



SOUTH BRENT PARISH COUNCIL

MINUTES of meeting of the Land and Estates Committee held on Monday 9th June 2025 at 7.30pm 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).

Meeting started 7.42pm.

		<u>Actions</u>
L&E A 250609	Election of the Chairman of the Land and Estates committee. Cllr Hancock proposed and Cllr Astal-Stain seconded Cllr Hanney, who accepted the Chair of the committee.	
L&E B 250609	Election of the Vice Chairman of the Land and Estates committee. Cllr Hanney proposed and Cllr Johnston seconded Cllr Hancock, who accepted the Vice Chair of the committee.	
L&E C 250609	Record of members present. Cllrs Astal-Stain, Hanney, Rafiqi, Johnston, Butcher, Hancock, Lucy Bruckner (Deputy Clerk). No members of the public present.	
L&E D 250609	Apologies for absence. Cllr Fone	Apologies approved
L&E E 250609	Declarations of interest (and nature) regarding items on the agenda. Cllr Astal-Stain – Vicarage Road Allotment Association (VRAA). Stockbridge Lane toilets. Both non pecuniary. Cllr Hancock- Station Yard and car park, as this is owned by South Hams District Council (SHDC) and he is a SHDC Councillor.	
L&E F 250609	Consider the granting of dispensations. None required.	
L&E G 250609	Public participation session with respect to items on the agenda. Cllr Johnston – who empties the post box? Deputy clerk thought that Cllr Richards and the clerk checked it, Cllr Hanney will ask them both.	Clerk to confirm to all Cllrs who checks the post box and how often.
L&E H 250609	Confirm and sign the minutes of meetings of this committee held on Tuesday 10 th March 2025 and report on any matters arising – for information only. The committee members agreed the minutes were a true record, and Cllr Hanney signed them.	
L&E I 250609	To receive an update on the following	
	i. Station Yard and Car Park. Cllr Butcher – SHDC will not transfer at less than market value. There is an Asset WG which will arrange the re-evaluation of the assets. To note that there is a meeting on 30 th September organised by the Deputy Clerk,	

	where our current insurers will re-evaluate our buildings and assets.	
	ii. Vicarage Road Allotments. - Regarding Ross Kennerley's assessment of trees, is his report acceptable for insurance purposes. Clerk to check. - There is no power to draw water from the bore hole, the VRAA will request funding from SBPC budget for local projects. - The VRAA are getting grass scythed, strimming not required.	Clerk to confirm if Mr Kennerley's checks are covered by insurance. Clerk to update from the last L&E, was the tree surgeon contacted?
	iii. Grounds Maintenance. Grass has been cut. Committee is very pro leaving some areas long. Committee is unhappy with the timescales of the cutting which has been completed so far this year. Clerk to write to SW Grounds Maintenance to request removal of weeds, with non-glyphosate weed killer, in Wellington Square. Cllr Hanney will inform all householders that this work will be carried out when the week it will be done is agreed.	Review contractor's performance at next meeting. Clerk to provide copy of contract for grass cutting to all committee members. Clerk to write to contractor to request removal of weeds, with non-glyphosate weed killer in Wellington Square.
	iv. Railway Wood. - Cllr Astal-Stain reported that many new paths have been created by cyclists through the woods. - Cllr Astal-Stain reported that there has been bark stripped from trees. - Cllr Butcher walked through yesterday and enjoyed seeing children using the woods for bike tracks. - Cllr Hancock commented that it was good to see children riding their bikes in a non-manmade area. - General consensus was that the council could not enforce no bikes in Railway Wood.	Cllr Hanney to assess the wood in June.
	v. Sanderspool Cross Play Park. - To consider the Allianz report. Councillors noted that there was no urgent work at present, but potentially work for a future date.	Clerk to request that JFGS check the Exeter Road gateway catch, and the finger trap.
	vi. Bus shelters. New bus shelter on Exeter Road has been installed. The Council has not yet received an invoice for half of the cost from Devon County Council.	
	vii. Stockbridge Lane and Sanderspool Cross toilets. - To receive an update on the toilets within parish. Stockbridge Lane - Cllr Hanney has spoken with Moxley McDonald and they will provide a quotation for a complete	Clerk to inform JFGS NOT to go ahead with hand drier.

	rebuild of the toilet block. Two others have not yet replied to a request for a quotation. - To consider the replacement of the hand drier in the Gents WC at Stockbridge Lane, the estimate from JFGS is £250 - 300 for the electrician and then £125 -150 for a fairly decent hand dryer. Council decided that they would not replace this, as they were still considering a complete rebuild. - Council noted that bins and beer barrels were still being left on Council land. Sanderspool – Cllr Johnston noted that the toilets are now left open 24/7 and there has been no notable increase in vandalism.	Clerk was previously asked to write to the owner of the club to desist, to update the committee on the reply, if received.
	viii. Toll House (to include the Clock). - To note that the fire extinguisher has disappeared. RFO requested JFGS to replace ASAP. - This was removed by a former Councillor, a former Clerk had checked that this did not impinge on the insurance.	
	ix. Recreation Ground. - To consider possibility of council member or staff member taking responsibility of the recharging of the Palstone speed signs (currently done by Peter Kelly). - To consider remedial works quote for £1,818 to repair the Adventure Trail. * Defer to Full Council.	Cllr Hanney volunteered to carry out the speed sign works. Clerk to inform Peter Kelly. Clerk to add remedial works request to Full Council.
	x. Wellington Square. An area which was pressure washed is still awaiting reinstatement from a houseowner.	
L&E J 250609	All other items owned by the Council, and classified as street furniture, to include but not exclusively seats, troughs and monuments. - Damaged bench in play park – to consider its replacement. - Bench opposite OSCC beyond any repair – to consider its replacement if required. Not required to be replaced.	Clerk to defer to autumn L&E meeting and to provide three prices, one recycled, all wheelchair friendly.
L&E K 250609	To review areas of land that are not maintained or owned by DCC, SHDC or DNPA. Still in progress by Cllr Richards.	
L&E L 250609	To review the Clerks priorities for this committee. - Stockbridge Lane toilets - Review budget lines - Tree survey – needs to be followed up - Quotes for works reported from drain survey	
	Part 2	Not required

	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.	
	Any items for Full Council. To agree a F&HR meeting before September. Move F&HR Sept meeting to Oct. Any items for the next agenda, and the date of the next meeting. • Review of asset register. All meetings will be held at South Brent Village Hall, start times will be on the agenda. • 23rd June 2025 Full Parish Council meeting. • 6th October 2025 Land and Estates committee meeting.	Clerk to add these items to the relevant agendas.

Meeting closed 9.25pm