

**Modbury Parish Council Meeting
Tuesday 3rd March 2026, 7.00 pm**

Draft minutes

Present Vice Chair P Smith,
T Price, S Wyatt, B Cole, C Field
D Trigger [joined meeting 7.15pm]

Public Forum: Members of the public and press are welcome to attend

Chair invited members of the public to speak – No members of the public spoke

Reports from Devon County and Souths Hams District Councillors

To receive Devon County and District Councillors' Reports

DCC – Cllr Louise Wainwright

LW apologised the monthly report had not been circulated yet

LW thanked Cllr B Cole and parish clerk for attending recent meeting to discuss road warden consortium and best practice repairing pot holes. LW to check on road classification for road warden work and repairs

BBC Spotlight also want to speak to Modbury road warden – contacted LW and parish clerk separately earlier in the day

DCC - £4m revenue budget available to Highways to co-fund repairs to gullies etc.

Multi agency debriefing session - Emergency Planning - Malborough village hall

Friday 6th March 10am – 1pm follow up to recent gas outage in Kingsbridge and surrounds

Devon Communities together – potential community funding available

LW left at 7.20pm

SHDC – Cllr Bernard Taylor

Confirmed support for MODWAG project for community spaces with grant of £350

towards total cost. Application submitted by clerk last week on behalf of MODWAG

SHDC Teams meeting for NPPF and NP on 12th March. MPC will attend online

Community Awards recognising groups and individuals in Modbury on 26th March

Recipients should have been advised by now

SHDC car park charges to rise 4% in the new financial year

2026 200 Apologies: To receive apologies and to approve reasons for absence.

B Price – prior commitment

A Turner – unwell. Council sent best wishes to AT wishing her a speedy recovery

2026 201 Declarations of pecuniary and other interests

Register of interests: Councillors are reminded of the need to update their register of interests within 28 days if there have been any changes to their circumstances.

None declared

2026 202 To confirm minutes of the last meeting – previously distributed

Proposed T Price

Seconded C Field

Approved. All in favour

Matters arising

Clerk to submit MPC letter to SHDC re Bloor. **Done**

River Erme catchment discussion referred back to LW and AT. **Done**

Community helpline information added to MPC website. **Done**

Clerk to contact Memorial Hall re availability. **Actioned 4th March**

B Price to contact DALC. **Done**

MODWAG costings to be discussed at the April meeting

2026 203 Finance

1. To approve payments as listed in Appendix 1 £2,568.40

Proposed T Price

Seconded D Trigger

Agreed. All in favour.

2. To note the reconciliation between Lloyds Bank and Rialtas. **Noted**

3. To note the Finance & HR minutes – previously circulated. **Noted**

2026 204 Insurance

1. Tender process – requests sent to Ecclesiastical via Clear Insurance – current insurers. Renewal quote received

NFU – declined overall. Could cover specific events.

Aviva - chased

Zurich – declined

Discussion about tender process. Clerk gave explanation about responses.

Proposal to continue for a further year with Ecclesiastical via Clear Insurance and to revisit tender process during forthcoming financial year.

Proposed T Price

Seconded B Cole

Agreed. All in favour

2026 204B Planning

1. Widland Farm, Modbury, PL21 0SA

Application for approval of details reserved by conditions 3 (Bats), 4 (Slates), 5 (Eaves / Verges) & 6 (External Attachments) of planning consent 3182/25/LBC

<https://southhams.planning-register.co.uk/Planning/Display/0413/26/ARC>

Application discussed with decision to support

Proposed T Price

Seconded S Wyatt

Approved. All in favour

2. Bloor Homes Palm Cross development outline planning application

P Smith read out the following statement to be minuted and available on the MPC website

Following the SHDC decision to grant outline planning permission on the Bloor Homes proposal in contravention of MPC's approved Neighbourhood Plan we have:

- 1) Met with Tozers who are prepared to advise and act on our behalf if necessary. We have more time than originally thought to seek judicial review of the decision.
- 2) Written twice to the Chair of Planning at SHDC, Cllr Mark Long, to object to the process and decision and have had replies to both rejecting our assertions. He confirms that consent is subject to the satisfactory agreement on s106 contributions. These are the subject of ongoing negotiations during which time the Parish Council may make further representations which the planning authority are obliged to consider.
- 3) We will now consider asking Tozers for formal legal advice about how best to respond and will then decide whether or not to go for judicial review.
- 4) We are also considering a parallel approach to the Local Government Ombudsman to complain of maladministration by SHDC.
- 5) We propose to hold a public meeting before the end of this month, subject to the view and approval of councillors.
- 6) Since one of the main objections to the development relates to Highways and road safety we may wish to seek professional advice and a desk-top study of the road safety aspects of the proposal.
- 7) There is a petition circulating in the community objecting to the Bloor Homes proposals.
- 8) There will have to be another application from Bloor Homes for detailed consent before any development can take place.

