

Drewsteignton Parish Council.

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Minutes for meeting of Drewsteignton Parish Council that took place on Monday the 19th of January 2026, at 7.30pm in Whiddon Down Village Hall.

Present, Peter Brennan, Andrew Di Battista, Ian Rowe, John Redman, Laurance Bennie, Anna Imrie, Lou Butler(clerk) Cllr Sue Davies plus 6 members of the public

Business Transacted

1.1.26: Welcome

Chair welcomed everyone to the meeting and reminded everyone that an audio recording would be taken from item 1 on the agenda to aid note taking and would be deleted once the draft minutes had been written.

2.1.26 Current Vacancies.

Chair reminded the council of the current vacancy in the Crockernwell ward.

3.1.26: Apologies for absence:

On apology for absence was noted for Cllr Sue Hember. [Cllr Brennan accepted the apology and Cllr Bennie seconded, all in favour. Motion carried RR26/01](#)

4.1.26: Minutes of the Last Meetings. Draft Minutes were made available on the website.

[Cllr Di Battista proposed they were an accurate portrayal of the last meeting and Cllr Bennie seconded, all in favour. Motion carried RR26/02](#)

5.1.26: Declarations of Interest

Cllrs were invited to declare any interests they may have in items on this agenda, including the nature of the interest. Cllrs were reminded of their responsibilities to keep their register of interests updated. No interest was declared at this time.

6.1.26: Public Speaking Time (max. 3minutes/person. Session time: 10 minutes).

The Chair opened the Public Forum and advised that the main topic for discussion was the planning application for a proposed dwelling at Drewsteignton. It was noted that comments made during this session would inform the Council's later discussion under the planning agenda item.

- The applicant, Sam, was invited to speak first.
- Sam stated that the proposal was for a two-bedroom, two-storey dwelling and that the ridge height would be comparable to nearby buildings.
- He advised that the site had previously contained a two-storey structure.
- The application was described as a one-off, custom-build home for a local person.
- Sam outlined his local connection to the parish and his intention to return to live locally within the next few years.
- He acknowledged that access to the site was constrained but stated that construction would be carefully managed.
- He advised that materials would be stored off-site and delivered only as required to minimise disruption.
- He stated his willingness to engage with neighbours and address concerns where possible.

Residents then raised the following concerns:

- Loss of privacy and overlooking: It was stated that a two-storey dwelling would overlook neighbouring gardens and living spaces, significantly impacting residential amenity.
- Loss of light and overshadowing: Concern was raised that the proposed building would reduce light levels to nearby properties and gardens, particularly given the lower ground levels of adjacent dwellings.
- Visual impact and scale: It was stated that the dwelling would be highly visible from surrounding properties and would fundamentally alter existing open aspects.
- Impact on historic character: Residents emphasised that the site lies within a conservation area and that the proposal was considered to conflict with the historic pattern and layout of development.
- Impact on the setting of listed buildings: Concern was expressed regarding the proximity of the proposal to Grade II listed properties and the potential harm to their setting. Access and construction traffic: Questions were raised about how construction vehicles, deliveries, and machinery would safely access the site using narrow village lanes.
- Construction disruption: Concern was expressed regarding noise, congestion, road blockage, and safety during the build period.
- Parking: It was questioned whether sufficient on-site or nearby parking could be provided during both construction and occupation.
- Use of neighbouring land and buildings: It was stated that the proximity of a new residential dwelling could restrict the use of nearby workshops and outbuildings.
- Local housing need: Some residents questioned whether there was a demonstrable need for an additional dwelling, given existing properties for sale and unimplemented permissions.

While acknowledging the principle of supporting local people to remain in the parish, several Cllr's stated that the specific site was considered unsuitable due to its constrained access, heritage sensitivity, and the anticipated impact on neighbouring properties.

The Chair thanked all speakers and acknowledged the sensitivity of the discussion. It was confirmed that all comments raised during the Public Forum would be considered during the Council's formal consideration of the planning application.

7.1.26: To receive reports (if any) from County Cllr. Davies & Borough Cllr Guthrie. Plus parish councillors' reports.

County Cllr Sue Davies discussed

Libraries: consultation/survey on library usage discussed; parish to share via Parish Post and Facebook.

Elections/devolution: election timing discussed with no further information at this time.

Parish councilors reported.

- Speed sign: batteries replaced; solar functionality discussed; decision not to purchase additional mounting hardware at this time.
- Hedges encroaching and potholes: issues raised; use of official reporting channels discussed.
- Footpaths: reminder to complete footpath walk/list in spring; master map located.
- Abandoned horsebox/vehicle: reported as stickered and awaiting removal process.
- Playing fields: AGM update; finances and potential zip wire project discussed including accessibility seat and inspection arrangements; VAT handling and asset register updates noted.
- Glebe/Trinity cottages fire reinstatement: update on planning submissions, contractor tendering, access and transport planning, welfare/toilet arrangements, funding structure (National Trust and insurers), and community communication.

- Defibrillator: funding secured to relocate defib unit to telephone box and support restoration of the box; power/line context noted.
- Community alerts/WhatsApp: agreement to launch QR-code based alert system.
- Library consultation: reminder to promote consultation link.

