



**Minutes of Brixton Parish Council September meeting held on
Wednesday 24th September 2025 at 7.00 pm in Brixton Community Room**

Present: Cllr Liz Hitchins (Chair), Michael Wills (Vice Chair), Cllr Tony Carson, Cllr Terry Clegg and Cllr Prem MacLennan

In attendance: County Councillor Tony Carson, District Cllr Julie Carson, and Kirstie Aldridge (Clerk)

Members of the public in attendance: 1

Cllr Hitchins welcomed everyone to the meeting

Report from Devon County Councillor Tony Carson

Local Government Reorganisation (LGR)

Devon County Council is still developing its LGR proposal with a focus on community engagement, evidence-based decision-making and maintaining high-quality services. This bid must be delivered to Government by 28th November 2025.

Devon County Council (DCC) Strategic Plan for the next four years

Devon's Strategic Plan for 2025-2029 setting out a positive future for the county was approved on 4th September. It has been developed with input from County Councillors, the Devon Youth Council, and interim findings from the New Devon survey. The plan has a clear focus on children and young people across all its priorities, and with regular future feedback from the Devon Youth Council.

The six priorities to ensure delivery of the plan are:

- Positive Futures for every child and young person,
- Supporting independence and dignity,
- Continuous service improvement,
- A green Devon for future generations,
- Economic inclusion and local prosperity,
- Stronger communities and safer places.

Fostering Devon is looking for kind, patient, and committed individuals to provide safe and loving foster families. For further information call **0345 155 1077** or email foster@devon.gov.uk or visit www.fosteringindevon.org.uk. Cllr Hitchins suggested a contact with DALC to advertise through town and parish councils.

Devon 20 is Plenty – Safer Streets for Everyone!

DCC is supporting the "20 is Plenty" campaign, aiming to make 20mph the norm in residential areas and village centres. For more information or to get involved, visit:

www.devon.gov.uk/roads-and-transport/parking/traffic-regulation-orders/20mphschemes/

Potholes

The first repairs of a seven-week pothole repair trial have been carried out in Devon.

Library users visiting our libraries

You can now borrow a blood pressure monitor and a book at the same time.

It's part of the 'One Devon' initiative, led by DCC Public Health, Libraries Unlimited and NHS Devon ICB, and has been launched as part of the local Check Your Blood Pressure campaign.

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Signed E. Hitchins

Mrs E Hitchins – Chair Brixton Parish Council

CQC Inspection

Teams across Integrated Adult Social Care are preparing for the Council's CQC inspection of the delivery of Care Act duties. The CQC will be in Devon week commencing Monday 29 September.

Local to Brixton and Sherford**Deep Lane**

Further consultation has taken place with DCC officers and a Cabinet Member to discuss the Deep Lane Cycle Bridge scheme in detail. MP Rebecca Smith has also asked for a briefing on this. This scheme comes with a warning of severe delays at this junction due to the amount of traffic now using it. More information is needed on what it will look like.

Cllr Hitchins stated that Cllr MacLennan could provide County Cllr Tony Carson with traffic statistics regarding the traffic travelling through Sherford.

Sherford

Fire at 64 Aquilla Drive Sherford - DCC has offered help to Clarion Housing via SHDC, feedback is that everything is under control.

Brixton**Report from District Councillors Julie Carson and Alison Nix**

District Cllr Julie Carson has been contacted by a resident concerned about the number of hedgehogs being run over, www.britishhedgehogs.org.uk is a UK charity dedicated to protecting hedgehogs

Residents from Daisy Park have raised concerns about the narrow footpaths on the Canes Orchard and parking in general making it unsafe for residents to walk to the school/chip shop/pub. Another resident would like a safe place to cross the A379 from Canes Orchard as the crossing is not always easy to access due to the narrow footway outside the Foxhound and parking on the pavements

Several residents in Stamps Hill are extremely concerned about the volume of traffic travelling through to the A38 and children crossing Red Lion Hill to get to school.

