

## BRADWORTHY PARISH COUNCIL

### Minutes of the Parish Council meeting held on Friday 28<sup>th</sup> February 2025 in The Collacott Room, Memorial Hall, Bradworthy

#### Present:

Chairman: Cllr S Lander. Cllrs S Payne, M Coles, S Wright, G Greatorex, L Holloway, V Stevens, S Harding  
Chris Summerfield (Clerk)

2 members of the public

Meeting started 19.01

Cllr Lander advised that the meeting was being recorded

#### Apologies for Absence:

Cllr V Chapman, Cllr Dart, Cllr S Andrews

#### **1. Public Comment Sessions:**

Cllr Lander asked if the public would like to speak and explained this was their only opportunity. The 2 members of the public declined the opportunity.

#### **2. Councillors Declarations of Interests:**

Cllrs Lander and Payne declared an interest regarding the Grant application for the History Society

#### **3. Minutes:**

- (i) **to receive, confirm and sign the minutes of the meeting of the Bradworthy Parish Council held on 31<sup>st</sup> January 2025**

**Resolved: That the minutes are a true and accurate record and should be signed by the Chairman.**

Minutes proposed by Cllr GG seconded Cllr VS all agreed

- (ii) **progress report on Action Points from the minutes (not already included on the agenda - nothing**

- (iii) **matters arising from the minutes not already covered on the agenda – nothing**

#### **4. Chairman's Report:**

On Friday 7th February I attended The Torridge Parish Council Collaborative Group for Chairs. Our MP Sir Geoffrey Cox was the guest speaker.

Among the subjects discussed were:

Airband – still many parishes are without broadband. Many poles went up and they have all the cabling attached to the poles but not attached anywhere else. Lack of broadband in some rural areas inhibits farmers and rural businesses from running their businesses in the area. Sir Geoffrey Cox asked for examples, and he would take up the matter.

Transport – trains – Sir Geoffrey Cox is supporting a new railway line between Bideford and Barnstaple. It won't be at the old station but a new parkway to be built somewhere outside Bideford. They are also considering an extra line from Barnstaple to Exeter as more people are using it. However, Sir Geoffrey Cox recognised the huge costs involved and it being unlikely that funding would be available at this present time.

Buses – I said that we need better transport for Bradworthy especially for people going to and from work.

Electricity infrastructure, EV charging points – Member reported that many cases of PV generation and EV charging being denied based on no capacity. We asked what the solution was for EV charging in our villages, across pavements or onto the roads.

It was felt that a proper plan needed to be put in place for Devon as it would help business and community transport.

State of the roads – Apparently DCC Highways contract is soon to be renewed. Sir Geoffrey Cox has asked that they repair all potholes near to the requested potholes.

Now they only fill in potholes that meet the measurements. He is in discussions with DCC.

Southwest Water – most felt we were paying a lot for getting very little back. Again, Sir Geoffrey Cox has meetings with the CEO from Southwest Water at Westminster and we urged him to lobby hard for proper investment and to hold them to account.

Planning – Questions were asked about the number of houses to be built in the next 5 years in relation to the changes to the planning regulations. In Torridge it is estimated to be 528 per year which would be an 83% increase. The target is for 8,400 in Devon this year with 2,467 currently approved in Torridge with 740 under construction. Questions were also raised about a growing need for infrastructure

support services which are overloaded e.g. schools, medical centres, transport links and services.

Bradworthy School. Sir Geoffrey Cox has been in meeting with the school governors concerning the money owed from the sale of Sutcombe School. He is in contact with DCC concerning this and is aiming to expedite payment.

Signed.....Date.....

Enforcement – we all complained that Torridge had a poor record of enforcement.

Examples were given of people buying parcels of land or woodland and putting mobile homes on it without planning permission, then despite the issue being raised with Torridge, no known instances of enforcement happening. Sir Geoffrey Cox agreed to take matters up with Torridge with a hope that it would increase the number of staff to tackle this issue urgently.

Roads and potholes – many parishes concerned that businesses are moving out as the lack of connectivity of rail and roads is hampering growth and some are thinking of moving unless improvements are made. Sir Geoffrey Cox agreed to lobby on our behalf to get a fairer policy for repairing the very poor C roads as a matter of urgency.

It was a good meeting and Sir Geoffrey Cox said he benefited from the evening and stated he would come back again and encouraged the group to continue as it was a powerful, positive mechanism providing a stronger voice and increased opportunity particularly for the future changes ahead.

#### 5. Clerks report

The Memorial tree to be replaced on Tuckers Park – agreed by email that it will be a Rowan tree

Allison Homes are making the payment to Bradworthy Inn today for the Christmas mince pies and mulled wine

The Grass cutting contract has been returned to DCC and confirmed 18.2.25

There is a new police officer now in our area Bradley Ithildin

Jag signs are looking into the issue with the catches on the public notice board, the Council notice board seems to be ok now and is now in use.

