

ALL SAINTS PARISH COUNCIL
Draft Minutes of the Ordinary Council Meeting
Held on 6th January 2026 – 7.15pm
at The Village Hall

Present: Cllr Steve Holt, Cllr Glenn Fletcher (Vice Chair)
 Cllr John Adams, Cllr Diana Jenner, Cllr Janet Verplancke

In Attendance: Linda Ledingham (Clerk)
 29 members of the public were present.

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| Meeting opened at 7.15pm | <p>Fire Regulations: Chair outlined fire regulations.</p> |
| | <p>Public Forum:</p> <p>Questions and representations from residents relating to reports or business on this agenda or regarding other matters which they wish to bring to the Council’s attention.</p> <p><i>Standing Orders Invoked</i></p> <p>i) EDDC Report – Cllr Duncan Mackinder reported on the progress of the Local Government Plan. Three suggestions have been submitted to the government. The cities (Plymouth and Exeter) will be submitting their own plans. Cllr Mackinder also reported on SCAM texts regarding parking fines. He maintained that EDDC never sends out texts about parking fines so the texts should be ignored.</p> <p><i>Standing Orders Revoked</i></p> <p>ii) Chair outlined the procedures and rules for Councillors and Members of the Public during the presentation and Q&A session.</p> <p>iii) The presentation was made by Mr. Michael Regnard in relation to his Planning Application to build 5 houses on land opposite The Ridgeway. This consisted of two slides, one of which was a CGI image and the other a site and location plan.</p> <p>iv) The presentation was followed by a Q & A session involving those members of the public present. These ranged from access to and from the site for construction vehicles and noise pollution, sewage and water installation, accessibility for waste disposal vehicles, protection of natural water courses during construction, impact on the village in relation to additional traffic.</p> |

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| | <p>v) The Chair, Cllr Holt announced that the Parish Councils decision would be made during Planning Matters OM26/082 on the agenda.</p> <p><i>Standing Orders Invoked</i></p> |
| OM26/076 | <p>i) P3 Report – The P3 Warden, Richard Greaves reported on P3 activities from 4th November 2025 to 6th January 2026 which involved 6 Prowler days. A full report is available on the org.uk website.</p> <p>ii) DCC Report – Cllr Hayward reported he was having ongoing discussions with Highways in relation to Knights Lane, and that Highways had been out just before Christmas and cleared the ditch on the southside of the A358 between Weycroft Bridge and the Railway Bridge. He also reported on the devolution process which he felt had become politicised. It is expected the cities (Plymouth and Exeter) would report directly to central government. Torbay is already a unitary authority and will continue to do their own thing. There could also be issues around devolution of assets and the future of Parish Councils and P3 Grants.</p> <p>iii) EDDC Report – Cllr Duncan Mackinder’s report was moved up the agenda as he had to leave to attend another meeting.</p> |
| OM26/077 | <p>To note members of the Parish Council in attendance: Cllr Steve Holt, Cllr Glenn Fletcher, Cllr John Adams, Cllr Diana Jenner, Cllr Janet Verplancke</p> |
| OM26/78 | <p>To note members not present and to receive any other apologies for absence: None.</p> |
| OM26/79 | <p>Declarations of Interest under the Code of Conduct: There were no Declarations of Interest.</p> |
| OM26/80 | <p>Chairman’s announcement: None</p> |
| OM26/081 | <p>Approve the Minutes of the Ordinary Meeting of All Saints Parish Council, held on 4th November 2025 and circulated to members of the Council:</p> |

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| | Proposed by Cllr Adams, Seconded by Cllr Jenner. |
| OM26/082 | <p>Planning Matters to be considered:</p> <p>Cllr Janet Verplancke declared a conflict of interest.</p> <p>25/2454/OUT - Outline Planning permission for 5 dwellings on land opposite the Ridgeway, Smallridge. - The Parish Council did not support this application for the following reasons</p> <ul style="list-style-type: none"> • Inaccuracies on the plans in relation to adjoining properties boundaries. • Inaccuracies in relation to Land Registry. • Pub Lane at the top and at the bottom are not viable access routes. • Construction vehicle access to the site and construction noise. • Sewage and water treatment issues. • Design and non-affordability. • Impact on the village in relation to extra traffic. • Impact on the area in relation to water leaks, already a major problem in that area and would be exacerbated by heavy machinery. • Environment impact on natural water courses during construction. • Access for waste removal and emergency vehicles is not viable. • Natural England ban on all new builds until 2030 in relation to nitrates in the Axe River. • More considered information is required regarding this application. <p>Proposed by Cllr Fletcher, Seconded by Cllr Adams.</p> <p>25/2409/LBC - Holly Farm Alston - The Parish Council supported this application. Proposed by Cllr Verplancke, Seconded by Cllr Jenner.</p> <p>25/2044/FUL - The River House, Coaxdon - The Parish Council did not support this application as the Environment Report claims it is not viable due to flooding. Proposed by Cllr Verplancke, Seconded by Cllr Fletcher.</p> |

