).

This proposal is based on constraint imposed by government that new unitary authorities should have populations of 500,000 and comprise existing Districts. (Thus, WDBC cannot be split with Okehampton looking to Exeter.) The table below gives a comparison of the interim proposal which will be put forward by the Districts in comparison to existing Unitary Authorities.

	Southern Devon & Torbay	Exeter and Northern Devon	Median of existing Unitary Authorities
Population	430,000	542,000	146,995
% over 65 years old	28%	25%	19%
Area (km²)	2,748	3,832	230
Council Tax base	160,354	253,310	93,950

West Devon Borough Council has delegated its Chief Executive, in consultation with the Council Leader and the other Members of its Hub Committee, authority to respond to the Minister of State for Local Government and English Devolution's letter dated 5 February, by the deadline of 21st March 2025, including doing anything appropriate which, in the Chief Executive's opinion, is in the best interests of the Council and its residents. After this, the deadline for submission of a full proposal is 28th November 2025. It is unclear what exactly will happen between these two dates.

In addition to the plans supported by the 7 District Councils:

- Plymouth has publicly announced its intention to expand their boundary
- Exeter City Council plans to submit a 'greater Exeter Plan'

- Devon County Council plans to submit a range of options which includes: a single unitary for all Devon (except Plymouth); a 'greater Exeter plan'; options for a large 2 Unitary model; and the 1:4:5 plan set out above
- Torbay, which supports the 1:4:5 plan, is also considering other options based on their existing boundary and one which is aligned with NHS boundary.

The government will ultimately decide on which option to implement.

The necessity of an increased role for Town and Parish Councils has been recognised. However, there is great uncertainty about how the reorganisation will work, so it has not been possible to have a meaningful engagement with DALC or NALC.

2024/5 Accounts

WDBC is projecting to have a £589,000 underspend due mostly to higher than anticipated interest rates. It was agreed that £400,000 of this will be transferred to the Recovery Plan and Corporate Strategy Earmarked Reserve, for reinvestment back into the delivery of the Council Plan. The balance of £189,000 will be added to the Council's Unearmarked Reserves. At the end of the financial year the Council's reserves are forecast to stand at £1,907,000 of Unearmarked Reserves and £9,648,000 of earmarked Reserves.

Budget 2025/26

A balanced budget was set by the full council for 2025/26. However, a shortfall of about £1.6m is currently projected for 2026/27 because of the uncertainty over government grants in the future. A rate increase for WDBC was agreed at 2.99%, with the following discounts will be applied from 1st April 2025

- The discount for unoccupied and substantially unfurnished properties is 100% for a maximum period of one month;
- The discount for unoccupied and substantially unfurnished properties after one month to one year is zero;
- The discount for properties which require major repair work to render them habitable is 50% for a maximum period of 12 months; and
- The discount for unoccupied furnished properties (second homes) is zero.

The following premiums will be applied from 1st April 2025.

- An empty homes premium of an additional 100% is levied on properties that have remained unoccupied and substantially unfurnished for between one and five years;
- An empty homes premium of an additional 200% is levied on properties that have remained unoccupied and substantially unfurnished for between five and ten years;
- An empty homes premium of an additional 300% is levied on properties that have remained unoccupied and substantially unfurnished for over ten years; and
- A second homes premium of 100% is levied on unoccupied furnished properties.

West Devon Village Hall Cluster Meeting

I attended this meeting in last week. There were three subjects: Introduction to Tamar Energy Consortium, Feedback on Community Halls Grant Scheme development, and Village Halls as Health Hubs – Cancer Outreach project. I felt that all these items would be of relevance to Folly Gate. The meetings will be held quarterly with the next one in Meldon by offer of Okehampton Hamlets Parish Council.

In addition to these a fourth priority area—**rural crime**—has been added by West Devon, with a dedicated officer assigned. Discussion noted "priority." Update from West Devon AGM - A Councillor has left the Conservative Party and is now an independent. New police inspector, Gavin Jones, is in post and aims to strengthen community engagement. Contact details will be circulated for liaison. Devon County Council Update Liberal Democrats and Greens now hold a majority. Gillian Brazil has become Leader of Devon County Council. It was agreed to proactively engage with the new administration once portfolio holders (e.g., highways) are announced.

