

# MARLDON PARISH COUNCIL

Minutes from the Parish Council meeting held on 9th September 2025 at 7.10pm

Present; Cllrs Bailey , Caddell , Claridge , Cooke , Cotton , Hore ( Chair )

Morris-Rabbitts and Roddy County Cllr Rake

Clerk - Karen Gilbert, and 7 members of the Public

**25/09/01 Apologies for Absence** - Cllrs Clarke and Sharland - approved / Cllr Penfold

**25/09/02 Declarations of Interest** None

**25/09/03 Dispensation request** - None

**25/09/04 - Approval of Minutes**

The minutes of the Full Council meeting held on 8th July 2025 were **APPROVED** by all and signed by the Chairman as a true record

## **STANDING ORDERS WERE SUSPENDED**

**25/09/05 - Public participation**

Two members of the Public commented on the dangerous conditions which pedestrians using the grass verge along the Paignton / Totnes Road face - given the lack of maintenance . They also presented a petition asking that the Parish Council act on this as soon as possible  
The Chair advised this would be considered under 16b on this agenda

## **25/07/06 Councillor reports**

**County Cllr Rake - REPORT NOTED - Full report available from the Clerk**

Cllr Rake commented that the DCC Strategic Plan had been adopted with the biggest budget item being Adult Care services ; He had been pleased to support MEG and the Apple Pie Fair with funding from his locality budget

The Chairman emphasised that the “sink” hole in Meadow Park required immediate attention - as the previous repair to the road and water leak had failed .

Cllr Rake agreed to contact Highways as a matter of urgency

**District Cllr Penfold - REPORT NOTED - Full report available from Clerk**

## **STANDING ORDERS WERE RE-INSTATED**

**25/09/07 - Planning**

<a href="#"><u>2328/25/</u></a> <a href="#"><u>FUL</u></a>	Land At Sx 865 636, West Lane, Marldon, TQ3 1SL	Demolition of existing agricultural buildings, construction of 2no. new dwellings and associated works - <b>OBJECTION</b>
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**Standing orders were suspended** to allow the applicant’s agent to respond to queries raised

Cllr Claridge explained that the application before the Council reduced the number of dwellings from 3 to 2 - with the 2 proposed being larger . This was against the pre-app advice from SHDC as the adjusted sizes did not accord with the needs of the Parish and that it was not a good use of a large plot

## Highways

The proposed access to the site is via a very narrow steep track with stoned banked sides and an earth/grass base . It is not a registered Highway - and the owner is unknown . The track is used by agricultural vehicles/tractors . Pedestrians and horse riders

The Council noted the comments made by Highways regarding the access for Fire Service and agree that the track would not accord with the requirements of the Fire Service whether at Planning or Building regulation stages

Highways also states there is a need to resurface the track to prevent stones from washing down to the main Highway

The Council doubted the practicality as

1. It is used by Agricultural vehicles - Crushed clean stone would be dislodged / tarmac would be ripped up
2. The surface drainage on the steep track would rush down the hill - if tarmac , the water would travel straight down at speed - there being no chance to drain to the sides as it is flanked by banks/walls
3. The surface is shared - and the needs of other users should be considered
4. The track is not owned by the applicant - so has no right to change the surface
5. The council can not see how the condition recommended by Highways could be satisfied and it should be noted that this is not a private track
6. The Council would like to be consulted at the stage when a Construction management plan is considered

## Sewage

The Drainage reports state that the houses will connect to the main sewer at the bottom of the track but offers no explanation of how this might be accessed as the land in between is not in the applicants ownership

The agent stated that he thought that a sewage treatment plant was intended

The Agent asked whether an access across the field above the proposed houses would be preferable - The Council agreed

The Agent stressed that this application had no impact on the permissions already obtained .

