**MINUTES OF A MEETING OF CLYST ST GEORGE**

**PARISH COUNCIL**

**held on 8th January 2025 at 7.30pm in the Parish Hall**

**Present: Chairman: Cllr J Manser**

 **Councillors: Cllrs. Bragg, Marks, Bowen, Stubbs, Ward**

 **Clerk: Mrs. Cathryn Newbery**

 **Members of Public - 0**

**Apologies for Absence**: Cllrs Randall Johnson and Howe

**Approval of Minutes** – Unanimous approval.

1. **Declaration of Interest –** Cllr Bragg – Agenda Item 12.
2. **Open Forum** – none
3. **District Councillor’s Report – None having received County Councillor’s Report.**

**6. Emails received –** **Clerk to Report**

 Email from local resident reporting spate of burglaries in Exton

 Several emails re yellow weather warning and amber weather warning affecting

 the South West England.

 Emails from DALC with bulletin

 Email re delivery of landmark tree

 The Clerk confirmed all these emails have been circulated.

**7. Co-Option of Councillor to replace Sam Piper**

Following discussion the Clerk was requested to put in place the necessary report to East

 Devon District Council and advertise the vacancy for a replacement.

**8. Finance -Clerk to Report**

 The up to- date accounts had been circulated. This month, following payments of

 the approved accounts at last month’s meeting, there is a balance in hand of £3702.01,

 and a balance in hand in the CIL account of £1968.53. Accounts due are for the hire of

 the Village Hall of £18, £259.98 for AB Grounds Maintenance, together with the Clerk’s

 salary.

 The Clerk reported that she was preparing the annual VAT return and

 the sum to be claimed will be £792.56.

 **Unanimous Vote on acceptance of the accounts and settlement of the said accounts.**

**9. Precept**

 Cllr Manser had circulated a draft Precept for the ensuing year. Following discussion,

 the Clerk was requested to submit the claim to East Devon District Council.

**10. Update on Footpath 10 re drainage and possible application for one off payment for**

 **hardcore.**

 Cllr Marks was awaiting a response on this. He was intending to submit the application

 for the one-off payment, and would be applying for £350 for the upkeep of the

 footpath as well.

**11. New Open Space: Fencing & Footpath Diversion**

 Cllr Bowen reported that he had received a fencing quote from Ben Gilbert for £5945.

 Following short discussion Cllr Manser asked if all Councillors were satisfied with this

 quote. Matter was left for Cllr Bowen to discuss with Cllr Bragg who can then liaise with

 Ben Gilbert. Cllr Bragg’s only concern was the timing of this and suggested later May

 early June when the land had had the chance to dry out. Cllr Bowen’s only worry was

 that the cost may increase if work not completed earlier than that. Matter was left to

 Cllr Bowen to liaise with Ben Gilbert over the timings. Cllr Manser reported that Seaward Park Residents are purchasing some of the land where our footpath would go from Burrington Estates, Cllr Manser confirmed he would complete the necessary Form of Consent to Seawards Park Residents and submit to them for approval.

**12. Transfer of Land update**

Cllr Bragg confirmed he had had a brief conversation with the person who held the charge on the Land Register and who confirmed he was willing to cancel it. The Clerk was requested to speak with Cartridges regarding this matter and confirm to them that the Parish Council were willing to proceed with the transfer with an indemnity in place.
**Unanimously approved.**

**Planning**

**24/2036/VAR Site of Higher Thatch, Ebford Lane, Ebford EX3 0QX**

Variation on Condition 2 (approved plans) on planning permission 13/0679/FUL (Demolition of existing property and construction of 3 no. dwellings (modifications to planning permission 13/0229/FUL involving revised house types on plots 1 and 2 and amendments to site layout) Proposal for revised Plot C designs.

Cllr Manser explained this was a different number – if it is a new property – the original planning application had expired. A discussion ensued.

**Vote – No objection.**

**Councillors’ Reports**

**Cllrs Bowen, Marks, Ward and Stubbs had nothing to report.**

**Cllr Bragg** asked who cleaned the ditches – it was resolved that Cllr Ward will speak to the land owner concerned.

There being no further business the meeting ended at 9pm

**Date of next meeting Wednesday, 12 February 2025 7:30pm in the Parish Hall.**