



SOUTH BRENT PARISH COUNCIL

MINUTES of meeting of the Land and Estates Committee held on Monday 29th September 2025 at 7.45pm at South Brent Village Hall, South Brent.

Before the meeting there will be an Open Forum for discussion with members of the public for 15 minutes for items not included on the agenda (each speaker has a maximum of 5 minutes at the discretion of the Chairman).

Member of the public – concerns regarding charging for the car park. Thinks it will deter people from buying in the village and will de-value their property. Residential parking areas will have more parked vehicles and cause resentment. Disappointed to read that some members of the community want it charged for as they do not have to use it. Cllr Hancock – the Parish Council leases it from SHDC and the lease is coming to an end. All South Hams car parks are chargeable. Cllr Butcher – there may be a possibility that the Car Park is sold to the PC in the future. Should also note that the road through is not Council adopted and is maintained under the terms of the lease, as is a brick wall at the site.

		<u>Actions</u>
L&E A 250929	Record of members present. Cllrs Astal-Stain, Fone, Hanney, Rafiqi, Johnston, Butcher, Hancock, Lucy Bruckner (Deputy Clerk). No members of the public present.	Noted
L&E B 250929	Apologies for absence. None received.	
L&E C 250929	Declarations of interest (and nature) with regard to items on the agenda. Cllr Hancock – South Brent and Station Yard. Cllr Rafiqi – The Luces.	
L&E D 250929	Consider the granting of dispensations. None	
L&E E 250929	Public participation session with respect to items on the agenda. None	
L&E F 250929	Confirm and sign the minutes of meetings of this committee on Monday 9 th June 2025* and report on any matters arising – for information only. Cllr Butcher – we are expecting a plan from Moxley McDonald for the redesign of the toilet block in Stockbridge Lane. Cllr Butcher – there are still barrels left outside the toilet block from The Club. Cllr Butcher – trees in the allotments. Minutes approved and signed by Cllr Hanney.	Cllr Hanney has the plans. Refer to Item K. Trees have been felled as necessary.
L&E G 250929	To receive a report on the actions required from the previous L & E committee meeting (Appendix A). * The Deputy Clerk confirmed that an up to date report will be sent out with each agenda pack.	Noted
L&E H 250929	To receive an update on the following	
	i. Station Yard and Car Park. Cllr Butcher – covered before the meeting (see above). Lease due for renewal September 2026.	

	ii. South Brent Allotments. Cllr Astal-Stain - three trees have been felled. Will be erecting owl boxes. All allotments in use.	
	iii. Grounds Maintenance. Cllr Hanney - grass cutting. Due for Tender January 2026, to start from April 2026, for three years. Note that Wellington Square has not been treated. Clerk to confirm exactly what South West Grounds Maintenance is contracted to do, as the letter does not specify Wellington Square. If confirmed, RECOMMEND to Full Council that 10% is deducted for non-compliance of contract. Clerk to begin the process of finding contractors to tender for grass cutting, work to start April 2026 for three years. Clerk to negotiate increased revenue for grass cutting contracts with DCC and SHDC.	Clerk Clerk Clerk
	iv. Railway Wood. Cllr Butcher – no complaints. Clerk to enact report from October 2023 and ask for re-quote for recommended works, to check if the spend for these works was agreed by the PC, if inconclusive add to Full Council agenda to ratify or agree.	Clerk
	v. Sanderspool Cross Play Park. - To receive quotations for a new accessible bench and consider purchase. * - To agree maintenance and repainting of Train Unit as per manufacturers recommendation. - Cllr Hancock – following the RFO's report on the poor condition of the Crowder Park play park there is a possibility of a re-build by SHDC, to be decided within the next week. On discussion the Committee was minded to keep the play park, add to Full Council agenda October.	New bench not required, all repaired. Clerk to inform JFGS to complete this work. Clerk to add to October agenda.
	vi. Bus shelters. Nothing to report.	
	vii. Stockbridge Lane and Sanderspool Cross toilets. Three architects were asked to draw up plans, only Moxley McDonald responded.	Clerk to ask Moxley McDonald for quotations via their Quantity Surveyor. Clerk to tender for three quotes for the works. Clerk to add to October agenda – to consider the plans for the renovation of the WC's in Stockbridge Lane.
	viii. Toll House (to include the Clock). Nothing to note.	
	ix. Recreation Ground. The committee should take into account the OSSR minutes from 29.9.2025 when setting a budget for the Rec.	Clerk to add to Full agenda
	x. Wellington Square.	Clerk to C
L&E I 250929	Report on all other assets and items owned by the Council, to include but not exclusively buildings, land, seats, troughs and monuments. To be discussed tomorrow in the Asset Working Group meeting.	
L&E J 250929	To review areas of land that are not maintained or owned by DCC, SHDC or DNPA. The Luces land has now been transferred to the Parish Council.	

L&E K 250929	To consider using the flat area next to Stockbridge Lane WC's for an In Post or similar locker. * To delay until decision is made on the WC refurbishment.	
L&E L 250929	Stockbridge Lane toilets – to consider and agree the removal of the defunct Wallgate and replace with a simple wall mounted sink with soap and paper towel dispensers. * Defer see minute L&E H 250929 vi.	
L&E M 250929	To consider changes in budget lines. * Cllr Rafiqi - join WC's back into L&E as a single budget line.	Clerk to RECOMMEND to Full Council
L&E N 250929	To consider and agree the required budget for this committee in 2026/27, for the RFO to create a draft budget for agreement by full council. The committee has received relevant 2025/26 accounts to date in order to make an informed opinion. * Cllr Rafiqi has drafted some figures and will work with Cllr Hanney, and report to Full Council. 3 rd Nov provisional L&E budget meeting.	Clerk to book SB Village Hall 3 rd Nov 7.30pm and create agenda for the L&E budget.
L&E O 250929	Part 2 i. Pursuant to Section 1(2) Public Bodies [Admission to Meetings] Act 1960, to resolve to exclude the public and press due to the confidential nature of the business to be transacted. ii. To resolve re-admittance of public and press to the meeting.	
L&E P 250929	Any items for Full Council. Any items for the next Land and Estates committee agenda, and the date of the next meeting. All meetings will held at South Brent Village Hall and start at 7.30pm unless otherwise stated. • 6th October Finance and HR committee meeting • 20th October 2025 Full Parish Council meeting • 3rd November 2025 Land and Estates committee meeting	

22.13 meeting closed.