

Minutes of the Meeting of Broadhempston Parish Council
Thursday 10 October 2024

Present: Cllrs Wright (Chair), Miles, Widger, Bamford, Stevens, Goddard, Clarke.

Also present: 5 members of public
 Cathy Aubertin (Clerk)

No	Subject	
2024/25/095	The Chair will open the meeting and receive apologies.	Cllr Wright opened the meeting at 7.31 pm. Apologies were received from Cllr White.
2024/25/096	To declare any interests at this meeting.	None declared.
2024/25/097	Approval to consider, amend as agreed by the Council, and approve the minutes of the following meeting: <ul style="list-style-type: none"> • 12 September 2024. 	Cllr Wright welcomed our new Councillor, Tracy Clarke. <i>It was RESOLVED to approve the minutes.</i>
2024/25/098	<u>Public question time:</u> a period of 10 minutes will be allowed for members of the public to ask questions or make comments regarding the work of the Council or other items that affect Broadhempston. <ul style="list-style-type: none"> • District Councillor report. • County Councillor report • Parish Councillor reports • Parish Lengths-man work. 	It was noted that it is time to order a Christmas tree. <i>It was RESOLVED that Cllr White should be asked to order a tree.</i> A request was made from a parishioner, via Cllr Clarke, for the village to have a 20mph speed limit. It was noted that the PC has made the request to Devon County Council (DCC) who are prioritising all the requests made.
At this point, the meeting was hacked via zoom, so the zoom connection was terminated.		
2024/25/099	Opportunity to explore the option of delivering affordable homes with Mary Ridgway (MR), Housing Enabling Officer at Teignbridge District Council.	MR advised that Teignbridge District Council (TDC) has made a pledge to build up to five council homes in each village and are particularly keen to see these built in rural villages. TDC has some funding available for such initiatives such as housing surveys. Broadhempston CLT has benefitted from the fund in respect of the two new building plots. TDC's forward plan includes 15 new homes on the plot next to Easterways and 30% of those must be affordable.

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		<p>Currently there is a policy that some building plots are self-build, but this is being challenged by developers.</p> <p>The advice from MR is that the parish should focus on how to influence the site in Broadhempston. That will require the parish to think about what is needed on the site – rented affordable homes, or social renting, or affordable rent, or low-cost home ownership products. This is an opportunity for the community to be inventive in respect of what is needed.</p> <p>Currently the rented need in Broadhempston appears to be quite low and the PC is advised that we should encourage people to register on the housing register if they are in need of rented homes in the village. However, it was noted that it may be too late for this. The government has increased the housing targets for TDC so further sites will be sought.</p> <p>The council thanked MR for attending the meeting for what was an interesting discussion.</p>
2024/25/100	To consider putting together a Community Resources Register in collaboration with other organisations in the village.	<p>It was noted that there is a need to involve the village hall committee, community shop and parishioners in producing the register.</p> <p>It was RESOLVED that the clerk should work through the document provided by TDC to put a skeleton plan together for councillors and others to work on for November's meeting.</p>
2024/25/101	To receive an update in respect of the submission of a planning application for additional parking bays in Kings Close Field, and the progression of the Village Square Project.	The architect has been appointed and Cllr Wright will check on progress.
2024/25/102	To consider the One Teignbridge Council Strategy.	Clerk to feed back to TDC that the areas included in the strategy are considered to be appropriate.
2024/25/103	<p>Climate change emergency:</p> <ul style="list-style-type: none"> To consider feedback from the working group. 	<p>The 'guinea pigs' have met with ACT and TDC in respect of measuring electricity used and gave feedback on the equipment and documents provided.</p> <p>Noting the struggle to get engagement in the community, it was RESOLVED that the clerk should approach Sustainable Staverton to ask if a representative could attend a future PC meeting to give information on how the group engaged with their community.</p> <p>In addition, it was RESOLVED that, due to declining numbers in the working group, climate change actions should now come under the full council and that the working group should be disbanded at this time.</p>
2024/25/104	<p>Open spaces update:</p> <ul style="list-style-type: none"> Small playing field <p>To receive an update about the small broken rocker.</p> <p>To receive an update about the rocket</p>	<p>It was noted that one of the handles on the zip wire has come off.</p> <p>Clerk to purchase a new handle.</p> <p>Cllr Stevens will look at the rocket rocker to see what repairs he might be able to carry out.</p>

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	<p>rocker and toddler swing. To receive an update in respect of the vandalised panel. To consider gate fixings to keep off-lead dogs out and additional signage regarding a fixed penalty for taking a dog into the area. To consider replacing the missing fence under the gate.</p> <ul style="list-style-type: none"> • Easterways play area. • Headlands. • Kings Close Field. • Community Orchard. • Allotments To receive an update in respect of the replacement gate post. • Car Park. 	<p>All available councillors to attend working party in the small playing field at 10.30am on Sunday to carry out outstanding actions, including grinding down or removing the spring for the missing rocker, repainting the panel white ahead of school children painting it, look at what gate fixings are required on the gate near the village hall, look at reinstating a panel beneath the other gate, and clearing out drainage channels.</p> <p>Children from the school will paint the wooden panel, and the school will let the PC know when it is done so that the paint can be varnished.</p> <p>Awaiting a quote via Cllr Widger. Cllr Widger to obtain a second quote. It was noted that a review of allotment agreement is needed to clarify responsibility for path maintenance. Clerk to add to November's agenda and provide a revised agreement for approval.</p>
2024/25/105	<p>Finance:</p> <ul style="list-style-type: none"> • To agree payment of accounts. • To consider a working group meeting in respect of setting next year's budget. 	<p>It was RESOLVED that payments should be approved. Clerk to make payments.</p> <p>It was RESOLVED that a working group meeting of all available councillors will take place on 7 November 2024 at 7.30pm on zoom. Clerk to produce a draft budget for consideration.</p>
2024/25/106	<p>Clerk's report:</p> <ul style="list-style-type: none"> • Review of actions in previous minutes. 	<ul style="list-style-type: none"> • Cllr Wright will put the Jubilee tree sign on a taller post. • Display window at the community shop – Cllr Goddard. It was RESOLVED that this be put on hold until we have a specific message to share. • Car park signage – Cllr Stevens has found a product that will increase the height of the signs at a cost of approximately £82. It was RESOLVED that Cllr Stevens should provide the information to the clerk so that this can be purchased. • Concern raised previously about lights being on at Headlands – Cllr White. • Cllr White to assess whether the small rocker can be repaired.

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	<ul style="list-style-type: none"> To consider an update in respect of road warden chapter 8 training. To consider attendance at the Devon CPRE AGM on 16 October 2024 at 2.30pm in Chagford. 	<p>It was noted that training has been arranged for 25 October and seven candidates will be attending from other town and parish councils, in addition to Cllrs Wright, Miles and Bamford.</p> <p>Clerk to purchase tea, coffee, and biscuits for the event but all candidates must provide their own lunch.</p> <p>No councillors available to attend.</p>
2024/25/107	<u>Public question time.</u>	<p>It was noted that Remembrance Sunday will be on 10 November 2024.</p> <p>Cllr Wright will lay the PC's wreath, and the clerk will collect it at the appropriate time.</p>
2024/25/108	To note the date of the next meeting: Thursday 14 November 2024.	This was noted and the meeting closed at 9.43pm.

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