

## EAST BUDLEIGH with BICTON PARISH COUNCIL

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### Minutes of the East Budleigh with Bicton Parish Council Meeting held on Monday 15<sup>th</sup> September 2025

**RISK ASSESSMENT BY CLERK** – All correct

**PRESENT:** Parish Councillors Derek Wensley, Jim Ferrers, John Tresidder, Jim Carter, Kathy Moyle BEM, Louis Allan, Angie Canning, and District Councillors Melanie Martin and Charlotte Fitzgerald.

**Apologies:** County Councillor Nick Hookway

The **Minutes** of the Parish Council meetings held on 21<sup>st</sup> July 2025 and the **Planning Minutes** of 13<sup>th</sup> August 2025 were approved.

**DECLARATIONS OF INTEREST** - None

**COUNTY COUNCILLOR'S REPORT** – None

#### **DISTRICT COUNCILLORS' REPORTS**

District Councillor Martin presented the report circulated prior to the meeting:

**Local Gov Reorganisation** – is now being led by John London, Sidmouth District Councillor who is also the new Deputy Leader of EDDC. There is a great deal of working being done to create a valid submission to central govt on 28 November and EDDC have appointed KPMG to assist with this, they have done similar for other authorities. EDDC plan in partnership would include East Devon, Mid Devon, North Devon, Torridge and Exeter. Plymouth would stand alone and South Hams, Teignbridge, West Devon, and Torbay would form one new unitary council. Exeter plan - boundaries include Budleigh Salterton, Otterton, Colaton Raleigh, West Hill, Aylesbeare, Exmouth, Dawlish, Dawlish South West, Broadclyst, Exe a Budleigh, Valley, Kenn Valley and Yeo. Plymouth would include the South Hams District, then there would be the rest of Devon including Teignbridge, Torbay, Mid Devon, West Devon, Torridge, North Devon, and East Devon.

**Budleigh Salterton Toilets** - The issues re the implementation of the new toilets across east Devon have been the subject of much discussion, especially after the Exmouth incident, and is due to be debated at the upcoming Overview Committee meeting on 30 September. The meeting will look at what happened, what went wrong, the wider operation of the toilets, the position of other projects, lessons learnt. There are more detailed issues to be discussed eg vandalism, charging, and most notably the possibility of a residents discount card, which I will be pushing for.

**EDDC Build and Buy Initiative** - I attended the Housing Review Board meeting on Thursday, the 31st of July. The key item of interest was the Build and Buy initiative, a housing investment and delivery plan for East Devon. The build and buy plan has come about in response to the need for more housing and to increase the supply of affordable homes for residents in East Devon. The plan has an ambitious target to deliver 500 homes over the next five years with an equal split between homes built on council owned land, and homes acquired through partnerships with private developers. EDDC have decided to take this split approach, to accelerate housing supply, and to provide a range of housing stock to meet local needs. The majority of the homes would be social rented, rather than affordable rented. In terms of next steps, they're looking at establishing partnerships for acquisitions, and identifying EDDC sites that can be re developed. The project is in its infancy and will need finance approval before it goes to Cabinet. The intention is to move the project along as quickly as is possible.

**Carbon Action Fund** - Grants will be available for East Devon businesses and community organisations to help buy solar panels, LED lighting, heat pumps, etc. This will help successful applicants to both cut costs and cut carbon. Last time, the CAF scheme awarded £586,471 in grants for 28 projects, with grants awarded to 16 community organisations and 12 businesses. When the scheme reopens, all applicants will need to provide a carbon survey and reduction plan to apply. A limited number of these are available for free through our Carbon Action Programme. Sign up to the CAP today to get grant-ready before the launch in late September.

**Sad News** - On Monday we received the sad news that Councillor Andrew Toye, Councillor for Haldon Ward, Exmouth had passed away after a period of illness. Our condolences have been sent to his family.

