STOCKLAND PARISH COUNCIL

Minutes of the Ordinary Council Meeting held on Tuesday 29th September 2026 – 7.30pm; meeting held in Stockland Victory Hall.

Present: Cllrs R. Switzer (Chair), C. Bernhardt, B. Drew, A. Trott, P. Derryman, R. Pearse and N. Parris (quorate).
Also present: Cllr Levine
In Attendance: Danielle Gilpin (Clerk)

There were 3 members of the public present

7.32pm	**The Chair welcomed all in attendance and outlined Fire Safety precautions.**
	Public Forum i) No Police report received. ii) No P3 (footpath) report received. iii) Cllrs Levine advised that Local Government Reorganisation (LGR) has been paused for rapid review by the State. 14 other counties are in the same position as Devon, where the reorganisation has resulted in all of rich and affluent areas being grouped together and the less affluent areas being grouped together. 3 counties are in the process of starting legal proceedings. The pause is causing havoc as no-one knows where they are or how to prepare. Only the planning department is continuing normally. However, the planning department will be changing at the end of October, Cllrs will have very little to no say in new planning applications. Planning Officers will have the final say unless it is a very major application. Cllrs have been perceived in the past as a stopper to building in the area so we will have to wait and see if this makes any difference. The May elections are in confusion as it is unknown how this will work in these uncertain times. Also, how do you budget with the LGR being so uncertain. iv) There were 3 members of the public present. **The Chair closed the Public Forum session at 8.02pm.**
8.03pm	**Cllr Levine left.**
8.04pm	**Meeting commences**
26/054 i)	**To note members of the Parish Council in attendance:** As listed above.

26/054 ii)	**To note and, if thought fit, to approve apologies for absence received: (LGA 1972 s.85(1))** Apologies received from Cllr Durrant and Cllr Smith.
26/054 iii)	**To note members not present and to receive any other apologies for absence:** Cllr Bright – no communication.
26/055	**Declarations of interest under the Code of Conduct:** There were no declarations of interest at this time. Noted that this did not preclude declarations of interest being made at any point in the meeting that they became apparent.
26/056	**To consider any matters listed on this agenda that Councillors consider should be dealt with as confidential business as per the provisions of the Public Bodies (Admission to Meetings) Act 1960:** Staffing matter.
26/057	**To consider and, if thought fit, approve the minutes of the Ordinary Council Meeting of Stockland Parish Council held on 25th August 2026:** Approved.
26/058	**Planning matters to be considered:** **a) i) To consider planning applications received prior to agenda publication:** 26/1689/FUL | Raising of existing chimney to 1.8 metres above ridge to comply with Hetas Regulations. | Newlands Dalwood Axminster EX13 7HQ No objections 26/1825/LBC | Raising of existing chimney to 1.8 metres above ridge to comply with Hetas Regulations | Newlands Dalwood Axminster EX13 7HQ No objections 26/1496/LBC | Repair and conversion of adjoining barn to form ancillary domestic accommodation | Lake Farm Stockland Honiton EX14 9BY No objections 26/1495/FUL | Repair and conversion of adjoining barn to form ancillary domestic accommodation | Lake Farm Stockland Honiton EX14 9BY No objections **a) ii) To consider planning applications received after agenda publication as per supplementary agenda circulated to all members:** 26/1710/FUL | Change of use from C1 Hotel to C3 dwellinghouse; demolition of lean-to and partial rebuilding of existing external walls on

	the south elevation; replacement of all windows and doors; installation of 2 no. ground floor rooflights and 4 no. first floor rooflights; alterations to fenestration including the addition of a Juliette balcony on the west elevation; construction of a temporary covered walkway; partial roof replacement and associated alterations including removal of a chimney; installation of an air source heat pump on the west elevation | Oak Cottage Snodwell Farm Post Lane Cotleigh Devon EX14 9HZ 26/1711/LBC | Various works to main house and annexe: remove lean-to extension; reinstate ceilings; underfloor heating, DPM & insulation; replace staircase & internal doors; removal & construction of new walls; new steel beam installed for roof strengthening; roof living room: replace roof, remove A-frame & trusses & reinstate historic A-frame; new insulation, timbers & steel frame; roof dining room & others: replace roof and timbers. Annexe: ceilings removed & reinstated, new steel beams installed; new party wall; floors DPM & insulation; replace internal doors with fire doors; staircase to have new balustrade & handrail; removal of wall; timber landing extended; construction of new wall; remove Upvc roof & replace with rooflight; archway blocked up with door; replacement floors. External works: all windows replaced; Rear elevation: window & door removed & central window added, rooflight replaced on first floor, window & door removed & central window added; replace fascias & guttering. 2no. bifold doors on south elevation; dormer window increased in size with Juliette balcony, ASHP, removal of chimney; exchange double door & window, 3no. rooflights, window & door removed & new window created on west elevation; hipped roof to gable on south; Bat and bird boxes | Oak Cottage Snodwell Farm Post Lane Cotleigh Devon EX14 9HZ Both applications refer to the same property, Cllrs to visit property and make a decision. Clerk to request a delay in responding to allow time for the site visit to take place. Clerk to contact property owner to agree a date and time for the visit. **b) Determinations/Decisions advised by LPA:** None advised. **c) Tree Matters:** 26/1914/TRE | T1, Ash: fell - crown shows some signs of ash dieback. The stem has a significant area of decay caused by a previously rubbing stem, there is clear rot and 30% of the circumference is damaged. | Lower Corry Farm Dalwood Axminster EX13 7HJ No objections. **d) Appeals lodged / in progress:** None advised. **e) Planning correspondence received:** None advised.