The affordable housing survey conducted in July 2023 was advertised to all households within the parish including Sherford. A copy of the July 2023 survey has been forwarded to the Chair of BPC

LGR Brixton SHDC roadshow was held at Venn Court 19th September, with a second one on 30th September at The Rose and Crown in Yealmpton.

Cllr Hitchins raised that the Housing Survey report, which includes Sherford, states that 29 affordable homes are required but only in the 1,2, 3-bedroom range.

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Signed E. H
Mrs E Hitchins – Chair Brixton Parish Council

Sherford

Report from Steven Williams, BPC nominated Director Sherford Community Land Trust (SCLT)

Sherford Community Land Trust (SCLT) Board Meetings July & August 2025

All meetings have been non quorate due to holidays.

The next meeting is due on 26th September 2025.

Meeting

- Organisation of the operation of the SCLT is continuing,
- First AGM planned for later this year/ early next year.
- SCLT Fees will be levied from this year (£40) in line with the S106 agreement. Firstport will collect the fee on behalf of the developers to transfer to the SCLT.
- Community panels working well and expanding
- Welcome letters have been issued to all households.
- Car club operations discussions ongoing.
- Heritage plan completed and issued for a grant
- Discussions on aspirations of SCLT on the park, town hall, etc are continuing.
- Several 'meet the Trust' events have been held with limited attendance.
- Community Kitchen being finalised.
- Library being fitted out
- Youth session meeting held to review how this can be moved forward
- Allotments research ongoing .

Events / Future Events

- Sunday 10th August Farmers Market, over 700 people attended.
- Wednesday 24th September 5-7pm– Meet the Trust Event

Brookbanks Update

- Occupations are now around 1,182. Phase 1b is now 80% complete, occupations have started in phase 2d
- Area 3A/B -all developers have their Reserved Matters consent for their parcels within Phase 3AB south. Developers have commenced foundations as of 11th August 2025.
- Business Park - works anticipated to start early September 2025. The power diversion works will continue.
- Public access arrangements to the northern pitches are being finalised ready for use by Sherford Vale FC in October.
- Local centre - Planning application issued. Retail units will be marketed by JLL in Exeter.

Grant Applications

- No applications have been received.
- Youth Club grant approved.
- Note - Residents of Sherford can apply for support between £50 and £1000. For successful application for a grant the idea or project should:
Benefit residents generally with wide community support (i.e. not just one person benefits);
Application must show one or more of the Trust's objectives, especially sustainability will be met and show commitment from the residents in cash or kind.

Please see <https://www.sherfordtrust.org.uk/grants.php> for details of how to apply.

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Signed E. H.

Mrs E Hitchins – Chair Brixton Parish Council

Sherford

Report from District Councillors Julie Carson and Alison Nix

Planning application 2550/25/ARM has come forward for 15 1x bed apartments and 25 2x bed apartments and 4 retail spaces and a nursery, as part of the local centre located to the east and west of school square. 4 buildings in total.

Fire at 64, Aquilla Drive, Sherford - The apartments are owned by Clarion Housing Group. 30 residents were displaced following evacuation. 7x households currently in hotels in Plymouth, a further 5 are with friends or family. Clarion Housing provided an initial displacement funding, food vouchers per person and further individual funding. Clarion are waiting for an initial report from a structural engineer. No one is allowed access to the building until it's been confirmed safe.

Residents are keen to understand Clarions medium term plans around alternative accommodation arrangements and ongoing support to families in collaboration with the community and councillors. Devon and Cornwall Police have confirmed that the fire is being treated as suspected arson and are appealing for information.

District Cllr Julie Carson has written to Clarion requesting regular updates, further funding for the families, trauma support, access to the flats to collect important items and clarification on future accommodation plans.

District Cllr Julie Carson has also written to SHDC Chief Executive Andy Bates and Leader Dan Thomas, who confirmed that Clarion is taking the lead on this and have not requested any help or assistance, though it was offered by SHDC. DCC have also offered assistance to Clarion via SHDC.