I am still trying to make contact with Helen Mason enforcement officer

Reminder to Councillors - please let me have your declaration of interests forms

#### **At 19.12 Cllr Boughton entered the meeting**

Maintenance of the flower box by Manor Park this needs repairing or replacing – Cllrs agreed to ask maintenance man to replace

We have received notification from the bank that interest rates are reducing. We also need to set up a new savings account for the S106 money so that it is kept separate

#### 6. District Councillors Report

**District Cllr Andrews** had sent in her report:

Firstly, I would like to make my apologies for not being able to attend the meeting this evening.

Secondly, I attended the Woolsery Parish Council Meeting earlier this month and they had spoken to Julian Roskilly at County about the very poor state of the road between Woolsery and Bradworthy. He has said that he has taken their concerns on board but could they put it in writing and they have asked if you could write to him as well. They are holding their letter till now so that they will both arrive at a similar time. I said that I would ask if you would do that and I felt sure that you would as it made sense to try to hit the problem from two directions.

**District Cllr Harding** reported:

Attended Budget meeting last Monday Council Tax has increased 2.99% we have £12.19 million Budget could have been higher increase.

Re devolution For South Hams Teignbridge and West Devon and Torbay and then East Devon mid Devon North Devon Torridge and Exeter a lot of people are not happy with this, there is a meeting next week and will let you know

I understand District Cllr Dart sent a report – Clerk confirmed this had been emailed to all Cllrs

Report from District Cllr Dart as follows

Firstly, some good news to happen by March 2027:

Torridge District Council has been awarded £20,700,000 in capital investment with £250,000 revenue funding to support a number of projects to benefit residents across the district. The projects announced by government today, are being funded as part of the Community Regeneration Partnership Scheme and will support the council's strategic ambitions and deliver lasting benefits to Torridge.

The capital projects being supported by the Government are geographically spread across the district and cover a wide variety of themes:

- **Bideford Business Park (£2.6m)** – acquisition and development toward high value manufacturing and engineering facilities.
- **Bideford Pannier Market (£1.475m)** – modernisation and improvements to make fit for future and wider use.
- **Hatchmoor Industrial Estate (£1.6m)** – The project will design a scheme, achieve the necessary consents and then deliver the services and infrastructure to site for future development of workspace for high value manufacturing and engineering facilities
- **Holsworthy Agri-Business Park (£7.3m)** – development of agri-related innovation, retail and professional space.
- **Appledore Clean Maritime Innovation Centre (£2m)** – additional funding to support the build.
- **Agri-tech nutrient pilot scheme (£0.3m)** - testing the adaptation of a slurry condensing unit to recover nutrients and reduce the pollutants going into rivers.
- **Westward Ho! Water Quality Monitoring Buoy (£0.1m)** - Installation of water quality monitoring buoy to provide real-time water quality data for beach users, tourism businesses and for managers of environmental systems.

Signed.....Date.....

- **Cleave Wood, Bideford (£1.2m)** – The design and delivery of site servicing and infrastructure as a first phase of a residential scheme in response to local housing needs.
- **Social housing decarbonisation and EPC rating improvements (£1.5m)** – pipeline of works to improve 57 properties with E & F ratings to C or B.
- **Bideford Hospital (£0.75m)** – reconfiguration site to create a “Community Health & Wellbeing Hub” with multi-purpose space.
- **The Globe Hotel, Great Torrington (£0.52m)** - Initial capital works on Grade II Listed long-derelict hotel to redevelop into an 11-bedroom hotel and restaurant (in a town with neither) with a strong training presence.
- **Holsworthy Manor Offices (£0.725m)** - Phased redevelopment inc. decarbonisation, remodelling to enable improved accessibility, flow and to increase opportunity for flexible community space (for example, co- working)

Then the not so good news!!

Torrige Councillors met at Full Council on Monday 24th February, to finalise the budget and determine the Council Tax rate for the 2025/26 financial year. The approved increase of £5.67 (2.99%), which is lower than inflation at 4.6% (CPIH, January 2025), will represent a rise of just over ten pence per week for the majority of Torrige residents.

For the remaining elements which constitutes the full council tax payment Devon County Council approved a rise of £85.59 (4.99%), Police & Crime Commissioner £13.70 (4.99%), Devon and Somerset Fire & Rescue Service £5.00 (5.02%) and the various Town and Parish councils an average of £6.22 (7.44%).

Update on local government re organisation:.....

There is concern that the Local Government Reorganisation (LGR) as stipulated by government including the timetable runs the real risk of financial unsustainability from inception. The most significant funding challenges facing the people of Devon concern Adult and Children Social Care, SEND, and NHS funding. Government proposals address none of these, but rather risks uprooting the very organisations holding the line today.