Devon Devolution/Local Government Reforms: The Chief Executive has reviewed the latest government response. The current feedback remains general and high-level, focusing on Devon County's proposal rather than submissions from West Devon or other districts. A collective meeting of all Devon Chief Executives is planned to formulate a coordinated follow-up response.

Government response is viewed more as a framework for business plan preparation rather than an evaluation of specific proposals. One government contact has been designated for Devon communications: Food Bank Statistics (Trussell Trust): In March 2025, the Trussell Trust issued approximately 2.9 million emergency food parcels, indicating a continued strain from the cost-of-living crisis.

Report from West Devon Councillor Leech:-

It will be the West Devon AGM / Mayor Choosing day on the 20th. This is where we have a change of Mayors as well as a sort of shift round of members' responsibilities. I am not expecting much to change, but from previous years, you just can't tell.

New Planning regulations: We are still awaiting a response from central government.

National Devolution: Still no decision as to how this will go, and with the recent elections, the future could be even more uncertain.

New Police Inspector: Inspector Daniel Jones is now in post, and we have had some one-to-one Teams meetings, and he would like to do this more often. I would suggest that a representative from your Parish Council contacts him to make sure your Parish is included, as he is very open to being contacted at any time.

Speed watch:

Following the serious road accident in Follygate, this may well be the time to push DCC for some speeding signs, along with a Speed watch group.

Fire risks:

There has been a warning about the very high risk of fires on the Moor as well as the general countryside. It may be a good idea to press this point through any of your local parish or any other magazines that you may know of.

Following on from my last report, the following covers one element of the Environmental Health Team. Meet your Principal Environmental Health Officer Meet Sam Bartram

What are you responsible for in your job? I am responsible for leading a team of Environmental Health Officers and Business Support Officers to deliver the Food Safety Hygiene Program. This includes inspecting premises that produce food from a home caterer to the largest and most complex businesses like Ambrosia and Arla. I am also required to ensure we can respond to complaints, enquiries and to undertake a sampling program.

My team sign export certificates, almost every day, confirming that food produced or harvested in our districts is safe to be sent abroad. For the previous financial year that equated to over 15 million pounds worth of food. In addition to food safety, I also lead the team to investigate external health and safety incidents, accidents and fatalities.

Me and my team are just at the end of the year for the food inspection program. There are always interesting premises and people in our districts and while we couldn't be happier leaving a premises that has improved hugely, we also enjoy using our knowledge to work on and advise those more technical businesses.

We have recently completed a project that was required directly from government to visit funeral homes. This project was the result of problems found in the north east with a particular funeral home. It was comforting to establish that we found no issues in South Hams or West Devon, hopefully reassuring the public that the funeral homes sector is well regulated.

Every year we are required to monitor the shellfish beds around the South Hams. We are kindly helped by Localities to collect the samples and then my team monitor the results which determines the grading of the beds and directly affects the businesses. During the summer months when algal blooms are more prevalent, we are required to take extra samples. That season has just started!

I may sound a bit corny, but genuinely, the job is so varied. You literally couldn't dream up some of the things we deal with!

I guess a 'normal' day could be some food inspections or planned sampling but you have to be prepared as urgent reactive work could, and does, come in at any time. Usually the Friday before bank holiday!! An outbreak, a declared major emergency, such as flooding or an unexploded war time bomb in Plymouth. A shellfish bed needs to be closed due to results, or a serious complaint has been received about a food business. A health and safety incident that needs to be investigated urgently to preserve the evidence. A notification from the Food Standards Agency of a food recall, or an alleged food crime in our area. The list really could go on and on. And yes, we do get called out for rats in kitchens. We have even been sent a video of one attacking a chef!!!

Of course, our job isn't all about dashing around the district, dealing with problems, we do also help and advise businesses. We also currently have three Primary Authority partnerships where we are their main point of contact for advice and help them to complete documentation or undertake inspections to help them prepare for becoming accredited or simply a critical friend.

Oh, and the thing you couldn't dream up... was some fox urine that was illegally imported!