Carroll Island

Report from District Councillors Julie Carson and Alison Nix

Nothing to report

SHDC General Information

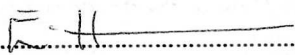
Report from District Councillors Julie Carson and Alison Nix

LGR - South Hams preferred option is 1-4-5. Plymouth (1) South Hams, Teignbridge, West Devon & Torbay (4) East, Mid & North Devon alongside Torridge District, and the City of Exeter (5) Roadshows continue across the South Hams with Brixton's presentation at the Rose and Crown, Yealmpton on the 30th. Parishioners can attend any of the LGR presentations in other parishes.

Discussion regarding planning application 2550/25/ARM, Cllr MacLennan stated that there was a requirement for additional community space and parking.

Cllr MacLennan updated on the fire at the flats on Aquilla Drive started on Friday. A Sherford resident has taken the lead and spent 88 hours already helping with the situation. Cllr MacLennan stated that the affected residents have had some financial support, but perhaps the parish council could offer funds of approx. £300 to give a hot meal or laundry support. Residents are unable to

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Signed 
Mrs E Hitchins – Chair Brixton Parish Council

access their property . South Hams Citizens Advice is now involved and is offering support and liaising with SHDC and the community

As a result of this incident local residents want to get involved in the Community Emergency Plan

There are several Health and Safety issues within Sherford mainly in the partially finished areas, which have been brought to the attention of the Consortium over a period of time with no resolution. Steven Willaims will email concerns to County Cllr Tony Carson, District Cllr Julie Carson or BPC to ensure these are raised at the next Sherford Liaison meeting.
A walk around Sherford with the Consortium would be beneficial to look at areas of concern.

Open Forum Closed

67. Welcome and Apologies for Absence

Apologies were received from Cllrs Gillard, Hawken, Martin, and Nix and accepted by all councillors. Apologies were also received from District Cllr Alison Nix

68. Declarations of Interest

Cllr Hitchins declared an interest in agenda points 71.1, 71.3 and 75.3.

69. Confirmation of minutes of the meeting of Brixton Parish Council on Wednesday 16th July 2025

Cllr Wills proposed BPC accept the minutes of Brixton Parish Council meeting on 16th July 2025 as an accurate record of the meeting, seconded by Cllr Clegg. Cllr Carson abstained. All others in attendance were unanimous. Cllr Hitchins signed the minutes of the relevant meeting.

70. Confirmation of minutes of the meeting of Brixton Parish Council on Monday 18th August 2025

Cllr MacLennan proposed BPC accept the minutes of Brixton Parish Council meeting on 18th August 2025 as an accurate record of the meeting, seconded by Cllr Clegg. Cllr Carson abstained. All others in attendance were unanimous. Cllr Hitchins signed the minutes of the relevant meeting.

71. Financial Matters

71.1 To receive and approve the finance statement for September 2025

Receipts:	Amount	
SHDC - Precept - 2nd instalment	£25,460.00	General
SHDC - s106 funding for Cofflete project	£10,620.00	s106 Cofflete/General
Feoffee Trust - Cost of Living Grant	£200.00	Cost of Living
	<u>£36,280.00</u>	

Payments:

A Kay - reimburse Community Support HelpBox	£43.56	Cost of Living
BCA - Brixton Community Room Hire - August 2025	£15.00	General
REACH - 2nd September (4 x bus shelter)	£50.00	General
E Hitchins - expenses incurred - Traffic meeting refreshments	£6.29	General
K Aldridge wages	£1,225.45	General
K Aldridge expenses	£15.30	General
K Aldridge office allowance	£35.00	General
K Aldridge - reimburse September zoom	£15.59	General
BPC pension contribution (September)	£377.08	General

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Signed E. H.

