

DUNSFORD PARISH COUNCIL

Minutes of meeting held in Walled Garden Tea Rooms on Tuesday January 6th, 2026

Present: Cllrs P French (Chairman), K Morris, P Lewis, B Webber, C Parry, P Harper, R Squire, District Cllr A Swain and the Clerk Lynne Ogden 0 Members of the Public attended

- 1. a) Apologies** – Cllrs Arnold and Anderson, County Cllr Keeling. Noted and accepted.
- b) Declaration of Interest/ Register of Interests:** All Cllrs were made aware of the request from Teignbridge District Council to check their ROIs using the TDC link and make any updates necessary. These updates should be scanned and sent to the Clerk. Please notify the Clerk when you have checked yours.
- 2. Minutes of the Council meeting held on December 2nd, 2025,** had been distributed, were approved and signed.
- 3. Progress Reports**

3.1 Action Points from last meeting- All actions completed from last meeting.

3.2 Clerk's report – had been sent to all Cllrs. with the Highways report.

3.3 Reports from other Councillors/representatives – Cllr Swain had sent a report which had been distributed to all Cllrs. He had nothing more to report but stressed he was pleased to see that Teignbridge were beginning to see savings from the Eco-friendly approach adopted. He was asked how closely do Teignbridge work with ACT (Action Climate Teignbridge). He responded by saying that ACT is an individual group that is not controlled by the Council. It is a worthwhile group that produces data that can be used by Parish Councils.

3.4 Housing Working Group – All Cllrs had been sent information from Cllr French.

Each Cllr was given the opportunity to express their opinions on this. From these comments, the Council has decided to summarise its position thus: -

- The Council generally supports the proven need of Affordable Housing being built in the Village. It needs to be fulfilled as an obligation to future generations, the same as generations before us who supported provision of new housing in the Village.
- The Council is adamant that this should be Rented Social Housing, with a local connection, not shared ownership. This is based on the experiences of other local village developments.
- The Council recognises that site 1 has been granted 'Planning in Principle' and that the advice from the planners is that no other site will be considered. It is noted that Housing Charities will not invest money in pursuing other sites, whilst this is in place.
- With this Planning in principle in place, it is understood that a development may take place with or without the Parish Council involvement. It was felt that it was better to be involved and influence the process than to be outside of it.
- The Council feels it is better to work with an appropriate Housing Charity (as opposed to a private developer) who has experience of development in rural areas. They will expect the support of the Parish Council, if they become involved.

- The Council has reservations about building on greenfield sites but realises that, in the present situation, there is no other option. (All initial considered sites are also greenfield sites)
- The Council recognises the fact that there will be opposition from some residents.
- The Council needs to support the Parish through the process.
- The Council recognises that any building will be taking place adjacent to the conservation area and that materials/systems used should be environmentally friendly and efficient.
- The Council realises that, for residents to make any decisions, there must be a physical idea of what the area would look like, when completed.
- Hastoe is a Housing Charity that has worked with several parishes in the area, and the Council feel it would be beneficial to collect examples of their previous, local work that could be shared with residents. N.B Great Mead in Dunsford is one example

Action All Cllrs

3.5 Dunsford Emergency Response Team (DERT) –Nothing to report

3.6 The Dunsford Climate Initiative (DCI) – No meetings had been held but work is progressing on the wildflower garden in The Orchard. Cllr French has begun preparing the bed and Julia Kirkland is sowing some seeds to plant there. Cllr Harper has been in touch with Dartmoor National Park over long-standing issues. The Council are grateful to him for this and positive feedback is hoped for next month.

Action Cllrs French/Squire/Harper

3.7 Reports from other meetings attended by Dunsford Cllr Squire has attended a Cranbrook Charity Trust meeting and more money has been allocated. A reminder that this charity is to help the elderly or young people within the Village. It can also be used for specific projects that these groups will use. The Village Hall has been allocated some money in this category.

4. **Correspondence:** - List of correspondence listed overleaf. Dunsford Amateur Dramatic Society has requested that they use the Village Green again for an outdoor performance. The Council unanimously agreed to support this and will work with them to make it easier for the organisers.