05/05/25 Parish Matters - 5.1 Review of the Insurance Policy The parish council's insurance premium has increased, approaching **£1,300**, and renewal is due by 1st June. The current policy does not adequately cover hall users, trustees, or third-party event volunteers. It was clarified that separate insurance is needed for the **Parish Hall Committee**. The **Village Hall**: A separate meeting is planned to clarify the management structure and insurance responsibilities. Suggestions included: Obtaining independent cover tailored for village halls, possibly taking over formal management via a lease, in the interim the clerk will ensure cover is in place for the immediate insurance renewal. The cover is currently appropriate for the parish council but not for the village hall committee. Proposed by Cllr Piddington and seconded by Cllr. King

5.2 Allotments - Email received with details from WDBC was read out, a discussion took place about the costs of a potential acquisition. The consensus is not to proceed at this moment.

06/05/25 Reviews: Moved to the reviews in the AGM

07/05/25 West Devon Planning Matters.

7.1 Planning Applications: No direct applications to the council, however, one was raised by Cllr Leech, that came in late this afternoon, land adjacent to Lower Northwood, Agricultural building. The cut off date for agricultural use was discussed. The council remains neutral on this application.

7.2 Planning Decisions: None

7.3 Planning appeals/Enforcements: None

08/05/25 Road and Footpaths

8.1 Outstanding Road and Footpath issues, Update:

Since the accident along the road through Folly Gate, therefore a suggestion should be raised to drop the speed limit to 30mph, by the clerk to Highways and/or the new inspector Jones at Okehampton.

Milland Cross (Northleigh Road past Brook Farm): Works have reportedly been completed, including a large patch repair done in March. East End Cross: A patch has been laid; the surface was previously uneven but not deeply damaged. Tungland: The surface remains in poor condition with deep potholes spanning across the road, causing vehicles to swerve. The issue is ongoing and may warrant further attention. Traffic Calming Measures: Comments were made likening the road conditions to "dead policemen", suggesting the poor state may inadvertently slow traffic.

8.2 New/Ongoing issues identified:

Goulburn Cross to Crossways route: Numerous potholes and unsatisfactory repairs noted. Two potholes have been filled following an email sent on 12 April to Highways and Cllr McGuinness, but the overall condition remains poor. Matter remains under monitoring and may be escalated if progress stalls.

09/05/25 Finance

Expenditures: Devon County Council: £192 Clerk: £481, plus £91 in PAYE

09.1 Bank Balances: End of March: £7,803.70, End of April: £10,649.45 (includes half-year precept payment from West Devon), Bank charges: £4.25 applied

09.2 AUDIT 2025 – 2025

The council approved and signed the Annual Governance and Accountability Return (AGAR) documents, including certificates of exemption and the summary of receipts and payments. Fixed Asset Register: Currently valued at £579,000, which includes the village hall replacement cost. Risk Assessment: Remains unchanged from the previous year.

09.2.1 Certificate of Exemption from limited assurance review was reviewed and signed

09.2.2 The Summary of Receipts and Payments for year ended 31st March 2025, was reviewed and signed

09.2.3 The Fixed Asset Register for the year ended 31st March 2025, was reviewed and signed

09.2.4 To agree and approve the Fixed Asset Risk Assessment for the year ended 31st March 2025, was reviewed and signed

09.2.5 To note the Annual Return Explanation of Variance.

10/05/25 Inwardleigh Councillor's Matters

Broadband Infrastructure: Fibre broadband upgrades are ongoing and appear to have reached full extent locally. No immediate improvement in performance noticed by members.

11/05/25 Clerk's Report - Parish Council

Website Domain Transition (.gov.uk): Councils are now expected to migrate to a .gov.uk domain. The domain name chosen, inwardleighpc.gov.uk. Costs were detailed. Initial setup: Only the clerk is currently required to use a .gov.uk email address. Additional councillor addresses can be set up temporarily to comply, then redirected. VAT was discussed and the ICO Payment being mandatory annual charge.

14/05/25 Minor Matters and Items for Future Agenda

15/05/25 Date of next meeting: Wednesday 16th July 2025 in the Village Hall at 8pm

16/05/25 Meeting closed at: 20:25 hours

INWARDLEIGH PARISH COUNCIL.

Clerk to the council: inwardleighpc@gmail.com

Minutes from the Annual General Meeting of Inwardleigh Parish Council held on Wednesday 21st May 2025 at Folly Gate Parish Hall.

In attendance: Cllr. Dennis (Chair) Cllr. King (Vice-chair)
Cllr. Piddington Cllr. Timms
WDBC Leach WDBC Dexter
Clerk: Mrs. Clarke

Minutes.