In response to a question from Councillor Allan, District Councillor Martin will check whether the new toilets have disabled/radar key access. Councillor Wesley expressed concern of the impact on smaller parishes of the enlarged Exeter Unitary proposal, and to a lesser extent the East/West proposal. District Councillor Martin drew attention to Town and Parish Council communications survey currently being undertaken by EDDC.

District Councillor Fitzgerald gave a verbal update on the Exmo\_20 strategic housing site for 700 new homes adjacent to the B3179. This was discussed at the Strategic Planning Committee on 2<sup>nd</sup> September 2025 (video on YouTube) which agreed further investigation in issues relating to the triple-SSI, highway safety, and archaeological/historic merit. She said that Parish Councils need to look at the masterplan. There were questions about the amount of development in local plans, the proportion of affordable housing, and how much new provision is on existing sites.

## **Matters for Discussion**

### **Cost of living award for local government staff (payable to the Parish Clerk)**

The increase of 3.2% backdated to 1st April 2025 was accepted, and the back pay approved for both Judith Venning the previous Clerk and Lucinda Francis the current Clerk. It was noted that as a national award the Parish Council are obliged to accept it.

### **Traffic issues**

The issue of speeding vehicles continues to be raised by residents. Councillor Tresidder will write an article for the next Parish Magazine encouraging residents to volunteer to establish a Speedwatch Group. He is also investigating the cost of non-official '20 is plenty' signage and has contacted a charity that might be able to supply signs. The Clerk has re-reported the non-working speed indicator device (SID) on East Budleigh Hill to Devon County Council. There were no objections to the Devon CC proposed Restrictive Road Order to extend the 30mph speed limit on Frogmore Road to include the entrance to the new housing development. Devon CC is funding this.

### **Links with Salem, Massachusetts**

Councillor Tresidder reported that he has been in touch with Dominick Pangallo, Mayor of Salem Massachusetts to highlight that the village has a blue plaque and the history trail telling the Roger Conant story. There was some discussion of possible ways of celebrating the link to Salem through Roger Conant for the 400th Anniversary. Noting the Mayor of Salem's wish to deal with a civil entity, it was agreed that the Parish Council would endeavour to support and enable ideas put forward by the Roger Conant Group and History Group. Councillor Tresidder will take this forward with both groups.

### **Devon Air Ambulance (DAA) lights at the Football Club/Recreation Ground**

(see Clerk's Report)

The remote switching equipment for the lights was installed in 2019 at a total cost of £1,211.10 (+VAT), funded by the Parish Council with a DAA grant of £399 towards the cost. Concern was expressed at the liability for maintenance of the equipment, which is a condition of the grant. It was agreed for the Clerk to arrange for the original installers of the equipment to diagnose and rectify the issue. It was also agreed that the DAA offer to help draw up a Memorandum of Understanding (MOU) between the Parish Council and the Football Club should be followed up by the Clerk.

## **REPORTS**

### **CHAIR'S REPORT Councillor Tresidder - Resilience/Shop/Recreation Ground**

Welcome to Lucinda Francis who has now taken up her post as the new Parish Clerk and RFO. We said farewell to Judith Venning at the Sir Walter Raleigh on her last working day. She will be missed, but I am sure she will still be active around the village! I have had discussions with the Roger Conant Group and the East Budleigh History Society about appropriate ways in which we might celebrate our link to Salem Massachusetts through Roger Conant for the 400th Anniversary. Dominick Pangallo, the Mayor, is going to send us their thoughts. I was booked on a training course on the role of a Chair, but that clashed with our meeting, so I am afraid I will be untrained until January!

**East Budleigh Community Shop** - The shop is doing well, with customers responding very well to the campaign to buy more and support local businesses.

**Green Spaces and Recreation Ground** - No problems to report at the rec. Not much grass to cut at the memorial and Pound, but plenty of strimming needed – and hedge trimming! It will soon be time to put in autumn/winter bedding at the memorial. I was thinking of similar planting to last

year as they seemed to flourish – Bellis and Violas. It should cost less than £50, if the Council would authorize that amount? Councillors approved the £50 expenditure, noting that Councillor Tresidder would no longer be accepting the annual £115 honorarium and instead will come to the Parish Council with ad hoc occasional expenditure (eg compost etc). Expenditure will be supported by receipts.