However, it is our duty to respond to answer national government's demand for structural change through LGR.

We are united in our belief that the interests of the nearly 1 million people of Devon and Torbay will not best be served by a single 'mega' Council covering the entirety of this area. As districts, we have therefore reached initial agreement to work towards the formation of two new Councils that combine our existing areas as follows;

- **A Unitary combining the South Hams, Teignbridge and West Devon areas with Torbay**
- **A Unitary including East, Mid and North Devon alongside Torrige District and the City of Exeter**

There is considerable further work to do to develop these proposals. We want to maintain local distinctiveness whilst seeking to secure ongoing service improvements. We are having to move at pace to meet the initial deadline set by national government for Interim Plans to be submitted by the 21st March. Final decisions on the content of the Interim Plans will continue to be made by individual Councils and we will engage with all our Devon council colleagues on an ongoing basis. We are mindful that the LGR process is fast-changing still and until submission date further options may need to be considered in addition to the currently preferred option.

We are in active dialogue with Torbay Council concerning the potential for a new unitary council covering a wider geography encompassing the 4 areas described above.

We also recognise that Plymouth City will be looking to change their boundaries, which is a matter for government to decide on.

We are resolute in our shared commitment to engaging with our residents, partners and stakeholders to help shape these proposals going forward. This includes in the period through to November and the submission of final proposals. We will provide ongoing updates as we reach key milestones.

Entrepreneur? Win free space at Bideford panier market .....!

The project, known as **LaunchBideford**, is offering **at least two businesses** the chance to win **six months of free space** in Butchers Row at Bideford Pannier Market, along with a comprehensive package of hands-on, expert support to ensure their success!

The goal is to strengthen the local economy by incubating the most promising local businesses in vacant shop units, while inspiring many others to embark on their entrepreneurial journey. The competition officially opens on 28th February 2025 and winners will be selected before the end of March 2025.

For further information and for details on how to apply, please visit: <https://savethehighstreet.org/bideford>.

That's all I have for now, any issues, please don't hesitate to get in touch

Best wishes Anna

## 7. County Councillors Report

Nothing reported

## 8. Devon & Cornwall Police Report:

Nothing reported

Cllr Payne asked if new Police officer could be invited – clerk responded that he had already been invited. Cllr Lander asked for the police to be emailed and invited to the next meeting and the Coffee morning

CS

Signed.....Date.....

**9. Planning Matters (including any received after the issue of the agenda)**

Chris Parish Clerk handed over the taking of the minutes to Cllr Lander and left the meeting at 19.20

**10. Applications;**

i. **1/0050/2025/FUL** Part retrospective application for the erection of single storey rear extension, dormer windows and associated works Location: Beechwood Bradworthy **response 4.3.25**

Mrs Christine Summerfield, Parish Clerk left the room for this discussion

1/0050/2025/FUL Part-retrospective application for the erection of single storey rear extension, dormer windows and associated works. Location: Beechwood, Bradworthy.

Cllr Payne explained that the subcommittee had met and response letters for all applications had been emailed to all Cllrs as time is short

Cllr Payne raised the issue of retrospective applications and the Parish Councils hands being tied when applications are retrospective

**All agreed that letter to be sent proposed by VS seconded by SW**

ii. **1/0006/2025 Ford Cottages Erection of 1 no. dwelling (self build) location Ford Cottages Bradworthy**

Chris Parish Clerk returned to the meeting at 19.25

Highways to be contacted requesting them to visit the site due to concerns **CS to email**

Response letter to be sent **proposed VS seconded SW all agreed**

**19.27 the 2 members of the public left the meeting**

iii. **1/0089/2025/FUL Cladding of annex building location: The Granary, Lower Hele Farm Bradworthy**  
**response letter to be sent proposed MC seconded SW all agreed**

**11. Decisions**

i. **1/1070/2024/AGMB** Barn at grid reference 230808 114333 Bradworthy. Prior notification for the change of use of agricultural building to 4 no. dwellinghouses and associated building operations under class Q

**Granted**

ii. **1/1050/2024/FUL** Horton Cross, Bradworthy Retrospective application for change of use of workshop to holiday accommodation **Granted**

iii. **1/0869/2024/FUL** Coach House, Bradworthy amendment to application **Granted**

iv. **1/0702/2024/FUL** The Granary Lower Hele Farm amendment to application **Refused**

v. **1/0866/2024/FUL** Erection of agricultural machinery shed and store South Berridon Farm Bradworthy **Granted**

vi. **1/0313/2024/FUL** Erection of 1 no agricultural workers dwelling land at grid reference 229853 118046 Bradworthy **Refused**