17/05/25 Apologies - were received from Cllr Henderson, Cllr Hooper, Cllr Ions, and the new DCC Cllr Davis

18/05/25 There were no declaration of Interest on the agenda

19.05.25 Election of Chairman and Vice Chairman:

19.1 Chairman:

Cllr King was elected as Chair with full support from the council. The Declaration of Acceptance of Office was duly signed.

19.2 Vice Chair:

No appointment was made. General consensus was to defer the appointment due to absences and a desire not to nominate whilst absent. Position will be revisited at a future meeting.

19.3 Outgoing Chair gave a brief speech, commending the community's progress and welcoming Cllr King.

20.05.25 Register of interests - Councillors to notify the clerk of any changes.

21.05.25 Review dates for the following policies:-

21.1 Policy Review and Standing Orders Discussion

Members were previously assigned sections of the standing orders to review -most had read their assigned sections. reading requirements will be timed closer to meetings. AI Summaries were suggested due to complex or lengthy policy documents. This was met with informal agreement and may be trialed in future.

Content Observations:

The current standing orders are seen as comprehensive and largely fit for purpose, with recognition that the council is generally compliant with expected standards.

Brexit Implications: A brief discussion noted that some sections reference pre-Brexit regulatory frameworks. Given evolving UK-EU legislative alignment, uncertainty remains about whether those clauses should be revised or reinstated.

21.2 Discuss bank signatories - Clerk remains sole signatory on parish bank account – a position considered risky for continuity. Machines for banking access have been issued to Cllr Hooper and Cllr Timms, but cards were never received. Clerk to re-initiate request for cards to enable more authorised users and safeguard operations.

Date for the next AGM: Wednesdat 20th May 2026

Meeting Closed at: 20:42 hours.

INWARDLEIGH PARISH COUNCIL.

Clerk to the council: Inwardleighpc@gmail.com

You are duly required to attend the next meeting of Inwardleigh Parish Council meeting to be held at 8.00pm Wednesday 16th July 2025 at Folly Gate Parish Hall. Members of the public are welcome to the meeting.

Agenda.

- 01/07/25 Apologies for absence.
- 02/07/25 Declarations of interest for items on the agenda:
2.1 Register of Interests (ROI). Councillors to update as required
2.2 Personal Interests (PI). Councillors must declare any personal interest in items on the agenda and their nature.
2.3 Disclosable Pecuniary interest (DPI). Councillors must declare any pecuniary interest in items on the agenda and their nature and they must leave the meeting for that agenda item.
- 03/07/25 Public participation period (limited to 3 mins per person)
- 04/07/25 Reports from Councillors: Cllr Davies, Cllr Dexter and Cllr Leech.
- 05/07/25 Minutes of the last meeting of Wednesday 21st May 2025 to be approved and signed.
- 06/07/25 Matters arising:-
6.1 - Vice Chair
6.2 - Domain/web hosting
6.3 - Village hall update
6.4 - Policy Reviews - Information Technology, Code of Conduct, Standing Orders.
- 07/07/25 Updates on matters from the last meeting.
7.1 - Highways related matters.
- 08/07/25 Planning -
8.1 - Planning: 1736/25/CTN Temporary Campsite Notification to operate for 60 days from 4th July to 2nd September
8.2 - Updates
- 09/07/25 Finance
9.1 - Payments for authorisation, HMRC, Salary, Auditor, Western Web
9.2 - Current Balances, Bank reconciliation
9.3 - Administrative update
- 10/07/25 Matters brought forward by the Chairman:
- 11/07/25 Matters brought forward by Councillors:
- 12/07/25 Correspondence received/clerks report:
- 13/07/25 Date of next meeting: 17th September 2025
- 14/07/25 Meeting closure:

Signed: *M Clarke* Mrs. Clarke
Clerk to the Parish Council

9th July 2025

INWARDLEIGH PARISH COUNCIL.

Clerk to the council: inwardleighpc@gmail.com

Minutes from the meeting of Inwardleigh Parish Council held on Wednesday 16th July 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 DCC Davies
Clerk: Mrs. Clarke

Minutes.

01/07/25 The chair opened the meeting and noted apologies from Cllr Henderson

02/07/25 There were no declaration of Interest on the agenda

03/07/25 There were no members of the public present for a public participation period.