## Standing orders were reinstated

**It was RESOLVED unanimously that the Parish Council OBJECT to the application**

<a href="#"><u>2409/25/HHO</u></a>	56 Marldon Cross Hill Marldon TQ3 1PD	Householder application for alterations & formation of two storey side extension with roof over main entrance & one storey rear extension <b>SUPPORT</b>
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Proposal:	G6: Ash - Reduce northeastern aspect by 2-3 metres, remove major hazardous deadwood overhanging garden, remove major hazardous deadwood where overhanging footpath adjacent to Christmas Tree Farm, sever Ivy at base of tree to maintain the safety and amenity of these trees and to facilitate future inspections via the removal of Ivy
Reference: 2506/25/TP0	

Site Address: Street Record Moorview Crescent Marldon TQ3 1BR **NOTED**

**To consider** - Informal Consultation – Public Path Diversion s119 HIGHWAYS ACT 1980  
Footpath No.19, Marldon (part)

The footpath was to be redirected around the edge of the field rather than pass through the centre of the field - to protect stock/crops **NO OBJECTION**

#### **25/09/08 - Garden of Rest**

**a) To receive a general update**

The Clerk confirmed that she had had expressions of interest and requests for application forms

#### **25/09/09 - Admin**

a) To note/approve the increase in salary by 3.2% backdated to April 2025 - **NOTED/APPROVED**

b) To note grant applications to date -

The Clerk advised she had received 4 applications to date . She had also sought legal clarification regarding one application by Hakuna Matata .

It was **RESOLVED** that the Clerk advise that the application should be rejected

c) To consider / agree to adopt 2025 editions of Standing Orders and Financial Regulations

It was **RESOLVED** that both documents be **ADOPTED**

d) To receive draft IT policy ( Cllr Morris-Rabbitts ) - **DEFERRED TO OCTOBER 2025**

e) To consider response on consultation re review SHDC Statement of Licensing Policy. - **NONE**

f) To note Cluster meeting at Totnes Town Council re LGR - Wednesday 15th October, and decide attendees **Cllrs Caddell and Hore - and maybe the Clerk**

#### **25/09/10 -Village projects**

**a) To note the repairs to the fence around the car park by SHDC**

It was **NOTED** that the repairs had suddenly ground to a halt

**ACTION : CLERK TO CONTACT SHDC**

b) To note that the car park lease held by SHDC ends in June 2026 - **NOTED**

c) In view of above to discuss a way forward regarding future of car park

It was **RESOLVED** that the Clerk continue to make suitable enquiries

**ACTION ; CLERK TO CONTACT NT WITH REGARD TO THE VILLAGE CAR PARK**

**d) Update on the MUGA -**

The Chairman advised that the Team from Rhinoplay had arrived on site on 8th September and that works had commenced

e) To receive any Councillor suggestion as to future potential projects / improvements

It was **AGREED** to complete those already started

**f) To discuss Parishioner suggestions for Toilet block and shared allotment space and agree way forward**

**Toilets**

The Clerk explained the lack of sites / lack of funds /costs for maintenance and the fact that the Parishioners were already aware of the facility near the Church

It was **RESOLVED** that this suggestion be rejected

**Shared allotment**

It was **AGREED** that in view of the long waiting list it would be unfair to consider this suggestion at this time

**25/09/11 - Clerk's report** - Nothing to report

**25/07/12 - Finance**

**Cheques for payment** - APPROVED - ALL IN AGREEMENT

Karen Gilbert	110.02	1.67	111.69	Expenses /stationery08 & 09/25
Cumbria Clock Company	190.00	38.00	228.00	Annual service
A Caddell	25.19		25.19	Print cartridge
Karen Gilbert	23.21	4.26	27.47	Defib / bleed signs
Source4Business	309.64		309.64	SWW Water use allotments
Source4Business	28.14		28.14	SWW Water standing ch Jubilee
S Caddell	43.50		43.50	Fuel/toll chapter 8 training
S Caddell	606.30	121.26	727.56	MEG equipment ( grant funded )
K Gilbert	367.65		367.65	Backpay apr - October inc
Robin Cox	304.77		304.77	MEG Expenses
K Gilbert	19.16	3.83	22.99	Amazon box paper

**b) To receive update on adding signatories to the Bank account**

The Clerk advised she had just heard ( after 3 months ) from the PC's bankers regarding the process to change the signatories

**25/09/13 Councillor reports - Full reports available from Clerk**

**a) MEG.** MEG Volunteers continued to work through the numerous heatwaves of the summer, cutting grass, hedges and generally keeping our Public Footpaths open for Residents and Visitors alike to enjoy. Jubilee Meadow borders were cut back for the Apple Pie Fair.

