

**MINUTES OF A MEETING OF LANDKEY PARISH COUNCIL HELD ON
WEDNESDAY 1st OCTOBER 2025 AT 7.00 p.m.**

Present: - Councillor Prowse (Chair)
Councillors Consterdine, Davies, Halliday, Hommell and Lane.

NDC Councillor Lane

M Isaac (Clerk)

In Attendance: Parishioner/Members of the Public – 1

137. APOLOGIES

Apologies were received from Councillors Dymond and Warwick, NDC Councillor Haworth-Booth and DCC Councillor Tyldesley.

138. MINUTES

RESOLVED, that the minutes of the meeting held on 3rd September 2025 be approved as a correct record and signed by the Chairman.

**139. ITEMS BROUGHT FORWARD WHICH IN THE OPINION OF THE CHAIR
SHOULD BE CONSIDERED AS A MATTER OF URGENCY**

Remembrance Wreath. It was agreed to order a Wreath for Remembrance Day.

140. DECLARATIONS OF INTEREST

Councillor Lane declared an interest in the Housing and Economic Land Availability Assessment as it included sites that he put forward for inclusion.

141. PUBLIC SESSION

There were no issues raised by Parishioners.

142. DCC COUNCILLOR REPORT

The Council noted the report (previously circulated) from DCC Councillor Tyldesley.

143. NDC COUNCILLORS' REPORTS

The Council noted the report (previously circulated) from NDC Councillor Haworth-Booth.

It was noted that in respect of the Caravan parked outside 46 Church Meadows which had been reported to NDC and DCC Councillor Tyldesley, that according to the NDC Regulatory Compliance Officer, unfortunately there had been no answers to any house-to-house enquiries and no response to the placing of a "vehicle under investigation sticker" As it wasn't a vehicle it wouldn't not be subject to removal under the vehicle regulations.

It didn't look to be occupied and therefore it would effectively be a trailer and the ability to use the abandoned vehicles legislation for those purposes did not exist at present.

Devon County Highways would be the authority that could introduce any parking restrictions as opposed to North Devon Council, and it had previously been unable to encourage them to do so around Landkey or indeed in Barnstaple when we have had similar problems. There were no powers in place to take enforcement until there was a definitive answer on the matter of ownership.

NDC Councillor Lane had no NDC issues to report.

144. VACANCY: CO-OPTION

The Clerk reported that it had been confirmed that no election had been requested and therefore the Council could proceed with the co-option procedure.

It was agreed to advertise the vacancy on the Facebook website page and on the noticeboards and consider the co-option at the next Parish Council meeting.

145. LANDKEY MAZZARD COMMUNITY HALL TRUST WORKING GROUP – UPDATE

Councillor Halliday reported that the Working Group had met in September and agreed:

- That no further commitments or tender process be made until sufficient funds had been secured to fund the likely build cost of £1.7 - £1.9 million.
- The Group was actively seeking grant funding.
- That the Architect had been requested to outline a schedule of the key milestones and major cost decisions.
- That consultants had been appointed. Quotes for the appointment of a Quantity Surveyor were being sought.
- That following a meeting with Webbers, the preferred selling agent to market the Old School Centre site in February 2026.
- The need to appoint a Solicitor to prepare the lease documents.

The next meeting of the Group would be in November.

146. POLICE

There were no issues reported.

147. HIGHWAY MATTERS

There were no issues reported.

148. PLAYING FIELDS

There were no issues reported.

149. MILLENNIUM GREEN

There were no issues reported.

150. OLD SCHOOL CENTRE

It was agreed that Councillor Lane arrange for the hedge around the perimeter of the Old School Centre be cut.

151. PARISH COUNCIL WEBSITE AND NEWSLETTER

It was agreed that the Website needed refreshing and that a meeting be arranged with Charles Waldron to discuss and that usage reports be sought for the website and Facebook page for report to the January Parish Council meeting.

152. SOCIAL MEDIA

There were no issues reported.

153. GENERAL MAINTENANCE

The Chair reported that Paul Prouse had raised the following issues:

- That the rough, overgrown land by the Cottages at the entrance into The Orchards off Acland Road required cutting. It was agreed that Paul be requested to cut back the land from the pavement.
- That the hedge by the zebra crossing on the left hand side on Blakeshill Road required cutting as it obscured the streetlight. Members stated that other parts along Blakeshill Road also needed attention. It was agreed that Members look at the overgrown areas along Blakeshill Road for consideration at the next Parish Council meeting.
- That a resident had mentioned the need for a bench at the entrance to Meadow Close for people to sit and wait for the bus which was noted.

Members again raised concern that the 155 single decker Stagecoach bus was still turning off Blakes Hill Road into Meadow Close and then reversed into St James Close and picking people up at the end of Meadow Close, not in a specified bus stop area.

It was agreed that the Clerk again write to Stagecoach expressing concerns regarding the safety of residents and especially children in the area and suggest that the bus travel onto Marsh Plain (just outside the village) and turn at the Crossway Park and then pick up at the bus stop.

154. FINANCE MATTERS

a) Payments

RESOLVED:

That the following payments be approved:

M. Isaac Expenses	£16.23
HMRC Income Tax Payment/Ni – Clerk/Caretaker Salary	£231.76
PKF Littlejohn – External Audit	£252.00
Landkey Sings – Grant	£450.00
Landkey Senior Citizens Club – Grant	£45.05
PrintworkX – Newsletter	£130.00

P. Prouse – General Maintenance	£108.00
S. Harman – OSC Sundries	£5.99

(b) The current financial position as at 28th August 2025 - Current A/C £29,721.01 and – Business Reserve 11th August 2025 £23,899.71 was noted.

(c) Audit 2024-2025.

The Council noted that the accounts for 2024/25 had been signed off by the external auditor and the comments made. Report and Certificate (previously circulated).

155. PLANNING MATTERS

(a) The Council noted a report by the Chair of the Planning Committee on applications considered prior to the Parish Council meeting.

(b) Housing and Economic Land Availability Assessment (HELAA) Publication and Call for Sites.

It was noted that 11 sites in Landkey had been included in the HELAA for potential future development.

The Chair stated that the ‘Landkey Shaping Our Future Document’ required a review in context of the HELAA document at the next Council meeting as it had always been agreed that their should be a Buffer between Landkey and the Link Road and between Landkey and Newport, Barnstaple and between Landkey and Swimbridge.

It was agreed that information be sought regarding whether or not a response was required to the document and if so, what was the timescale.

Information was sought regarding the opening of Landkey Bridge and the timescale for the end of the ongoing works on the Link Road.

156. CORRESPONDENCE

The Council noted an invitation from NDC regarding to join a Town and Parishes Focus Group as part of the upcoming NDC Peer review.

157. ITEMS FOR DISCUSSION AT FUTURE MEETINGS

There were no issues raised.

158. DATE OF NEXT MEETING

It was noted that the next Parish Council meeting would be Wednesday 5th November 2025 @ 7.00 p.m.

Chairman the meeting ended at 8.03 p.m.