

LANGTREE PARISH COUNCIL

MINUTES OF MEETING

11th December 2025

	Councillors: John Davies Pat Mitchell Geoff Bond James Fishleigh Chris Whateley (TDC)
In attendance	Clerk – Linda Davies, No Members of the public.
847	WELCOME AND APOLOGIES FOR ABSENCE Apologies were received from. Colin Edworthy David Ley Mark Glover Jenny Coles Penny Stowell Cheryl Cottle Hunkin, (DDC)
848	MINUTES OF THE LAST MEETING
848.1	Matters Arising <ul style="list-style-type: none">• None
848.2	Minutes of meeting held on 13 th November 2025 to be confirmed and signed. <ul style="list-style-type: none">• These were agreed - proposed by James Fishleigh and Seconded by Patrick Mitchell – duly signed.
849	DECLARATION OF INTERESTS <ul style="list-style-type: none">• Geoff Bond declared an interest in the planning application and would not take any part in the discussion.
850	REPORTS
850.1	<u>Police Community Support Officer:</u> No report - Place holder
850.2	<u>County Councillor:</u> We are having a consultation in relation to Devon’s library service and this is being launched later this month- looking at how we can do things differently, taking into account the financial pressures but also looking at other opportunities- for example new technology and “open access” which is used successfully in other parts of the country to improve opening hours beyond staffed hours, and opening up opportunities for different groups and

organisations to use the library spaces too. It is hopefully being launched 24th Nov and we urge everyone to get involved- children too!

[Residents to be asked for their views on the future of Devon's library service - News](#)

I am organising lots of informal meetings at briefings at the moment with officers and organisations, particularly in relation to digital exclusion, rural deprivation, and how to better support isolated and rural communities. Hopefully we can help to develop more solutions in partnership.

We also had another meeting with the Chief executive of Stagecoach who has reconsidered the current pricing zones and we hope he will soon be making an announcement in relation to a bigger zone in North Devon (currently only the Barnstaple zone) which we hope will be an improvement, especially for those living in Great Torrington.

Local Government Reorganisation:

- [We've published our proposal for a simpler, stronger and more sustainable Devon - Inside Devon - news](#)
- Devon County Council has now published its proposal for a new unitary council for the whole of Devon, also respecting the current unitary in Plymouth and Torbay. This new unitary would include the county and the current Devon districts and is known as the 9:1:1.
- The Devon County Council proposal makes a strong case that the most significant services, children's services and adult's services, will benefit from the scale of a large unitary, and that there is significant risk in breaking the current county area into smaller unitary to their conservation and improvement.
- The Devon County Council concept also centres on Neighbourhood Area Committees in Localities across the county. Likely to be 16 committees with local populations of 50,000, these committees will include towns & parishes, the voluntary sector, NHS, Police, Fire Service, business, chambers of commerce and more. Each committee will have 6 or 7 unitary councillors,
- The committees could take on several powers but these are yet to be defined by government. The way they are funded will emerge as the consultation in the new year begins, but there would be a commitment to having a Cabinet member for NACs, IT support, democratic officer support etc provided by the new unitary. One of the key ideas underpinning the new NACs is to mitigate the democratic deficit caused by the loss of district councils. If done well, they provide for the first time a single forum for all tiers of local government.
- Ideas from across Devon must be submitted by 28th November. It is expected that the districts will put forward 4:5:1, county 9:1:1, Exeter a new expanded unitary, Plymouth an expansion on their current unitary. Torbay is not yet clear and political decisions are yet to be made. They certainly wish to retain their current footprint, but in recent days an idea has come forward for them to expand their boundaries.

	<ul style="list-style-type: none"> • The Secretary of State then assesses which proposals he wants to put out for consultation in the new year. This will be with other statutory consultees and not the public. • In July he will make a decision as to the chosen option, but this date on previous evidence is likely to slip. Elections to an interim authority would be in May 2027, with the authority going fully live on vesting day in April 2028. <p>Finally, I really want to emphasise again the new grant fund we have set up at Devon County Council. Designed by young people, for young people 😊 Please share with your local youth groups. I would encourage them to apply for the £3000 because you never know 😊 ! It's very easy to apply and has been designed by the Devon Youth Council who designed the fund and they are on the team who sign off the applications (and so am !). The young people would really like to see new groups and activities being set up if possible so please encourage anyone who you think might be interested. With it being a brand new fund we really want to get the word out there. It doesn't require match funding and it can cover wages if needed. https://www.devon.gov.uk/news/new-grant-fund-laims-to-enrich-the-lives-of-devons-young-people/</p> <p>If there are any safety defects or other highways type issues please do report them here: Report a problem - Roads and transport</p> <p>Grit bins can be requested via Grit bins and salt bags - Roads and transport</p> <p>Speed concerns can be raised from the "report a concern" link at Speeding, Speed Limits and SCARF - Roads and transport</p>
850.3	<p>District Councillor:</p> <p>The next Taw and Torridge River Champions (TTRC) meeting took place last Saturday for those people attending at Chigwell Street, where we undertook some river quality tests at Kenwith Stream (Kenwith Valley Nature Reserve). Tests included phosphate levels which were higher than previous occasion 250, due to all the rain and we took some river temperature 10 and turbidity (mud) indicated as 50 on the tube all recorded onto our database. In time we are looking to expand river monitoring including our ward of Shebbear and Langtree. Next meeting is in January details to be confirmed. Another recurring problem which has been ongoing for a long time now is recycle vehicle spillages. This has continued to happen around some of the lanes particularly along hedge and roadsides in Petrockstowe, Newton St Petroc and Merton. We are continuing to monitor the situation too see improvements and please contact me if any future spillages. On a positive note, Langtree Parish have praised the Recycling Team for excellent service at times exceeding the call of duty and the recycle Team acknowledged my email.</p> <p>We are down to just one abandoned vehicle in Shebbear now after I further liaised with DVLA and TDC recycling and Helen Quaille TDC Estates, R319 WDV identified abandoned in land owned by Corloe Construction. Forms part of</p>