8.1.26: Planning (DNPA unless otherwise stated) (Chair):

a) [0407/25, Full Planning Permission, Land At Sx735 908, Drewsteignton, EX6 6QS, New custom-build dwelling for a local person, expires 03-02-2026](#)

- Site meeting was held (Saturday 10:00); attendees listed Lawrence, John, Lou, and Chair.
- Access and land rights: discussion of differing deed references (1959 deeds cited vs later deeds not carrying through).
- Drainage: intention to connect via manhole noted; permission from relevant landowner would be required.
- Construction logistics: questions raised regarding vehicle access, deliveries, holding/staging of materials offsite, and disruption within the village.
- Material planning considerations cited in objections: overlooking/loss of privacy, loss of light/overshadowing, access/traffic, parking adequacy, proximity/impact on Grade II listed buildings, and services/wastewater strategy if connection not feasible.
- Ecology: gap noted in ecology reporting with bats referenced (Pipistrelle and Brown long-eared bats).
- Local housing need: parish-level need discussed as limited.
- Section 106: applicant intention stated (approx. 80% market value) and request that this be clearly applied/recorded.

Resolution: Cllr Bennie proposed to submit a negative response (objection) to the application, based on the material planning considerations discussed. Cllr Imrie seconded, all in favour, Motion carried RR26/03

b) [0406/25, Listed Building Consent, Knowle Cottage, Drewsteignton, Exeter, Devon, EX6 6QZ, Reconstruction of collapsed garden wall, expires 29-01-2026](#)

Cllr Di Battista proposed that the council supported the application as it was a reconstruction of a structure. Cllr Macey seconded the motion, all in favour, motion carried. RR26/04

9.1.26: Highway matters

- Parish emergency refuge kit for approximately 40 people discussed (blankets, roll mats, storage boxes). Storage location noted (rear room). Potential additional funding/support options discussed.
- Devon gritting routes and thresholds clarified; some routes historically assumed to be included are not currently on the schedule. Discussion of Drewsteignton access issues during icy conditions and traffic congestion around Netherton Hall / Black Alley Quarry junction. Request to investigate placement of a grit bin at or near the Black Allar Quarry junction. Action: Provide a map pin / what3words location for the proposed grit bin site and pursue with Highways.

10.1.26: Current and new business

- a) 26/27 DPC meeting dates and locations
- | | |
|-----------------------|-----------------------------|
| 16th of February 2026 | Whiddon Down Village Hall |
| 16th of March 2026 | Drewsteignton Church Space |
| 20th of April 2026 | The Long Room Drewsteignton |
| 18th of May 2026 | Whiddon Down Village Hall |
| 15th of June 2026 | Drewsteignton Church Space |
| 20th of July 2026 | The Long Room Drewsteignton |
| No meeting in August | |
| 21st September 2026 | Whiddon Down Village Hall |
| 19th of October 2026 | The Long Room Drewsteignton |
| 16th of November 2026 | Whiddon Down Village Hall |
| 14th of December 2026 | Drewsteignton Church Space |
| 18th January 2027 | Whiddon Down Village Hall |
- Draft schedule shared with rotating venues to ensure heated/warm spaces.
 No meeting planned in August; Annual Parish Meeting intended in May.
 Resolution: Meeting dates/locations agreed.
- b) Whiddon Down village hall has been quoted £4500 to replace the heating system. They will be looking for grants to assist with the payment for this.

11.1.26: Review of council policies and procedures.

- [DPC 017 Disciplinary Procedure](#)
- [DPC 018 Training Policy](#)
- [DPC 019 Freedom of Information & Publication Scheme](#)

Disciplinary procedure: no changes proposed.

Training policy: update Councillor training record (outside of policy text).

Freedom of Information policy: update clerk details; to be resubmitted in February.

Resolution: Policies reviewed and carried forward with updates as noted.

12.1.26: Finance and Consideration for approval of purchases.

- a) Budget approval 26/27 Cllrs viewed proposed budget and agreed to move £615 from reserves to cover any shortfall due you extra expenses for the year. [Cllr Macey proposed the council approved the proposed budget for years 26/27 and Cllr Bennie seconded the motion, all in favour motion carried RR26/05](#)
- b) Precept considerations were discussed with the clerk giving information for the council to cover the budget at £13,135 which would be equal to a 4.63% increase to the parishioners or £12,550 which is a 0.03% decrease on last year. [Cllr Brennan proposed the council request a precept of £12,550 in line with the councils' policies of a "value for money" approach in the current economic climate. Cllr Redman seconded the motion. All in favour, motion carried. RR26/06](#)
- c) Approval of financial documents.

Drewsteignton pc online payment log					
Voucher n	Date	Supplier	Discription	Amount	VAT reclaim
66	19/01/2026	Lou Butler	Salaries and expeses	576.55	Y
58	01/01/2026	Scribe Accounting (Starboard Systems Limited)	Scribe	28.8	Y
64	29/12/2025	Lou Butler	A30 Closure kit	280.56	Y
63	16/12/2025	EDF	Electric W/C	24.33	Y
65	16/12/2025	EDF	Electric P/F	22.52	Y

13.1.26: Confirmation of the next Council meeting: 16th of February 2026.7.30 at Whiddon Down Village hall - Any changes will be posted on the Website.

Signed

Dated