Mrs E Hitchins – Chair Brixton Parish Council

P Harvey - Grounds Maintenance September
HMRC – Quarter 2

£870.00 General
£656.82
£3310.09

19th August 2025

Current Account: £16,137.47

Deposit Account: £20,417.36

TOTAL: £36,554.83

Statement balance at 3rd April 2025

Skipton Building Society £85,498.50

Current Balance:

P3	£954.26	
Legal Fees	£12,482.69	
Sherford 106 Contribution to Brixton Parish Council	£10,265.98	
Brixstix funds	£757.50	
Brixton History Group	£533.09	
Cofflete Creek (s106 funds)	£0.00	
Yealm Community Energy - 2022 Grant (Bee Wild)	£199.70	
Green Fund	£382.63	
Community Emergency Plan Grant	£115.45	
Community Amenity Space (Cofflete) Comm Tog Fund	£2,479.84	
River Yealm Water Quality (annual 2022)	£71.41	VAT has been claimed back
River Yealm Water Quality (annual 2024)	£720.00	Note 1 - River Yealm
River Yealm Water Quality (annual 2025)	£500.00	Note 2 - River Yealm
River Yealm Water Quality - River Fly 2025	£1,268.00	
Silverbridge Way expansion	£6,000.00	
Cost of Living Crisis	<u>£624.63</u>	
Total of Fund allocated		<u>£37,355.18</u>

Notes

1. River Yealm Water Quality Working Group funds are being collected by BPC (contributions will be received from 6 riparian parishes - BPC, YPC, N&N, WPC, Cornwood and Sparkwell) - BPC will hold these funds

2. River Yealm Annual 2025 contribution is £125.00. River Yealm River Fly 2025 contribution is £317.00
Therefore, monies BPC will receive from 6 riparian parishes are £442.00.

BPC Contribution is now included in the above figures. Awaiting contributions from Yealmpton and Sparkwell for 2025

Cllr Clegg proposed that BPC approve the finance report for September, seconded by Cllr MacLennan
Cllr Hitchins abstained. All others in attendance were unanimous.

71.2 To discuss and receive the External Audit Report from PKF Littlejohn for the year 2024 2025

BPC has received the external auditors report for 2024 / 2025. The report states 'on the basis of our review of Sections 1 and 2 of the Annual Governance and Accountability Return (AGAR), in our opinion the information in Sections 1 and 2 of the AGAR is in accordance with Proper Practices and no other matters have come to our attention giving cause for concern that relevant legislation and regulatory requirements have not been met.' No further action is required.

71.3 To discuss the proposed increase from REACH regarding the cleaning of the bus shelters

Cllr Carson proposed that BPC agree to the increase of £10 per clean, with the total price now £60 per clean to include the underside of the roof, adjacent timetables, and the benches inside the shelter
seconded Cllr MacLennan. Cllr Hitchins abstained. All others in attendance were unanimous.

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71.4 To discuss the additional cost of clearing around the bus stop at the top of Winstone Lane on A379

Cllr Clegg proposed that BPC ask the existing Ground Maintenance contractor, P. Harvey, to clear the area around the bus stop on Winstone Lane at an initial cost of £40 and thereafter one cut per month at a cost of £20. Seconded Cllr Carson. All others in attendance were unanimous.

72. Planning applications received from SHDC and DCC during July / August / September 2025

1961/25/HHO (update)

Householder application for Juliet balcony and opening

Thornfield, Hareston Farm Barns, Yealmpton. PL8 2LD

Following representation from residents BPC conducted a site visit and the recommendation from a quorate Planning Subcommittee (Cllrs Martin, Wills and Clegg) was 'see comments.' BPC asked SHDC to take into consideration residents' concerns on being overlooked and loss of privacy.

Cllr Clegg proposed BPC ratify the submission of 'see comments' seconded Cllr Wills. All others in attendance were unanimous.