	<p>the registered title DN657185. However, it appears that this business is no longer trading. It's now a question of identifying/contacting the landowner to speak to the owner of the vehicle to remove it.</p> <p>Full Council</p> <p>TTVS (Taw and Torridge Voluntary Service) requested a one of payment of £33,000 to tie them and it was decided by Council members to refer this to MBWG (Members Budget Working Group) to decide to recommend the payment or not. Many councillors have already supported TTVS and realise the great work they do for the community.</p> <p>Council received an update reference the Brunswick Wharf Development in Bideford East of the Water from Simon Friend - Developer and said there has been much preparation work ongoing including the temporary flood defence in last two weeks. Main contract is due to start in spring 2026.</p> <p>North Devon Place Story was presented to Council and to be adopted evoking a narrative on the culture, history, challenges, and aspirations for our area working with North Devon Futures Partnership, North Devon Councils and Torridge to help potential opportunities and the areas' identity. It was highlighted in November's council meeting that agriculture has an important role to play in our Place Story.</p> <p>Other Agenda items:-</p> <p>Appointment of a new Lead Member</p> <p>Appointment of Chief Officer</p> <p>Review of Treasury Management</p> <p>Report on Council Tax Bands</p>
851	PARISH MATTERS
851.1	<ul style="list-style-type: none"> • Update on Langtree Park. - • Still waiting for funding from TDC. Adrian Avery confirms that the application does not need to go before the Community and Resources committee and the contracts would be drawn up for the funding.
851.2	<ul style="list-style-type: none"> • Update on Beech Road Play Park – • In order to release funds TDC require proof that the parish council is registering the land, so the decision not to pursue the land at the last meeting will need to be reversed. • New signage has been installed. (No dogs etc and close the gates)
851.3	<ul style="list-style-type: none"> • Other Matters impacting the parish – • None given.
852	PLANNING
852.1	Any updates on potential planning application for land at The Crescent, Langtree – Holding item - None
852.2	Applications for discussion –

	<ul style="list-style-type: none"> 1/0905/2025/FUL – Installation of ground mounted PV array. – Council has no objection. 						
852.3	<ul style="list-style-type: none"> Applications received between issuing the agenda and the meeting. None 						
853	CLERK'S REPORT AND FINANCE						
853.1	<p>To receive update on financial position at the end November 2025</p> <p>The position at the end of November was:</p> <table border="1"> <tr> <td>Lloyd's account</td> <td>£8,530.43</td> </tr> <tr> <td>Reserve account</td> <td>£1583.11</td> </tr> <tr> <td>Total</td> <td>£10,113.54</td> </tr> </table> <ul style="list-style-type: none"> In addition, there is £1,496.45 the Langtree Park account. 	Lloyd's account	£8,530.43	Reserve account	£1583.11	Total	£10,113.54
Lloyd's account	£8,530.43						
Reserve account	£1583.11						
Total	£10,113.54						
853.2	<p>To request approval of BACS Payments and cheques.</p> <p>No payments to be approved.</p> <p>In view of TDC requirement for Beech Road play park to be registered by Langtree Parish Council, it was agreed that we should engage a solicitor to action even though the cost is not known now.</p> <p>Vote was taken and all were in favour.</p> <p>Payments made:</p> <ul style="list-style-type: none"> Service charge (bank) £4.25 						
853.3	<p>To review correspondence received.</p> <ul style="list-style-type: none"> TDC Precept request – Budget to be discussed at the next meeting. Devon Wildlife Trust – saving Devons treescapes – tree offer – Council agreed none were suitable. Local Plan Torridge Group – People and Place survey – Clerk to complete before 31/1/26 						
854	PUBLIC PARTICIPATION. <ul style="list-style-type: none"> Public participation. – None 						
855	ANY OTHER ITEMS AT CHAIRMAN'S DISCRETION <ul style="list-style-type: none"> None. The meeting closed at 8 pm. 						
856	Date of next meeting – Thursday 8 th January 2026						