MPC approved the statement and instructed the parish clerk to book Modbury Memorial Hall for a public meeting to which all interested parties including SHDC and Bloor Homes will be invited and for the meeting to take place before end of March.

Proposed C Field
Seconded T Price
Agreed. All in favour

B Cole stated he was pleased MPC had included a desk top traffic study under point 6 and proposed the study is carried out for Lanveoc Way and the existing road network through the estate. Clerk to contact DALC for possible contacts

Proposed B Cole
Seconded D Trigger
Agreed. All in favour

2026 205 Modbury Sports and Recreation Trust

1. Agree final wording on lease between MPC and MRST – previously circulated to all councillors ahead of the meeting.

T Price gave a brief outline of process between Tozers and MARS/MRST.
T Price stated new lease is ready to be executed ahead of 1st April 2026 subject to approval by MPC.

Proposed T Price
Seconded D Trigger
Agreed. All in favour

2. Agree recommendation of Fin & HR committee to transfer funds from existing MARS bank account to new MRST bank account

T Price outlined the requirement to transfer the current funds from existing bank account into new account in name of Modbury Recreation and Sports Trust to reflect new status.

That £2,800 to be retained by MPC to cover payments to The Football Association for upkeep of the QE II football pitches

Proposed T Price
Seconded C Field
Agreed. All in favour

2026 206 Health & Safety

1. Play areas – To review current position on SHDC safety advice and agree an appropriate course of action

P Smith outlined the issue with EarthWrights concerning maintenance and finger traps etc. PS confirmed he and B Taylor [SHDC] had met EarthWrights earlier in the day and resolved the issue at Champernowne. EarthWrights also confirmed if any similar issues are highlighted at Mem Hall Play Area they would return and rectify. PS thanked BT for his assistance in arranging the onsite meeting with EarthWrights

2026 207 Devolution

1. MPC to agree by 26th March MPC response to all LGR proposals. PS and Clerk gave a brief outline and encouraged all councillors to comment on BP/PS's draft document ahead of submission on 26th March. **Clerk to circulate.**

2. MPC is hosting a DCC discussion on Neighbourhood Area Committees at QE II pavilion on 28th March. This is the second in a series of meetings about the structure and operation of NAC under LGR. **Councillors encouraged to attend, if possible.**

2026 208 Maintenance

1. Pot holes – update. MPC continue to order repair material and have used 40 buckets since Christmas with 1 day a week dedicated to road warden duty. Compactor has been refurbished by one of the road repair volunteers. Further repair work scheduled with drier weather at Orcheton and Friend Wells. Salt bags to be collected and stored by end of March.

2. P3 scheme – update on progress and way forward with DCC. Contact with DCC P3 team has stopped with MPC continue to remain outside agreement with DCC & awaiting payments for previous work undertaken. MPC can resume P3 when this rectified by DCC. LW is aware of situation

3. DCC funding for maintenance equipment under RW scheme – PS explained maintenance committee have identified the need for a scarifier. Proposed that

MPC bid for finance to fund the purchase of a machine which can also be used by other parishes

Proposed B Cole

Seconded S Wyatt

Agreed. All in favour

4. Review of tree surgery contract with Coastal Garden Services

PS gave a brief overview of the tree surgery contract and confirmed it has been renewed for a further year after a successful review of year 2025/26

5. Street lighting

DCC have confirmed all the street lamps in the town centre will be replaced in the existing vernacular style. Timing unknown at present.

LW to liaise with DCC street lighting team to again request a feasibility to look at lighting solutions for junction with Chatwell Lane and Dark Lane

**2026 209 Committees, Sub-committees and Working Groups:
To receive updates (If any) from Committees, sub-committees, working
Groups not dealt with earlier.**

Community – SW reported that a meeting is scheduled next week to include the following items:

Dementia friendly Modbury

Youth friendly Modbury

Telephone box refurbishment

2026 210 To agree the Saturday Rota:

S Wyatt 7th March

C Field 14th March

D Trigger 21st March

T Price 28th March

B Cole 4th April

B Price 11th April

2026 211 Date of next meeting: Tuesday 7th April 2026 @ 7pm

Meeting closed at 9.08pm