04/07/25 Reports from West Devon Councillors (full reports will be added online):-

Cllr Sue Davies (DCC) Cllr Davies introduced herself, as this is her first attendance at an Inwardleigh. She covers 22 parishes. The Reform Party holds 28% of the vote at DCC but no cabinet seats, therefore there is no direct input on cabinet-level decisions. The following points were highlighted: **Highways:** A review has been conducted and published, detailing planned works including pothole repairs and resurfacing, broken down by area. Cllr Davies proposed a follow up later if delivery of this fails within eight months.

Road and Snow Wardens: The parish currently has neither. Cllr Davies outlined the potential benefits of appointing a road warden, particularly in connection with traffic-calming initiatives like "20 is Plenty". Devon County Council can provide insurance, equipment, and materials for volunteer wardens. **Childcare Survey:** Devon County Council is running a survey on childcare provision until 9th August.

Local Government Reorganisation: The consultation phase is underway, with an announcement due on 28th November. Potential outcomes include increased workloads for borough councillors and parish clerks. Cllr Davies expressed concern over the implications for clerk workloads and suggested more clarity will emerge in 2026, with reforms in 2027. **Communications:** The council confirmed it receives DCC weekly bulletins. **Traffic Updates & One.Network:** residents are advised to check the One.Network website for updates.

Cllr George Dexter (WDBC) highlighted the following key matters: **West Devon Police:** Inspector Jones is holding online and in-person meetings. The police now ask residents to report speeding problems, including specific times and locations so they can act on this with their equipment. **Planning Reform:** Strategic changes to the Joint Local Plan (JLP) are underway. The current arrangement with Plymouth and South Hams is under review. Cllr Dexter is serving on the project steering group. **Budget:** West Devon has carried forward a £400,000 underspend, but significant funding challenges are anticipated from May 2026 onward, with projected deficits of around £1.6 million. Next year is expected to be a serious financial test.

Cllr Tony Leech (WDBC) Cllr Leech echoed points raised by Cllr Dexter and made additional remarks:

Local Plan Housing Requirement: Recent government changes have raised West Devon's housing target from 160 to 460 homes per year. This adjustment has rendered the current five-year land supply invalid, now standing at 2.5 years. This makes the area more vulnerable to speculative development applications. **Consultation on Planning System Reform:** Concerns were raised that the direction of proposed changes that may strip local representatives of input, particularly regarding delegated planning powers. A concern that parishes may no longer be able to "call in" applications, undermining local democratic accountability.

Planning Impact on Inwardleigh: Members of the council reiterated that recent housing developments had failed to deliver local benefit or affordable housing, with homes marketed as "low cost" but still unaffordable. Officers had overruled objections and justified approvals with questionable evidence, such as reclassifying the village as "sustainable" without parish consultation.

Infrastructure Strain: The Parish council also noted that new development was putting pressure on limited infrastructure -- including medical services, education, and public transport -- with no commensurate investment. There was consensus that the current system is increasingly undemocratic and influenced by policy targets rather than local need or suitability. The Chair and other members strongly criticised the centralised direction of planning policy, arguing that: Local democratic input is being eroded, Parish objections are regularly overruled, "Low cost" housing is unaffordable to local residents, development benefits incomers while undermining local services, Planning officers are now making independent judgments based on flawed or politically motivated policy

05/07/25 Minutes of the last meeting held on 21st May 2025 were approved and signed.

06/07/25 Matters Arising

6.1 Vice Chair The Chair requested nominations for the position of Vice-Chair. Cllr Piddington was subsequently nominated and agreed to take on the role. The Chair indicated that having an experience Vice-Chair would be helpful given their relatively new position. **Resolution:** Cllr Piddington was elected as Vice-Chair unopposed. Proposed by Cllr Dennis and seconded by Cllr Timms.

6.2 Domain/Web Hosting The council needs to transition to comply with .gov.uk requirements, research has confirmed that a .gov domain is not mandatory - the current inwardleigh.org.uk domain is acceptable.

Discussion: the clerk had presented detailed cost analysis after extensive research, Western Web (current provider) was requesting additional fee for .gov transition of £300 Cost comparison presented was presented of a self-managed option: £37 (first year), then £166 annually. Further transition option were detailed: £105 to maintain current site while the new site was developed at £37. The Chair referenced the other sites created by the clerk. The website template was reviewed and accessibility compliance confirmed with appropriate features included.