Cllr Payne explained that she had spoken to Environmental Health regarding foul drainage on planning response advised to continue putting it on if relevant

Planning points will be done by type to help with doing response

**12. Finance:**

(i) **Invoices for payment: to consider and approve the schedule of payments:**

**Resolved: That all the payments listed on the schedule of payments received by Cllrs at the meeting be approved as well as the invoices just**

**received.** Invoices over £100- Vision Ict paid this had been approved at the last meeting. Chair allowance paid since issuing finance report £100

**Cllr Greateorex advised that we should move some money from the current account into the deposit account**

**Proposed Cllr VS seconded Cllr MC all agreed**

**14. Pledge for Nature**

Nothing to report

**15. Footpaths**

**Cllr Stevens reported 28347meters of footpaths all agreed to claim for the mileage, this money is for maintenance**

**16. Pump by Wades**

Cllr Lander had tried to get a quote, Cllr Coles reported she had spoken to someone in the village who was interested in repairing the pump. Chris has also tried to find local person to repair. Check with Insurance company about putting signs up about not drinking the water from either pump.

**17. Grass cutting contract**

No Mow May discussed and agreed that this would only be the verges from St Peters Well Lane down to the far side of Ford Crescent.

4 Tenders received re village grass cutting – in light of the decision about no mow May it was agreed to contact the 4 that

Signed.....Date.....

had submitted tenders and ask to re-send due to the changes and it was agreed that the decision on who to employ would be made by emailing the Clerk once all the tenders had been seen. **Proposed SW seconded LH all agreed**

**18. Apple Trees**

Philip has been asked about types of apple trees he would like the Council to replace with, he would like Heritage apples he was really pleased to be asked. 3 to be replaced **CS**

**19. Emergency Plan**

Cllr Lander will be attending resilience meeting next week and there is also a meeting in Clovelly on Monday  
Cllr Greateorex explained the need for a plan and generator after the issues from the power cut during storm Darrah. It was agreed and it needs to be advertised at the coffee morning on social media and in March Bradworthy News  
Cllr Lander asked if the Hall had discussed this, Cllr Wright said she would discuss it at the next Hall meeting

**20. S106**

Email received from Adrian Avery asking for bank details to be confirmed then payment will be made – Chris confirmed that she has sent this information **£16742.67**

**21. Lighting from the Memorial Hall path onto the square**

email was sent to ask for quote before work starts no reply yet but Cllr Wright will ask at the next Hall meeting

**22. Play Area**

ROSPA training has been booked for RH

**23. New Website**

Add to next agenda

CS

**24. Land Registry**

Cllr Payne agreed to put together all the relevant information

**25. BT Contract**

After many attempts to sort the account, I have made slight progress BT will ring me Thursday afternoon to set up new account Cllrs agreed that if there was a setup fee it was ok to continue – **All Councillors approved**

**26. Cones**

Email has been sent to order – awaiting response

**27. Flags and Bunting**

Order enough bunting for the length of the square approx. 100m **proposed VS seconded SW all agreed**

**20.27 Cllr Harding left the meeting**

**28. Grants**

**All applications were discussed and the following decisions were made**

North Devon Record Office	granted	£100
Woolsery Scouts	granted	£100
Bradworthy History Society	granted	£500
Citizens Advice	granted	£200
Free Church Cemetery	granted	£300
Bradworthy Gymnastic Club	granted	£100
Bradworthy PTA	granted	£100
Holsworthy Rural Transport	granted	£300
Bradworthy Baby and Toddler Group	granted	£200
Bradworthy Youth Under 9 Team	granted	£100
Bradworthy Churchyard	granted	£300

**Proposed SW seconded RB all agreed**

**29. Auditor**

Email received from Aalgaard Renshaw stating the same price as last year £240.00 inc VAT **proposed GG seconded MC all approved to use Aalgaard again this year**

**30. Annual Meetings**

Coffee morning/Annual meeting **12.4.25** and Annual Meeting **26.4.25** all grant applicants to be invited plus Police, Fire, Bowling Club, The Donkey Haven, Commoners, Pledge for Nature, Emergency Plan, Vicar

**31. Matters for consideration and matters to be noted at the Chairman's discretion**

**Cllr Stevens**

Nothing to report

**Cllr Wright**

Bradworthy Memorial Hall meeting is next week

**Cllr Greateorex**

Signed.....Date.....

*Minutes 28<sup>th</sup> February 2025 – adopted 28<sup>th</sup> March 2025*

Nothing to report

**Cllr Boughton**

Nothing to report

**Cllr Payne**

Nothing to report

**Cllr Holloway**

Nothing to report

**Cllr Coles**

Nothing to report

**Next meeting** 28<sup>th</sup> March **at 7pm** in the Collacott Room

Meeting closed 21.08

Signed.....Date.....