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| OM26/083 | <p>Planning Correspondence to be considered:</p> <p>25/0180/OUT - APPEAL REF: 6002448 - Land South of Knights Land, All Saints - The Parish Council did not support the appeal on the basis that nothing has changed since all previous applications were rejected. Proposed by Cllr Verplancke, Seconded by Cllr Adams.</p> <p>25/2545/PDQ - The Parish Council had no comments to make on this prior notification.</p> |
| OM26/084 | <p>Financial Matters to be considered:</p> <p>a) To consider, and if thought fit, approve payments for November and December 2025, as previously circulated to Councillors. Proposed by Cllr Verplancke, Seconded by Cllr. Jenner</p> <p>b) To agree to the appointment of an Internal Auditor for the 2025/2026 AGAR. Proposed by Cllr Verplancke, Seconded by Cllr Jenner</p> <p>c) To consider and decide upon Budget and Precept figures for FY26/27. Proposed by Cllr Verplancke, Seconded by Cllr Jenner</p> |
| OM26/085 | <p>All Saints Parish Council Business to be considered: “Matters of Council consideration may include public participation if so, invited by Chair” (<i>Standing Orders revoked</i>)</p> <p>a) Website: Cllr Adams gave his report on usage of the org.uk and gov.uk websites. There were four thousand views on the org.uk website and gov.uk subscribers up from 21 to 22!!</p> <p>b) Highways:</p> <p>(i) Progress with installation of VAS – Clerk reported that the VAS had been received and is awaiting installation. All the VAS poles have been put in place by our contractor. Attaching the VAS to the poles will be undertaken by the P3 wardens. The date is yet to be decided.</p> <p>(ii) Speeding/Safety – Clerk reported 7 volunteers had been fully trained and will be starting Speedwatch sessions in late January. A</p> |

notification of the consequences of speeding being reported is available on the org.uk website and will also be available at the January Breakfast Club.

(iii) Knights Lane – ongoing discussions are being held with Highways.

(iv) Flooding at Weycroft Bridge – The Clerk reported that an email had been sent to Richard Foorde MP, Highways, the Environment Agency and Cllr David Whelan who passed the email to the Flood Risk Management Team, requesting a solution to the increase in the incidences of flooding at Weycroft Bridge. A response was received from Highways saying that the Flood Risk Management Team had funded a one-off ditch clean, which was done before Christmas. Highways also said, subject to funding, a small wall will be built along the far end of the water course (approx. 20m), which will hopefully keep the water within the ditch.

c) Pavilion/Salisbury Diocese:

(i) Progress on negotiations with Diocese to extend lease – Cllr Fletcher reported that he had spoken to Simon Ferris from the Diocese who said he was going to contact the agent at Strutt & Parker that day. However, nothing has been heard from him. Negotiations regarding the Diocese gifting the parish the Pavilion along with a parcel of land are still ongoing. The fallback option would be to negotiate a longer lease, i.e at least 25 years, instead.

(ii) Working Group – Cllr Fletcher reported that the dividing wall and partition in the Pavilion had been removed before Christmas. The next stage is to plasterboard the walls and the ceiling and paint them. The electrics, lighting, sockets etc., will also need to be re-installed. The Council will have to look carefully at the budget for next year to identify what projects/work can be undertaken.

d) Flooding on the Cricket Field – the Clerk reported that the Parish Council's contractor had completely cleared the area in the NW corner of the field and excavated the area around the 9" pipe. The water was

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| | <p>then able to run freely and confirmed that there was no blockage in the pipe. The Chair, Cllr Holt reported that a trench had also been excavated along the length of the field above the pipe. If water rose above the pipe to ground level, this trench would take the flood water down to the SW corner of the field. The trench and bund were found to be working very well. It is proposed that a grill is put in front of the entrance to the pipe to collect debris, which can then be easily removed.</p> <p>e) Update on the bales and rubbish in the field to the east of Goldsmiths Lane – Following complaints from residents, Cllr Holt (Chair) reported that on inspection he discovered two buckets of glass which he has removed. He approached the owners of the field who claimed the field was rented out and they would ask for the bales to be removed. If the bales are not removed by the spring the Parish Council will follow up.</p> <p><i>(Standing Orders invoked)</i></p> |
| OM26/086 | <p>Date and Time of Council’s next Ordinary Meeting: The next Ordinary Meeting will be held on 3rd March 2026 at 7.15 in the Village Hall.</p> |
| OM26/087 | <p>To be proposed that, under the provisions of Public Bodies (Admission to Meeting), Act 1960 as amended by LGA 1972, the public (including press) be excluded from the meeting as publicity would be prejudicial to the public interest by reason of the confidential nature of the business to be discussed. Proposed Cllr Adams, Seconded Cllr Verplancke</p> |
| OM26/088 | <p>Matters to be considered in confidential discussion.</p> |
| | <p>Part B: Clerk Salary – NALC Annual Increment agreed.</p> |
| Meeting closed 9.05pm | |

Draft Minutes of the Ordinary Meeting
held on Tuesday 6th January 2026 – 7.15pm
at All Saints Village Hall

Signed: _____
Chair