0991/25/HHO

3 Cherry Blossom Drive Sherford PL9 8WQ

Householder application for single storey rear extension

BPC conducted a site visit and the recommendation from a quorate Planning Sub Committee (Cllrs Martin, Wills and Clegg) was 'support'. Cllr Clegg proposed BPC ratify the submission of 'support' seconded Cllr Wills. All others in attendance were unanimous.

1871/25/HHO

Householder application for new boathouse & proposed new garden office (partially retrospective)

Little Barnwell, Horn Lane, Brixton. PL8 2AD

BPC conducted a site visit and the recommendation from a quorate Planning Sub Committee (Cllrs Martin, Wills and Clegg) was 'see comments'. BPC have no objection to the planning application but would like SHDC to note that the owner clarified that it will be a summerhouse not an office. Cllr Wills proposed BPC ratify the submission of 'see comments' seconded Cllr Clegg. All others in attendance were unanimous.

2427/25/TPO

TPO 805: T1; Beech - lift lower crown to 4.5m from ground level, cutting no greater than 75mm, to provide clearance to drive. T2: Yew - lift lower crown to 4.5m from ground level, cutting no greater than 50mm, to provide clearance to drive.

The Lawns Nursing Home Brixton PL8 2AX

BPC conducted a site visit and the recommendation from a quorate (Cllrs Martin, Wills and Clegg) was 'support'. Cllr Wills proposed that BPC ratify the submission of 'support' seconded Cllr Clegg. All others in attendance were unanimous.

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Signed E.H.
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2550/25/ARM

Application for approval of reserved matters following outline approval for four buildings (A-D) located to the East & West of School Square, Sherford which include 15 one-bedroom apartments, 25 two-bedroom apartments, & 4 No retail spaces and a Nursery totalling 14,215 sq ft, with all necessary infrastructure including, on parcel highways, drainage, landscaping & substation, as part of the Local Centre of the Sherford New Community pursuant to Outline approval ref:

7_49/2426/06/O (which was an EIA development & an Environmental Statement was submitted) **Sherford Community, Land South & South West of A38, Deep Lane Junction & East of Hays Road Elburton** Cllr Clegg proposed BPC submit a recommendation of 'see comments' seconded Cllr Wills. All others in attendance were unanimous. The comment will consist of the following:

Parking for access to the shop and nursery, parking for residents and parking for passing trade.

Lack of community space

There are also serious concerns regarding the appropriateness of the size, limited open space for children, location of the nursery and the current impact on the work going on in the hub. There are no plans for an expansion of the Community Hub

Some of the windows on the 1st and 2nd floor flats overlook public spaces with children.

There will be one large retail unit and another 4 retail units, it had been anticipated that there would be more than 4 units.

73. Planning decisions made by SHDC / DCC during July / August / September 2025 (to note)**1507/25/TPO – Grant of Conditional Consent**

T0029, T0019, T0027: Ash - class 4 ADB, fell.

Brixton House, Brixton, PL8 2AL

1585/25/HHO – Conditional Approval

Householder application for dropped kerb access & erection of driveway gates.

22 Tulip Lane Sherford PL9 8WN

1632/25/ADV – Conditional Approval

Proposal Advertisement consent for 1x totem sign, 3 x logo signs, 1 x set of individual letters & 1 x entrance gate sign - all illuminated with static illumination.

Rodgers Of Brixton (Brixton Road Garage) Chittleburn Hill Brixton PL8 2BL

1330/25/FUL – Conditional Approval

Provision of a Sub Station including access road, landscaping & Biodiversity Net Gain Area

Land At Sx 562 542 Basalt Street Sherford Plymouth

1085/25/HHO – Conditional Approval

Householder application for cladding existing elevations.