Technical Considerations: were discussed i.e. Menu visibility . It was approved to transition to self-managed website. Western Web contract to be terminated to avoid renewal fees. Transition was discussed.

6.3 Village Hall Update -Background: The Village Hall Committee has been seeking to proceed with roof repairs but required clarification on ownership, insurance, and trustee responsibilities. Current Status: All repair work was placed on hold pending legal clarification, the conveyance documents have been requested from the Charities Commission for determining ownership and responsibilities. **Insurance Matters:** The Parish Council now covers building insurance. Insurance costs have doubled. **Charity Commission Issues:** The Records held by them have not been updated by the village hall committee since 2018, as contact details still show Michael Chesty as primary secretary/contact. **A Resolution was Approved:** Village Hall Committee authorised to obtain repair quotes immediately and it was acknowledged that quotes were needed regardless of final ownership determination. The Charity Commission records will also need to be updated by Secretary of the village hall committee.

6.4 Policy Reviews, the following Policies were Reviewed and Approved: Information Technology, Code of Conduct, Standing Orders.

07/07/25 Updates on Matters from the Last Meeting - Highways and Infrastructure Updates: Gas Works Project in Okehampton, Significant infrastructure project ongoing with major traffic implications -Phase 1: Traffic light system on hill section - commencing within weeks. Phase 2: Complete road closure planned - timing to be confirmed. Police are "extremely concerned" about emergency access during this phase. The Link road completion is delayed until the end of September, the only alternative is via Crediton creating significant detour. There are calls for proper bypass/exit planning before Phase 2 implementation

Footpath Issues: Eastacombe Lane: Footpath blockage reported, sign removed from blocked path. Decision was made previously not to pursue this vigorously due to dog related issues at far end. **Westacott Location:** Persistent vandalism of footpath signage. Sign repeatedly pulled out and thrown in hedge. Replacements within 24 hours results in immediate revandalism, this is an ongoing enforcement challenge.

Speed Monitoring: Previous Attempts have been unsuccessful at arranging a speed watch group, there has been difficulty recruiting due to lack of interest for this in the community. Other parish councils have successfully implemented resident-led speed monitoring with police training.

08/07/25 Planning

8.1 Planning Application: 1736/25/CTN Application: Temporary Campsite Notification to operate for 60 days from 4th July to 2nd September, Prism Lane for 60 days (4th July to 2nd September). Notification received

8.2 Planning Updates

1661-25-OPA Detached house and detached garage off Spinny way Development. The council discussed this application, noting it appeared to be "phase two" of development following the earlier phase one Members expressed concern about the size of the proposed development compared to the existing housing estate and the potential for this to be the beginning of opening up access for further development **Resolution:** The council voted to object to this application.

Appeal Matter: The council noted an appeal case, with the council maintaining its original position of support.

09/07/25 Finance The Bank balance at end of June 2025: £8,576.67, Payments for Authorisation: as per the agenda were approved. The council discussed the transparency of financial reporting and agreed to continue including payment details.

Banking Update: The council noted NatWest, who have written suggesting account closure due to lack of use. New signatories Cllr Timms and Cllr Hooper are being added to the banking arrangements to provide better coverage for payment authorisations.

10/07/25 Matters Brought Forward by the Chairman -No items.

11/07/25 Matters Brought Forward by Councillors - September Meeting Change: Due to other commitments the council agreed to move the September meeting to Wednesday 1st October 2025 at 8:00pm.

Councillor Attendance: Cllr Davies requested that county councillor reports be scheduled early in meetings to allow for potential early departure to other parish council meeting. The council agreed to this arrangement.

12/07/25 Correspondence and Clerk's Report

Dog Waste Bin Request: The council received a request from a resident of the new development at Folly Gate, for installation of a dog waste bin. The request noted that there are several residents who own dogs and currently there are no dedicated facilities for dog waste disposal. **Costs were considered.** The council discussed various concerns including: Cost implications for the precept (all parishioners would pay for a facility benefiting few), Placement difficulties (this would need to be outside someone's property), creating hygiene and odour issues and the existing alternatives as residents can use general waste bins with appropriate bagging.

Resolution: The council voted unanimously against installing a dog waste bin. Citing the above concerns.

