Minutes of a meeting of Luppitt Parish Council held in the Village Hall on Tuesday, 6 October 2026 at 8 pm

Present: Cllrs Michele Turner (Chair), Martin Summers (Vice-Chair), Paul Prettejohn, Brian Pulman, Andrew Tucker, Susan Tucker, and Yehudi Levine (EDDC)
In attendance: Rosalind Buxton (Parish Clerk)
Apologies: Cllrs Charles Murray, Eric Clapp (received after the meeting), Colin Brown (EDDC) and Cathy Connor (DCC)

1.1 Receive apologies for absence
Apologies were received as above.

1.2 Minutes of previous meeting
The Minutes of the meeting held on Tuesday, 1 September 2026, were unanimously agreed and signed as a correct record of that meeting (proposed by Cllr Susan Tucker and seconded by Cllr Pulman).

1.3 Declaration of Interest
- Cllr Summers declared an interest in item 2.1.1, the planning application at Odle Cottage, as he has used the architect's services in the past.
- Cllrs Andrew Tucker and Susan Tucker declared an interest in item 2.1.2, the planning application at Mohuns Ottery, because they carry out work at the farm.

2.0 PLANNING
2.1 Applications (for comment, support or objection)
2.1.1 26/1771/FUL – Odle Cottage, Upottery, EX14 9QE – proposed demolition of Odle Cottage and construction of new two-storey replacement building with ancillary external landscaping to provide multi-use living and working spaces necessary for the functioning of the monastery

Four Parish Councillors carried out a site visit to view and discuss the proposed alterations. Luppitt Parish Council supports the planning application.

2.1.2 26/1713/FUL – Mohuns Ottery, Luppitt, EX14 4TS – general purpose agricultural building

Luppitt Parish Council has no objection to this planning application.

2.1.3 Decisions
26/1484/FUL – Corydon, Luppitt, EX14 4RT – construction of single storey extension – approval with conditions
26/1306/LBC – Pulshays, Combe Raleigh, EX14 4UJ – installation of Ecco stove and flue – approval with conditions

2.2 REPORTS
2.2.1 Ward Councillor
Cllr Levine had sent a news briefing on the proposed Local Government reorganisation which has been paused, but not cancelled. The Government's decision to pause the process for certain areas (including Devon) appears to have been as a result of legal advice and judicial review challenges. EDDC now expects local elections to be held in May 2027, potentially for a four-year term. A revised timetable from the Government is now awaited.

2.2.2 County Councillor
Cllr Connor had sent her monthly report which the clerk had circulated.

3.0 HIGHWAYS AND TRAFFIC

3.1 Parish Highways programme - update on Items to Report as follows:

- It was noted that repairs have been carried out to the road at Jack's House.
- Some repairs have been carried out to the road from Barn Cross towards Beacon. There are still areas in need of repair on this stretch of road. The clerk will report again.
- Not all road work warning signs have been collected. The clerk will report again.
- Highways had been unable to locate the damaged grit bin. The clerk will provide a What3words location.
- Ford Bridge has been damaged by another lorry. The clerk has reported this and Highways have inspected the site but feel that the damage inflicted is minor and there are no concerns for the structure. Highways also commented that *"once further works are flagged for the bridge or more damage is inflicted, action will be taken to correct the damage there."*

3.1.1 Road Warden Scheme

The clerk had corresponded with insurers regarding insurance cover. The clerk will write to Devon County Council setting out the Parish Council's areas of concern.

3.2 Parish Maintenance

3.2.1 Ford Bridge

A resident had written to the clerk drawing attention to mud and debris which has collected over many years in front of the ditch by Ford Bridge. Cllrs Tucker and Pulman will investigate and report back at the next meeting.

3.2.2 Overhanging Tree

It has been reported that there is a branch of a tree dangerously overhanging the footpath at Stockers Cottage.

3.2.3 Drainage Issues

Cllr Tucker will provide the clerk with a quotation for drainage work at Hillend. The clerk will apply for a grant from the Highways Maintenance Community Enhancement Fund. Other drainage issues will be discussed at the November meeting.

4.0 FOOTPATHS AND BRIDLEWAYS

4.1 Pedestrian Gate and Cut Bracken

Parish Councillors were not impressed with the response given by the P3 team to concerns raised by the Parish Council over the danger to cattle of cut bracken. The clerk will respond. The P3 team are still waiting for delivery of pedestrian gates.

5.0 ENVIRONMENT/COMMUNITY FACILITIES

5.1 Village Hall Representative

Cllr Summers has agreed to continue as the Parish Council representative on the Village Hall Management Committee.

5.2 Children's Christmas Party

The Parish Council is agreeable to supporting the children's Christmas party again this year.

6.0 FINANCE AND ADMINISTRATION

The following payments were authorised at the meeting. The clerk updated the figures as follows:

			£
6.1	**Receipts**	EDDC precept	7,500.00
	Account balances at last statement	P3 balance	199.48
	As per bank reconciliation end September	Luppitt Parish Council	15,087.11
6.2	**Payments by online banking, card or cheque for approval and signing**	Clerk's wages (July-Sept inclusive)	1,579.72
		PAYE	92.60
		Employer's contribution NI	63.35
		Clerk's expenses (July-Sept inclusive)	101.30
		WEL Medical – defibrillator battery for Village Hall	293.93
		PKF Littlejohn LLP (external auditor)	252.00

6.3 External Audit

The clerk confirmed that the external audit has been completed without any issues. All relevant papers have now been uploaded to the Parish Council website.

6.4 Correspondence

The clerk confirmed that she has completed the National Association of Local Council's Neighbourhood Planning Survey, making especial mention of Roger Hicks's invaluable contribution.

7.0 CHAIRMAN'S DISCRETION

There were no items.

8.0 QUESTIONS FROM THE PUBLIC

There were no questions and the meeting closed at 9.25 pm.

Dates for next meetings to be held in Luppitt Village Hall at 8 pm:

Tuesday, 3 November 2026
Tuesday, 1 December 2026