**Emergency Resilience** - No emergencies to report despite drought and then heavy rain! I did have to get the Environment Agency to clear some logs from under a bridge on the Budleigh Brook. Sandbags have been renewed and are available outside the store.

### **Clerk –Village Matters & Correspondence**

1. Much of my first few weeks has been focused on handover and familiarising myself with the role. I spent several very helpful training sessions with the retiring Clerk. It is good to know that she is happy for me to get in touch if I there is something I am not sure about. I am looking forward to attending (virtually) the DALC ‘Clerks Essentials’ training course starting this month.
2. At the time of writing Santander have not yet changed the bank mandate, despite receiving the completed forms and ID documents over a month ago. Currently I can view the account but am unable to pay invoices etc. The retiring clerk has spent considerable time chasing this through online chats and telephone calls to Santander. I do hope it will be resolved soon.
3. Devon Air Ambulance (DAA) have informed us that the Recreation Ground landing lights for the air ambulance are not working. The issue appears to be the electrics for the remote switching unit rather than the lights (owned by the Football Club). DAA advise that the PC as landowners and receivers of the original grant for the remote switching equipment is likely to be responsible for any ongoing maintenance cost, unless agreements were made with the Football Club, which does not appear to be the case. The status of the landing site is that it is a 'temporary dark site', open and able to receive the helicopter if required, with the pilot and crew expecting to land in the dark. The installers of the equipment will need to visit the site to identify the issue and provide a quote for repair. DAA have offered to draw up a Memorandum of Understanding to clarify the situation between the PC and the Football Club in future.
4. The Parish Paths Partnership (P3) coordinator Jon Roseway is stepping down at the end of this calendar year. Devon CC pay the PC a maintenance grant of up to £30 per mile for each footpath/bridleway. I plan to ask for a volunteer via the Parish News and website and also ask Jon if he knows of any potential successors. If we do not have a P3 coordinator we will need to hand the work back to DCC and will lose the grant. We received £320 grant in 2023/24, but did not apply for grant in 2024/25 and 2025/26 as Jon felt there to be adequate funds in the parish’s P3 account to cover likely expenses. The P3 account balance currently stands at £1,302.28.
5. Suez have informed us that they are unable to supply a waste bin service for the toilet paper towels as their vehicles are too big for the lanes. I understand that it was Suez who advised that paper towels are classified as semi-hazardous waste requiring separate disposal. We will carry on with current arrangements whilst I look into other options.
6. I am receiving communications regarding local government reorganisation and devolution. The deadline for authorities to submit their proposals is the end of November, with consultation during Spring 2026, a decision due in July 2026, and the new arrangements taking effect from 2028. The majority of Devon local authorities, including East Devon, favour the 1/4/5 model comprising three unitaries, covering East Devon (East Devon, Exeter,

Mid Devon, North Devon and Torridge), West Devon (South Hams, Teignbridge, Torbay and West Devon) and Plymouth. Exeter's proposal is for a unitary authority based on expanding its boundary into 49 surrounding parishes including East Budleigh and Bicton. Plymouth is also proposing an extension to its boundary. The English Devolution Bill introduces a duty on all local authorities to establish effective neighbourhood governance which could lead to a more formalised role for parish and town councils in line with the principle of 'subsidiarity' where decisions are taken at the most local level possible. The view seems to be that a likely outcome of the changes will be that more assets are transferred to town and parish councils.