13/07/25 Date of Next Meeting

Wednesday 1st October 2025 at 8:00pm, Folly Gate Parish Hall

14/07/25 The meeting closed at 9.28pm

INWARDLEIGH PARISH COUNCIL.

Clerk to the council: Inwardleighpc@gmail.com

You are duly required to attend the next meeting of Inwardleigh Parish Council meeting to be held at 8.00pm Wednesday 1st October 2025 at Folly Gate Parish Hall. Members of the public are welcome to the meeting.

Agenda.

- 01/10/25 Apologies for absence.
- 02/10/25 Declarations of interest for items on the agenda:
2.1 Register of Interests (ROI). Councillors to update as required
2.2 Personal Interests (PI). Councillors must declare any personal interest in items on the agenda and their nature.
2.3 Disclosable Pecuniary interest (DPI). Councillors must declare any pecuniary interest in items on the agenda and their nature and they must leave the meeting for that agenda item.
- 03/10/25 Public participation period (limited to 3 mins per person)
- 04/10/25 Reports from Councillors: Cllr Davies, Cllr Dexter and Cllr Leech.
- 05/10/25 Minutes of the last meeting of Wednesday 16th July 2025 to be approved and signed.
- 06/10/25 Matters arising:-
6.1 - Licensing application - Hatherleigh
6.2 - Village Hall
6.3 - Policy Reviews – Health and Safety
- 07/10/25 Updates on matters from the last meeting.
- 08/10/25 Planning -
8.1 - Planning 2017/25/FUL 2 Dwellings, Land Adjacent to Five Oaks
8.2 - Updates
- 09/10/25 Finance
9.1 - Payments for authorisation, HMRC, Salary
9.2 - Current Balances, Bank reconciliation for July and August
9.3 - Administrative and/or Correspondence update -Pcc Request.
- 10/10/25 Matters brought forward by the Chairman:
- 11/10/25 Matters brought forward by Councillors:
- 12/10/25 Date of next meeting: 19th November 2025
- 13/10/25 Meeting closed:

Signed: *A Clarke* Mrs. Clarke
Clerk to the Parish Council

24th September 2025

**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 authorisation 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

INWARDLEIGH PARISH COUNCIL.

Clerk to the council (email): clerk@inwardleigh.org Website: www.inwardleigh.org

You are duly required to attend the next meeting of Inwardleigh Parish Council meeting to be held at 7pm Wednesday 26th November 2025 at Folly Gate Parish Hall. Members of the public are welcome to the meeting.

Agenda.

- 01/11/25 Apologies for absence.
- 02/11/25 Declarations of interest for items on the agenda:
2.1 Register of Interests (ROI). Councillors to update as required
2.2 Personal Interests (PI). Councillors must declare any personal interest in items on the agenda and their nature.
2.3 Disclosable Pecuniary interest (DPI). Councillors must declare any pecuniary interest in items on the agenda and their nature and they must leave the meeting for that agenda item.
- 03/11/25 Public participation period (limited to 3 mins per person)
- 04/11/25 Reports from Councillors: Cllr Dexter and Cllr Leech.
- 05/11/25 Minutes of the last meeting of Wednesday 1st October 2025 and 16th October to be approved and signed.
- 06/11/25 Matters arising:-
6.1 - Removal of the shed next to the changing rooms.
6.2 - Village hall update
6.3 - Budget
6.4 - Policy Reviews
6.5 - Meeting dates
6.6 - Updates from previous meetings.
- 07/11/25 Updates on matters from the last meeting.
7.1 - Highways related matters.
- 08/11/25 Planning -
8.1 - Planning: [3253/25/HHO](#)
8.2 - Planning Decisions: 2436/25/AGR
8.3 - Planning Updates
- 09/11/25 Finance
9.1 - Payments for authorisation, HMRC, Salary
9.2 - Current Balances and Bank reconciliation for September and October 2025
9.3 - Administrative update
- 10/11/25 Matters brought forward by the Chairman:
- 11/11/25 Matters brought forward by Councillors:
- 12/11/25 Correspondence received/clerks report:
- 13/11/25 Date of next meeting: To be discussed - December 2025
- 14/11/25 Meeting closure:

Signed: *M. Clarke* Mrs. Clarke
Clerk to the Parish Council

19th November 2025

**Minutes from the meeting of Inwardleigh Parish Council held on
Wednesday 26th November at Folly Gate Parish Hall at 7pm**

In attendance: Cllr. King (chair) Cllr. Dennis Cllr. Ions
Cllr. Piddington (vice chair) Cllr. Timms Cllr. Hooper
WDBC Leach WDBC Dexter 0 Parishioners
Clerk: Mrs. Clarke

Minutes.