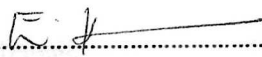
Grovelands Tapps Lane Brixton PL8 2BZ

0250/25/ARM – Conditional Approval

Application for approval of all reserved matters for 288 residential dwellings, on parcels 1-12 & associated parking along with all necessary infrastructure including, highways, drainage, landscaping, sub stations, as part of Phase 3B of Sherford New Community, pursuant to approval 0825/18/VAR (which was an EIA development & an Environmental Statement was submitted)

Sherford Housing Development Site Brixton

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Signed 

Mrs E Hitchins – Chair Brixton Parish Council

1871/25/HHO – Conditional Approval

Householder application for new boathouse & proposed new garden office (partially retrospective)
Little Barnwell, Horn Lane, Brixton. PL8 2AD

0991/25/HHO – Conditional Approval

Householder application for single storey rear extension
3 Cherry Blossom Drive Sherford PL9 8WQ

2069/25/HHO – Conditional Approval

Householder application for proposed two storey side extension & enlarged front porch.
Lobhill Brixton PL8 2AH

74. Local issues relating to Brixton Parish as a whole**74.1 Local Government Reorganisation (LGR)****- Update from relevant meetings**

Following the July meeting BPC sent an email to Plymouth City Council (PCC) stating that BPC do not have an agreed view from the parish on the PCC proposal. It was considered that there are no perceived benefits for our parishioners, PCC does not have the knowledge or experience of rural communities to ensure that our needs will be met, and it threatens to undermine the identity of the unique communities in our parish. At this stage BPC needs to be able to consider all the proposals to properly consult with residents to ensure the best possible outcome for our Parish. No reply has been received.

BPC councillors attended a TEAMS meeting with SHDC on 23rd July.

Cllrs Hitchins and Nix attended a meeting of the 13 parishes in Yealmpton in August. Cllr Carson attended in his DCC County Cllr role. Following this meeting a draft letter has been compiled to Alison McGovern, MP Ministry of Housing, Communities and Local Government, to be approved at the next meeting of the 13 parishes on 10th October.

Clerk attended a DALC Tavistock LGR meeting in September.

A 'pop up' consultation with Brixton residents was held in Venn Court on 19th September with the next event at Rose & Crown, Yealmpton on 30th September 2025

The next SHDC event for BPC will be on 19th November via TEAMS.

Devon's proposal has not been made public to date.

The LGR page on the BPC website is constantly updated.

74.2 Brixton Community Emergency Plan (CEP)**- Proposal for Community Engagement Event - Devon Communities Together (DCT)**

At the June meeting of BPC Clerk stated that DCT could provide a community engagement/information event to start people thinking about what would happen in an emergency. Funding is available. Rod Birtles, DCT has suggested a time slot of 6-8pm for a community engagement/information event. Clerk to confirm the date of 10th March.

Clerk to book the date with Sherford Community Hub

- Update on Sherford CEP and Brixton village CEP

There is no lead at present, Cllr MacLennan will look to take on this role initially. There is renewed interest in drawing up an Emergency Plan for Sherford and a number of volunteers will be attending the event on 10th March

Review of the fire at the flats in Aquilla Drive will be undertaken once things have settled down.

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Signed E. H.

Mrs E Hitchins – Chair Brixton Parish Council

Brixton's Community Emergency Plan needs to be reviewed.

Following the last meeting Clerk produced a one page 'What to do in an Emergency' but on completion it is difficult to produce such a document due to various emergencies. It was decided to wait until the event in March prior to completing any plans.

Cllr Hitchins will establish whether Venn Court and The Lawns in have emergency evacuation plans.

74.3 Brixton Parish Neighbourhood Plan (BPNP)

The Brixton Neighbourhood Plan Group has met to review the BPNP starting with updating the policies. Clerk has agreed to provide admin support.

74.4 Fly Tipping

Area between Serpell and road to Hareston is persistently being dumped with various goods.

74.5 Relevant updates from meeting of Traffic Management Working Group held on 15th September.

Three issues were raised:

Drainage - the area where Monkey Lane joins Catson Green is prone to flooding Nick Colton, DCC Local Highways officer has suggested that a soak away could make a difference, as both sides of the road are slightly higher than the actual road, consent would be required from the landowner. Cllr Wills proposed that Cllr Hitchins contact the landowner to discuss this, seconded Cllr Clegg. All others in attendance were unanimous.