7. Cllr Jim Ferrers and I attended the 'Otter to Exe SANGs' Meeting in Woodbury on 11th September 2025. EDDC Green Infrastructure Project Manager gave a presentation on measures and plans in place to mitigate the impacts of development and recreation on important nature conservation sites including the Exe Estuary and Pebblebed Heaths. A key mitigation is the provision of Suitable Alternative Natural Greenspace (SANGs). A potential SANG site has been identified in Exmouth, and agreement with landowners is currently being sought. Work is underway to understand the quantum of Strategic SANG required to meet residential allocations in Local Plans. Whilst this has minimum impact on East Budleigh at present, it is good to be aware of.
8. The Chair received correspondence from a resident regarding access issues on the footpath leading from East Budleigh Road to the old railway bridge where it joins with the footpath to the River Otter. This footpath is not shown as a public right of way on the Devon CC online definitive map. I suggested that the parishioner follow this up with the Devon CC Definitive Map Team and provided contact details.
9. Following completion of the external audit I have prepared and published the 'Notice of conclusion of audit' along with the certified AGAR, in line with the statutory requirements. This is available on our website, in the VIP room, and on request.
10. The previous Clerk reported some issues with the laptop, and I am experiencing the same (slow response to pressing a key or moving/clicking the mouse, DOS error message about reduced battery capacity appearing on start-up). I am keeping a log of these. The laptop is over six years old and may need replacing soon.

The Clerk will check on the criteria for retaining P3 status, and also on any clawback of unspent grant. Councillor Wesley recommended that a P3 budget request is submitted in January 2026. It was agreed for the Clerk to investigate the cost of a replacement laptop.

**Parish Paths Partnership – Jon Roseway:** August 2025 - After a flying start with the annual cut, the pace slowed right down and left a couple of popular paths untouched. Therefore, towards the end of August I asked a contractor in the village to cut them at a cost of £132. Nothing to report for September as I am away for most of the month.

**Landscape Recovery/Heaths to Sea – Cllr Derek Wensley:** – notes of the Stakeholder Communication Advisory Group meeting held of 2<sup>nd</sup> July 2025 were circulated prior to the meeting.

**Village Hall – Cllr Louis Allan:** Whilst the hall has been well used, it has been a fairly quiet summer for the trustees. The planning application for the hall refurbishment was finally agreed (after some last minute toing and froing by the planning authority) and the trustees were informed on Tuesday 9 September. Parishioners will be pleased to note that the hall wi-fi has been fixed, yet again. The next hall trustees meeting will be on Wednesday 17 September.

**Community Pub – Cllr Angie Canning:** The pub had an extremely busy and successful August as well as several bookings for Raleigh’s Rest flat. It is hoped that September will remain busy as there are still plenty of visitors to the area as well as great support by the locals. Community events and special events continue to be well supported and the pub is now preparing for the extremely popular Beer Festival on the weekend of 10-12 October.

**Local Liaison/Salem Chapel – Cllr Kathy Moyle BEM:** Updated on progress with Freedom of Information Request. EDDC put c£90k towards restoration 2006-2008, and local people had input funds and assets too. Cllr John Tresidder is being briefed by Maria Malinowska of the East Budleigh History Society (EBHS) about the plans for the Historic Chapels Trust (HCT) to hand over the chapel to the new Charitable Incorporated Organisation (CIO), the East Budleigh Salems Chapel. He is joining a Zoom conference with HCT and EBHS to discuss progress. Cllr Jim Carter has written to the Chapel about documents held.

**Cricket Club & Kersbrook – Cllr Jim Carter:** The Club have closed the bar now that the season has ended, but continues to do afternoon teas. The Club were optimistic about getting better matches, but it takes time to set up a two year programme so they are waiting to bid. There are issues with overgrown hedges.

**Yettington/Climate Change – Cllr Jim Ferrers:**

**SANGS meeting 11th Sept -** Suitable Alternative Natural Green Space. Developers have to provide 8 hectares of SANG per 1000 residents (440 homes). Provided by developers but run by the town councils as they are more accountable than a private developer. The money is ring fenced after it is provided by developers and SIL. There seems to be issues receiving money from developers. I can only conclude that building houses is a new phenomena. Dawlish Country park free parking, Ridgetop Park Exeter, Clyst Valley Regional Park, Cranbrook Country Park, New park to be built in Broadclyst. New Sang will be made in Exmouth.