01/11/25 – Apologies were received from Cllr Davies (DCC), who was absent due to other commitments.

02/11/25 – Declarations of Interest None for 2.1 and 2.3. However 2.2 Personal Interests – with regards to the budget/precept Cllr Dennis, Cllr Ions, Cllr Timms.

03/11/25 – There was no Public Participation

04/11/25 – Reports from Councillors (Cllr Dexter, Cllr Leech) Reports previously circulated. The key items discussed: Devon Local Government Reorganisation (“1-4-5” model), this would reduce the councillors by 50%. WDBC has submitted proposal; competing models expected. Rural funding concerns raised. Housing allocations with regards to six specific properties, all the occupants have a local connection. Sewage system upgrade triggered by population however completion is unlikely before 2030. Water pollution and sludge/chemical residue concerns and these are now monitored every 30 minutes. Grey-water requirements in new builds. Local Plan call for sites only 28 in West Devon. Regenerative farming working group update. Reorganisation costs potentially over £100m; savings several years off. The full reports from the WDBC can be seen online.

05/11/25 – Approval of Minutes 1st Oct & 16th Oct 2025 Both sets of minutes were reviewed and approved for signature.

06/11/25 – Matters Arising

6.1 Removal of shed next to changing rooms – The councillors debate whether decisions about removing the shed fall under the parish hall committee or the parish council. Their understanding from past meetings is that the hall committee has the authority to decide. Cllr Ions will raise this with the village hall committee.

6.2 Village Hall update, the roof is leak onto electrics; warm-space sessions suspended and the heaters are not functioning. Football club donation options discussed (kitchen vs defibrillator) and the costs elements were discussed.

6.3 Budget The participants discuss upcoming changes involving the transfer of certain assets from West Devon to towns and local councils. Some areas appear to have already begun conversations about taking on responsibility for particular assets. Discussion of staff costs, Individual grant increases: graveyard contributions rising from £200 to £250, proposed by Cllr Dennis, seconded by Cllr Ions, transport from £100 to £125 proposed by Cllr Dennis, seconded by Cllr Ions, CAB from £75 to £100 proposed Cllr Dennis seconded by Cllr Piddington, and newsletter from £50 to £75 proposed by Cllr Ions seconded by Cllr Timms. Hall grants proposed by Cllr Piddington and seconded by Cllr Hooper. Precept £6,250 proposed by Cllr Dennis and seconded by Cllr Piddington.

6.4 Policy reviews deferred.

6.5 Meeting dates – schedule agreed, 21 January, 18 March, 20 May, 22 July, 16 September and 18 November, meetings at 7pm from here on in.

6.6 Previous updates – ACRE funding email will be forwarded to the village hall committee secretary

07/11/25 – Other Updates Highways:a give-way sign at Prism Lane has been knocked over and flattened. Severe potholes and road edge erosion near Little Cottage at EX20 3AU. Construction debris complaints to be referred to environment/community team.

08/11/25 – Planning

3253/25/HHO – Four Mizden Cottages extension – no objections.

2436/25/AGR – Baytown Farm shed – prior approval not required.

Spinney Way appeal refused under policies STPT1, STPT2, DEV8, NPPF. Ongoing monitoring of one application by the planning officer

09/11/25 – Finance HMRC and Clerk payments authorised. Bank reconciliation reviewed. Hall donation timing still to be confirmed. Budget second quarter reviewed.

10/11/25 – Chairman’s Items Council agreed the 1958 hall conveyance should not be framed or displayed, but a reference copy is acceptable.

11/11/25 – Councillors’ Items. Further discussion on the village hall possible donations.

12/11/25 – Correspondence / Clerk’s Report- Electoral register council requests a copy. Phone box light replacement agreed, documentation to be sent again. Street naming for Bellfield Follygate LLP council wishes to participate and suggested the following name: “Muxing Lane”.

13/11/25 – Date of Next Meeting

14/11/25 – Meeting closed at 20:41 hours