	f) Ward planning applications to be considered at EDDC: None advised.
26/059	**Financial Matters to be considered:** **a) To note approval by the Chair of the Council's Payments for August 2026:** Resolved that Council payments for August 2026 (£790.84) to be approved. **b) To receive and note RFO report for August 2026:** Clerk reported August 2026. **c) Questions to the RFO on accounts / financial reports:** None. **d) To note items of expenditure authorised under Chair/Clerk delegated authority: (Financial Regulations May 2021 5.4.1 and Delegation Appendix).** None. **e) To confirm the outcome of the AGAR:** Successful outcome of the audit. Will be published on the website. **f) To agree the internal Auditor for AGAR 2026/27:** Resolved to engage same interna auditor as 2025/26.
	Stockland Parish Council Business to be considered:
26/060	**"Matters of Council consideration may include public participation if so invited by Chair"** a) To consider parish maintenance, highways and footpath (P3) matters including potholes in the parish generally: Shortmoor Cottage hedge needs cutting back. There has been more activity seen from Devon Highway Agency on the roads in the vicinity including the tarmacking of Royal Oak Cross. Cllr Connor advised previously that she will become a road warden so her help may be requested to support dealing with the pot holes in the area. Highways Agency to be contacted to see if they supply the tarmac for pot holes or whether tarmac needs to be purchased by the Parish Council directly. b) Update on the coordination with South West Water and Devon County Council regarding diversion routes No update.

c) To consider Stockland Victory Hall, car park and grounds; fencing

Cllr Switzer advised that he met with the electrician and they looked at the Air Ambulance lighting. Confirmed that it is the older lighting that the bulb requires replacing on. Electrician will order and fit, this will take approximately 2 weeks to complete.

Need to get further quotations for the car park proposed work. Need to consider what needs to be done under the basketball court. The plumbing work requires further quotations in line with the car park proposed work. It was mentioned that the Parish Council may need to get a licence as the water meter is slightly in the road along with a CAT scan to see where the electric cables are located. This makes the project more complicated for local contractors to quote on. One contractor has advised that they believe it will take approximately 4 days but that they are not prepared to provide a full quotation because of all the potential issues, including, but not limited to, insurance, unforeseen circumstances, etc. They estimated in the region of £5000 but would invoice based upon the work actually completed. Cllr Parris spoke to another contractor who advised that they would be able to complete both the plumbing and tarmacking at the same time. This contractor is to be asked to provide a formal quotation.

With regards to the copse, contractor is happy to sort out and would be 1 days' work. Cllr Pearse to hedge trim this week.

Cllr Drew advised that the Village Hall had turned off the water but he has got this turned back on so that the new tree can continue to be watered.

d) To update on Japanese Knotweed

Southwest Knotweed will be conducting a site visit on Monday 12th October and will visit the other reported location to provide a quotation.

e) To update on the Charities Commission registration situation.

No update.

f) To update on the grit bins

Clerk advised that she has been unable to purchase yet as they need payment upfront. Clerk to look into alternative solutions.

g) To consider the parishes Emergency Plan

No update this month.

h) To discuss Stockland playpark

A parishioner has emailed regarding whether the Parish Council would consider enhancing the play park equipment. Parishioner attended the meeting and was invited to speak by the Chair. Parishioner explained that they had been with their family at another play park with great facilities and had discovered that this play park had been funded by grants. He advised that he would be happy to investigate the grant options on behalf of the Parish Council. The Cllrs were in full support of the parishioner conducting this research and were grateful for the parishioner's support and help. It was also wondered whether there could be a collaboration with the preschool

	forest school area. This was unknown. A play park equipment provider has offered to do a free assessment on 6th October at 12pm to complete an assessment. The parishioner has agree to attend and represent the Parish Council. i) Gate self-closing mechanism A chain and weight gate needs to be installed.
26/061	**Turbaries update:** Cllr Derryman advised that the ponies have moved from Quantock to Kennels and will shortly be moved on to Shortmoor. Volunteers to help this move at the end of the week would be appreciated. The roboflail will be taking place in October. Gemma Sparks has confirmed that the FiPL application will be good to go shortly. Next meeting is scheduled for November. Cllr Drew advised that he has walked Featherlake and that it was okay but does not know what it will be like when it is wet. There is not a solid base as was thought but it is walkable. A layer of hardcore may be beneficial but probably best to wait and see what happens. A contractor has topped the wood pasture at Horner Hill. An update to be issued to Stockland Tree once dates confirmed for the roboflail.
26/062	**Other matters considered as urgent by presiding Chair for noting only:** None.
26/063	**Items of future business for the next agenda** None.
26/064	**Date of next meeting:** The next full Committee Meeting of Stockland Parish Council is scheduled for Tuesday 27th October 2026 at 7.30pm.
26/065	**"It is proposed by the Chair that, under the provisions of the Public Bodies (Admission to Meetings) Act 1960, as amended by Local Government Act 1972, the public (including the 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. Members to agree upon matters to be discussed in confidential session, as per agenda item 26/056 above.".**

	RESOLVED to exclude the public (and press) due to the confidential nature of the next agenda items.
26/066	**Matters for discussion under Part Two (Confidential) business:** Staffing matter Cllrs acknowledged the Clerk and RFO's resignation and agreed the necessary arrangements.
	With no further business to transact, the Chair closed the meeting at 9.04pm

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Signed: _____ Date: 27th October 2026 (Chair)