We are now the proud owners of a larger storage container at Broomhill Meadow thanks to the release of some S106 money by South Hams District Council. This will make our work much easier as we will all be able to access the tools and equipment needed far more quickly and efficiently. Thanks must go to our County and District Councillors for their grants given towards some much- needed new equipment. This will be battery operated so much lighter and easier to maintain and for all Volunteers to use. Also, thanks to Councillor Caddell and her husband, MEG member Simon, for making the grant applications and ordering the equipment for us.

**b) Compton report.** Compton residents were very relieved to learn that their phone box had been saved and were grateful to all who supported them. The recent heavy rain caused some drains in the Village to become blocked and these have all been reported to the correct department. MP Caroline Voaden has sent out a letter to all Compton residents informing them of South West Water's future intentions regarding any ongoing sewer work. Although it is not what they had hoped to hear, it does indicate that their problems have not been brushed under the carpet!

Finally, following a very large HGV getting stuck at the bottom of Widdecombe Lane, along with substantial damage being done to a stone wall in the Narrows, Residents asked if signage can be improved to warn lorries using their dreaded satnav of the limitations

ahead. As warning signs can only show either a weight restriction or a width restriction, not both, they are asking if width restriction signs could be erected at three entrances to village

**d) Police Advocate report** - Cllrs Caddell and Roddy had attended 3 meetings over the last 2 months - **FULL REPORTS AVAILABLE FROM THE CLERK**

**e) TRAYE**

**Details of recent and forthcoming sessions were provided**

One to One Support

We are currently running a project named by the young people themselves: Keep Connected. Three young people from Marldon have already signed up and are benefitting from this support.

Thank you, as always, for your continued support of TRAYE and the young people of Marldon. If you have any questions, or would like to visit a session or join us on a trip, you would be most welcome

**f) Defibs/ bleed kits**

I completed inspections of the defibs, and the blood pack cases at Ye Old Smokey, Cut of Class and Compton on the 4<sup>th</sup> of September I am pleased to report that all the equipment was in order, and I have updated the online monitoring site accordingly.

**25/07/14- Open Spaces -**

**a) Allotments -to note increased water use & to consider an increase rentals in 2026**

The Clerk suggested that the allotment rental be increased from £40 to £50 from January 2026 to allow for the fact that the summer water usage had reached £600

IT was **RESOLVED** that the rentals be increased from £40 to £50 from 1/1/26

**b) To note donation of £100 from composting Group towards water use and offer to pay one plot rental amount per year for use of allotment water - NOTED**

**c) To note addition of a container in Broomhill Meadow for MEG use from 106 funds NOTED**

The Clerk explained that a sum of 106 funds remained attaching to Broomhill Meadow She and the Chairman had asked whether the balance might be retained by South Hams until such time that a new perimeter fence be required - which would be in the not too distant future The earmarking of such funds would alleviate the need to add approx £10000 to the precept / the potential closure of Broomnhill Meadow should the fence fail The Council were in full agreement adding that this made complete sense and a good use of the money

**ACTION ; PC AWAIT AGREEMENT FROM 106 OFFICER AND CLLR PENFOLD**

**25/07/15 Playground and Fitness equipment To note the annual Allianz report and to discuss issues raised**

Cllr Cotton advised that no safety issues had been noted . He agreed to prepare a list/ photos of works required

**b) To note / agree to continuation of SHDC inspections ( playground only ) at cost of £243 + VAT - AGREED BY ALL**

## **25/09/16 HIGHWAYS -**

- a) **To receive a report on the Mobile VAS** Cllr Cooke commented on the data - from which it appeared that traffic had in effect slowed down - possibly as its visibility/brightness had increased

**b) To consider recent communication from Parishioner regarding using verge as footpath and agree way forward**

The Clerk advised that she had obtained legal advice from DALC- in that the Parish Council had neither the power or the duty to intervene on a Highway owned area . Highways had previously confirmed that the area was a verge not a footpath .

It was suggested that the Parishioners approach Devon Highways for a definitive answer as landowners . Cllr Rake offered to assist in this matter and the Parish Council agreed to send a supporting letter to Highways

**25/09/17- DATE OF NEXT MEETING. 14th October 2025 at 7pm**

**There being no further business , the Meeting was CLOSED. at. 9.10pm**