

Broadwoodkelly Parish Council

Council Meeting of Broadwoodkelly Parish Council

To the Chairman Mr R. Heggadon and all other members of Broadwoodkelly Parish Council.

You are summoned to the Meeting of Broadwoodkelly Parish Council on Tuesday 25th November 2025 to be held in the Village Hall at 7.30pm.

Members of the public and press are entitled to attend this meeting. However, where an item is deemed confidential any members of the public will be excluded from this part of the meeting. Members of the public are invited to give their views and question the Parish Council on agenda items or any other issues they may wish to raise. Each member of the public will be given three minutes in which to express their views.

Agenda

- 1. To receive apologies for absence and consider if the reason for the absence should be approved by the council.**
- 2. Declaration of Interest from Members:**

Councillors are reminded to declare any personal or prejudicial interest they may have in any agenda items.

 - 2.1 The parish council has delegated the power of granting dispensations to the clerk
 - 2.2 To receive written requests for dispensations for disclosable pecuniary interests (if any).
 - 2.3 To grant any requests for dispensations as appropriate.
- 3. To receive and approve the Minutes of the meeting held on Tuesday September 23rd 2025. Discussion to decide whether to alter the evening the council meetings are held.**
- 4. Public Participation**
- 5. Report by Borough Councillor**
- 6. Past Subject Matters for further discussion:**
 - 6.1 [6.1] Parish Website
 - 6.1.1 Changes to email guidance in Practitioners Guide 2025. Councils will now need to have a general email account hosted by an authority owned domain (e.g .gov.uk or .org.uk). The change will apply to 2025/26 AGAR.
 - 6.2 [6.2] Update on village hall events/improvements
 - 6.3 [6.4] Broadband
 - 6.4 [6.5] Neighbourhood Plan update
 - 6.5 [6.6] Problem with gate at south end of Footpath 7 – problem reported to DCC – a response has now been received from DCC
 - 6.6 [6.7] Defibrillator
- 7. Clerk's report and correspondence received**
 - 7.1 *Risk Assessment*
 - 7.2 *Clerks and Councils Direct*
 - 7.3 *A message has appeared on the council's laptop advising that after October 14th Windows 10 will no longer receive security updates. Unfortunately the device is not compatible with Windows 11 due to hardware limitations.*
 - 7.4 *Glasdon*
- 8. Planning**
 - 8.1** Application No. 3140/25/HHO Whey Barn, Broadwoodkelly – Householder application for extension to dwelling to form additional living space & associated works. Discuss at meeting.

- 8.2** Application No. 2708/25/AGR Land at SS 618 053, Broadwoodkelly – Application to determine if prior approval is required for a proposed livestock handling & fodder storage building measuring 18m (L) x 9m (B) x 6.7m height to ridge. Prior approval required and refused.
- 8.3** Application No. 2722/25/CLP Southdown Farm, Broadwoodkelly – (Certificate of Lawfulness for Proposed use) Siting of caravan for use as a farm office. No statutory consultation.
- 8.4** Application No. 2602/25/ARC Highcroft, Broadwoodkelly – Application for approval of details reserved by conditions 3 (Hard & Soft Landscaping Scheme), 5 (Sustainable Drainage Option), 6 (Materials) and 10 (DEV 32) of planning consent 2600/21/FUL. Discharge of Conditions approved.
- 8.5** Application No 2077/25/HHO Glebe Cottage, Broadwoodkelly – Householder application for first floor extension & single storey rear extension. Granted Conditional approval.
- 8.6** Application No. 3774/24/FUL The Bungalow, Ingleigh Green – Replacement dwelling. Application taken to appeal following refusal by WDBC. Appeal Decision Dismissed (Refusal).
- 8.7** Report made to West Devon Borough Council regarding caravans that have appeared in fields near to Shoregate Cross.

9. Finance

- 9.1** Invoice from clerk for wages/expenses - £229.38
- 9.2** Invoice from IONOS for the domain .org.uk - £11.99
- 9.3** Interest on Business Reserve Account (Sep/Oct) - £21.50
- 9.4** Balance at Bank

10. Matters for further reporting:

11. Confidential discussion:

- 16.1 Enforcement cases – there is currently one.

12. Date of next meeting:

January 27th 2026

**We wish you all a Very Happy Christmas and
Healthy and Prosperous New Year.**