5. Finance

5.1 C/A - £11860.02 as at 23/12/2025 BBI/A - £1878.53 as at 10/11/25

The Council resolved to pay the following invoices: -

5.2 Clerk's Salary (5 weeks) – Net pay to Clerk £592.80 + exp. £44.48 = £637.28 chq 1640

5.3 BG - Lengthsman's tasks for December - £50 chq 1641

5.4 BT – adoption of phone box - £1 chq 1642

5.5 HMRC – PAYE Q3 - £486.34 chq 1643

5.6 Room hire – Walled gardens – £10 - paid in cash/Clerk to be reimbursed next month

5.7 Budget 2026 - 2027 – The proposed budget was updated and approved by the Council. The Clerk will prepare the amended document, and it will be signed by the Chairman and RFO at the February meeting.

Action Clerk

5.8 Precept 2026 – 2027 – The Council discussed and approved the Precept for 2026-2027. It was noted that the Precept will not cover the complete budget and the Council agreed that other funding will need to be sourced for this. It was decided to raise the precept to £17598. Teignbridge has raised the tax base which means Dunsford will get £16,760 for the same amount of resident's council tax as last year. Therefore, the Council will only ask for £838 on top of this (+5%). This means there will only be a rise of £2.62 a year (total of £55.01) for Band D households.

5.9 Internal audit 2026 – The Council approved Mrs P Clapham as the Internal Auditor.

Action Clerk

6. Village Green – a) Cllr Webber had carried out the monthly report and this had been sent to all Councillors. The fence has been mended (by the neighbour- thankyou). The woodpile seems to be increasing and the Council thinks it's best to remove for safety reasons. Cllr Squire will liaise with Cllr Webber to manage this. Cllr French has removed a lot of leaves and reported that the spraying has been successful on the matting. There is still an issue with dog mess in the path leading to the Village Green. It was decided to leave the posters in place and try to identify the dog. A long-term solution could be to install a gate just past the entrance to the Village Hall. This would need to be discussed with the Village Hall Management Committee

Cllrs Webber/Squire/Morris

7. Planning: Applications: 7.1 Teignbridge 25/01991/FUL – Land at NGR 283986 92577, Tedburn St. Mary – Demolition of existing agricultural buildings and erection of a self-build dwelling and change of use of adjoining land to residential. The Council decided to support this application with the caveat that, if planning is approved, all future development rights are removed.

Decisions: 7.2 Dartmoor National park – 25/0096 – Doone Cottage, EX67HA – Decision on notification to carry out tree works – no objection

8. Lengthsman – tasks for January were discussed. Lengthsman to continue with the regular monitoring/cleaning of drains. The drain on the junction of Boyland and Collabridge roads was reported and a gully sucker attended. But, it has not solved the problem. The Clerk will ask the Lengthsman to monitor and will visit the site with the Highways Officer at the next meeting. The ditch/soakaway at the junction needs clearing where it runs into Butt's Pond.

Action Clerk

9. Gov.uk domain– the Council discussed this further. The Clerk will make further enquiries and report back to the Council in February. **Action Clerk**

10. Adoption of phone box Action - The Chairman signed the contract with BT in readiness, but the Clerk will investigate certain concerns that have been raised before sending it to BT. Cllr Parry offered to help with this. **Clerk/Cllr Parry**

11. Matters brought forward by the Chairman (for information only /possible addition to next month's agenda including: - a) Any pressing Highways issues for Clerk to pass on to Highways' contact – Bottom of Briton Street – the ditch has been cleared but lorries drive over it, clogging it up. There was a problem with ice forming in the recent cold weather. b) Advance notice of road closed – February 23rd to 27th – Kelland Corner to Two Crosses, Dunsford. c) the hedge that had been reported for cutting has now been cut by Volunteers. The Council would like to thank them and asked the Clerk to send a letter **Action Clerk**

12. Date of next meeting – Tuesday 3rd February 2026 7:30 pm in the Village Hall dressing Rooms

There being no other business, the Chairman closed the meeting at 9.30 pm

Signed as a true record..... (chairman)

Date

Email circulation during the past month

- Planning applications and decisions from DNPA and Teignbridge
- Rural Services Network Bulletin plus Funding Digests and weekly newsletters
- DALC newsletters
- Devon Communities Together – various newsletters, including Village Hall's
- Teignbridge District Council newsletter
- Devon County Council newsletter
- Devon Climate Emergency newsletter
- Email from resident re concerns about road safety and siting of event signs
- Info re storm Burt
- Correspondence re neighbouring fence damage in Village Green
- Info on temp. changes to arrangements for stray dogs
- Devon Community Rural Forum – Spring date to put in your diary