

**MINUTES OF THE ANNUAL MEETING OF LANDKEY PARISH COUNCIL HELD
ON WEDNESDAY 7th MAY 2025 AT 7.17 p.m.**

Present: - Councillor Prowse (Chair)
Councillors Consterdine, Davies, Dymond, Hommell and Warwick.

M Isaac (Clerk)

In Attendance: Parishioner/Members of the Public – None

24. APPOINTMENT OF CHAIR 2025/2026

RESOLVED that Councillor Prowse be appointed Chair for 2025/26.

The Council recorded its thanks to Councillor Halliday for his hard work as Chair over the past 7 years.

25. APOLOGIES

Apologies were received from Councillors Clayton, Halliday and Lane and NDC Councillor Haworth-Booth

26. APPOINTMENT OF VICE CHAIR 2024/2025

RESOLVED that Councillor Hommell be appointed Vice Chair for 2025/26.

27. MINUTES

RESOLVED, that the minutes of the meeting held on 2nd April 2025 be approved as a correct record and signed by the Chairman.

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

There were no issues raised.

29. DECLARATIONS OF INTEREST

There were no declarations of interest were announced.

30. PUBLIC SESSION

There were no issues raised by Parishioners.

31. DCC COUNCILLOR REPORT

The Clerk reported that the newly appointed DCC Councillor Ed Tyldesley had not attended the meeting as he had not yet signed the declaration of Acceptance of Office and therefore could not act as a County Councillor in any official capacity.

32. NDC COUNCILLORS' REPORTS

In the absence of the two NDC Councillors there was no NDC report.

33. LANDKEY MAZZARD COMMUNITY HALL TRUST WORKING GROUP – UPDATE

The Clerk reported that Planning Permission had now been granted for the new Landkey Mazzard Community Hall.

34. APPOINTMENT OF COMMITTEES

RESOLVED that the following appointments be made:

- a) Planning Committee
Councillors Clayton, Consterdine, Dymond, Halliday and Hommell.
- b) Old School Centre Committee
It was agreed that this Committee be not re-appointed
- c) Landkey Shaping Our Future Committee
Councillors Davies, Halliday, Prowse and Warwick

35. COMMUNITY SHIELD AWARD 2025

It was agreed that that nominations for the Community Shield award 2025 be sent to the Clerk in advance of the next Parish Council meeting.

36. POLICE

Councillor Hommell reported that there had been a few issues over the last few months regarding vandalism to the Landkey Larder, smashed car windscreen and general vandalism. All had been reported to the Police. One of the perpetrators to the Landkey Larder vandalism had however come forward to make amends.

37. HIGHWAY MATTERS

It was noted that Blakeshill Rod would be surfaced dressed later this month.

Councillor Davies reported that someone had filled in the ditch in the first layby by Venn with turf.

38. PLAYING FIELDS

The Clerk reported the quote received from the handyperson to replace the posts and rails at the Tanners Road play area of £147 + labour. The quote also included the replacement of the round top pales at an additional cost of £360.

It was agreed that:

- a) That the quote and labour costs to replace the posts and rails at the Tanners Road play area of £147 + labour be accepted.
- b) That further clarification be sought with regard to the round top pales.

It was noted that the litter bin in the play area had been overflowing but emptied by a resident but had included used nappies.

39. MILLENNIUM GREEN

There were no issues reported.

40. OLD SCHOOL CENTRE

There were no issues reported.

41. PARISH COUNCIL WEBSITE AND NEWSLETTER

There were no issues reported.

42. SOCIAL MEDIA

There were no issues reported.

43. GENERAL MAINTENANCE

There were no issues reported.

In response to a request from Councillor Consterdine it was agreed that in advance of any excavation works the wildflower plants on the Mazzard Hall site be lifted and planted in the Millennium Green

44. FINANCE MATTERS

a) Payments

RESOLVED:

That the following payments be approved:

M. Isaac Expenses	£23.22
HMRC Income Tax Payment – Clerk/Caretaker Salary	£173.00
North Devon Council – Dog Bin Emptying	£246.17
DALC – Annual Membership	£716.28
S. Harman – Salary underpayment	£21.70
Landkey AFC – Grant payment	£600.00
Millennium Green Trust – Grant payment	£750.00
Landkey Playing Fields Association – Grant payment	£400.00
W. Prouse – General Maintenance	£108.00
S. Harman – OSC Sundries	£2.49

b) Accounts and Bank Reconciliation 2024/25.

The accounts and bank reconciliation for 2024/25 were agreed and noted.

c) Caretaker Salary

It was agreed that the Caretaker Salary be increased to comply with the new minimum wage.

45. PLANNING MATTERS

a) Planning Sub Committee

It was noted that the Planning Committee had not been quorate and therefore unable to consider the planning applications. It was agreed that the applications be considered by the full Council in order to make comments within the consultation period.

i) **80005** Installation of 4.5kw system that will compromise of 10 solar panels (to be fitted on the roof of the carport), a battery, an inverter and EV charger (all fitted inside the car port)
Appletree Cottage Blakes Hill Road, Landkey

Recommended No Objections

ii) **79893** Erection of an agricultural storage building for machinery & integral walk through for cattle, East Bradninch, Bradninch, Barnstaple

Recommended APPROVAL

b) The Council considered the following Planning Applications:

i) **80025** Notice of application to modify a planning obligation under regulation 3 of the T & C P (modification & discharge of planning obligation) Regulations 1992 in respect of amendment to the affordable housing definition, Land south of Birch Road, East of Harford Way, Landkey.

RECOMMENDED that the following comments be made:

The Parish Council was not confident that it had understood the application but had assumed that it did not change the number of affordable dwellings but only the definition and clarification of the affordable dwellings and therefore recommends APPROVAL if this was correct

ii) **79586** Reserved matters application for the approval of details relating to phase 1 for the appearance, landscaping, layout and scale of 381 new dwellings and associated infrastructure pursuant to outline planning permission 65448, as well as details of enabling works across the site. (outline planning permission 65448 (Outline Application (With All Matters Reserved Except Access) For Up To 820 Dwellings, Up To 0.28ha Neighbourhood Hub, Up To 1.9ha Employment Uses, Primary School, Community Sports Provision & A Network Of Open Spaces Together With Highways & Other Infrastructure Works) (Development Affecting a Public Right of Way), Land At Westacott, North Of A361, Landkey,

RECOMMENDED that the following comments be made:

Unable to comment on every detail but aware that current services were overstretched and should be provided concurrently with development to meet demand along with the required

infrastructure.

46. CORRESPONDENCE

The Clerk reported that following the last Parish Council meeting Councillor Halliday had sent a letter on behalf of the Parish Council to Mr Bill Parker thanking him for his services to the parish and community of Landkey and 62 years' service on the village hall committee. It had been agreed that consideration be given to providing recognition of his work to the community as part of the new Community Building.

A letter of acknowledgement had been received from Mr Parker who had suggested that a Canadian Oak could be planted on the Millennium Green.

It was agreed that such a tree could be planted in the Autumn.

47. ITEMS FOR DISCUSSION AT FUTURE MEETINGS

There were no issues raised.

48. DATE OF NEXT MEETING

It was noted that the next Parish Council meeting would be Wednesday 4th June 2025 @ 7.00 p.m.

Chairman the meeting ended at 8.05 p.m.