**Yettington Village Hall meeting 3rd Sept 25 -** Chair and Treasurer want to stand down. Do the villagers want the hall to remain? The answer was Yes. Who will volunteer? Volunteers for a new committee were co-opted. What is it used for? The hall cannot be used for group activities as an engineer’s report said the building is not stable enough. The hall is not a registered charity as the turnover is too low it needs to be 5k per annum. The hall needs structural repairs and the kitchen and toilets should be incorporated into the main building. The hall does have 3 registered custodian trustees. A parish council can become a custodian but it is preferred to keep custodians within the committee. Trustees are the legal entity and so are responsible for the hall. Insurance exists to protect trustees against legal liability claims as trustees are volunteers and as such are protected by the law. If the hall is not required. The hall can be sold. The proceeds must benefit the community (probably administered by the parish council). Devon Clinton would not get the land. It is very complex and the lawyers would probably get most of the proceeds. There is roughly £7k in the pot for repairs. There were plans for the donkey shed but insufficient funds to build it. How many required for committee? Chair. Secretary. Treasurer. Plus 3 for promotions, websites co-ordinating etc. A COVID grant was received and some of it used as shown – windows, roof 5k, decorations, steels made, toilets. Money from the existing pot will be used to pay a contractor to erect the steels and make the building structurally sound again.

Defibrillator - Tested and working correctly  
Flooding - Nothing to report.

#### Pot Holes

W251890293 Lamprice Farm reported August 25

#### Previous repairs

D253947183 Four Firs Repaired August 25

D253947184 Four Firs Repaired August 25

D253947185 Four Firs Repaired August 25

W251875072 Uphams Repaired August 25

2 holes at Lamprice Farm repaired June 24

W251852281 Uphams reported 21 April 25 highways couldn't find it!

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W251842614 Lamprice Farm reported March 25

W251824999 Lamprice Farm completed 04 Feb 2025

W251826531 Uphams completed Feb 2025

D25391340 Lamprice Hill completed Feb 2025

D253913478 Lamprice Hill completed Feb 2025

D253913392 Lamprice Farm completed Feb 2025

D253913393 Lamprice Farm completed Feb 2025

D253916529 Southfield Lodge 11 Feb with contractor

W241791695 completed Oct 2024

W241757806 completed July 2024

W241757805 completed June 2024

W241751949 completed May 2024

W241717412 completed Feb 2024

W231639207 completed June 2023

#### PLANNING MATTERS:

**32 Brookfield Rd, East Budleigh 25/0773/FUL:-** The proposed works represent a wholesale modernisation upgrade of the house and extensions to provide additional first floor bedroom and ground floor living area. The appearance of the property would change substantially. However, there are factors that render the changes acceptable. Councillors approved the recommendation for 'no objection'.

**Dalditch Farm, Dalditch Lane, Budleigh Salterton 25/1784/FUL:-** The Parish Council would suggest that only a modest scale shop retail outlet would be suitable at Dalditch Farm as the Dalditch Lane roads approaching the farm are very narrow, single track with few passing places and quite unsuitable for anything other than light traffic movements. This may be of particular concern regarding the online 'click and collect' aspect of the business and the scale at which that may operate in terms of traffic movements. Item b) of Neighbourhood Plan policy P1 refers. The Council would not support bold commercial signage advertising the shop in this rural area within the Natural Landscape. It is also noted that Dalditch Farm is in a particularly sensitive location being adjacent to the Pebblebed Heaths and Common Land to the West, North and East. The

nearby farmhouse is Grade 2 listed, Neighbourhood Plan P1 item e) refers. Anything other than a small-scale retail outlet would not be appropriate in this location. Councillors approved the recommendation to feed these comments into the planning process.

The Clerk will submit all reports to the Planning Portal.

**Financial Reports:**

Council reviewed the Invoices and Financial records including the Budget for August and September 2025. All were approved.

The meeting ended at 08.03pm

The next Meeting of the Parish Council will be on  
Monday 20<sup>th</sup> October 2025 at 6.00 pm in the Village Hall