Speed watch - Sincere thanks were expressed to Jim and Julie Eccles, original Community Speed Watch members who are stepping down from the role. There are now only 3 members of the group, and they are looking for new members to join the team. BPC will advertise in Brixton magazine and Facebook.

Bus Shelter by the notice boards - there is a gap between the bus shelter and the pavement on the main road – where a pool of water accumulates on the main road after heavy rainfall. Nick Colton DCC Highways Officer has deployed a team to rectify this, but to no avail and parishioners stood waiting for the bus get splashed by passing cars. It was agreed that Councillors inspect the shelter and any other bus shelters, to see what can be fitted to stop this issue. Clerk to add to October meeting agenda to discuss further.

75. Local Issues relating to Brixton

75.1 Climate Change / Bio-diversity update

To include:

- Active Travel – Brixton to Plymouth (to include Dawes Lane)

Following the feedback from PCC and the recommendation from the May meeting of BPC where BPC proposed that the 'speed reductions on the A379' from 40mph to 30mph on the Elburton 'bends' (from Rodgers Garage to Elburton). BPC has written to Cllr John Stephens (PCC) in his new role as Cabinet Member for Strategic Planning and Transport. An email from Cllr Stephens on 18th September stated that 'PCC Highways are not aware of any proposal to reduce the speed limit to 30mph on the A379 from the South Hams boundary to the Elburton roundabout'.

Cllr Stephens has advised that 'PCC has pledged to put £40k into working up a plan to make Dawes Lane more accessible to walkers. This does not include s106 monies.

Clerk to follow up with Cllr Stephens regarding the section on the A379

- PCC Cycle Route Classification dated 2017 (Dawes Lane)

There is no further update.

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- **Update from SHDC on Local Cycling and Walking Infrastructure Plan (LCWIP)**

The LCWIP looks at cycling and walking in an area and aims to identify improvements on routes that exist already to make them safer or more appealing to people using them. Cllr Hitchins submitted comments on behalf of BPC. A 500+ report has now been compiled and is available on SHDC website. In the report there are two errors - it states 'Brixham' not 'Brixton' and mentions contra-flow cycling in Old Road, Old Road is a one-way street. Clerk to contact Gemma Bristow SHDC regarding these errors.

- **Update regarding sign for 'saving hedgehogs'**

Following approval at the July meeting of BPC to fund the cost of 6 x A4 metal signs, with the working 'Designed by the Children of St Mary's C of E School', with stakes / fittings up to a cost of £200, Clerk spoke with DCC Highway Officer who has agreed that the best place to put the signs would be in the planters, due to visibility issues. The actual signs produced initially by the children, with the red triangle, are too like the DCC warning signs and there are copyright issues. The parishioner who contacted BPC initially has been informed and clerk is awaiting an updated cost for the signs using a different colour warning triangle, following consultation with the Head Teacher.

- **Update regarding the area around the bus shelter at the top of Winstone Lane**

Cllr Hitchins had received an email from a parishioner regarding the area around the bus shelter at the top of Winstone Lane. As agreed in agenda point 71.4 BPC will ask the Ground Maintenance contractor to add this area to his monthly cutting regime.

- **Consultation – Application for Bathing Water Status for Newton & Noss Estuary**

BPC has received an email, as part of the consultation process, regarding an 'application for Bathing Water Status (BWS) for Newton and Noss Estuary'.

The Newton & Noss Bathing Water Status Group is a sub-group of the Newton and Noss Environment Group which has been formed to try and obtain BWS for the areas of Noss and Newton Creeks.

Cllr Wills proposed that BPC support the application for BWS seconded Cllr Clegg. All others in attendance were unanimous.

75.2 Highways

To include Highways Projects

- **Update regarding Monkey Lane**

The signs prohibiting vehicles except for access are now in situ at both ends of Monkey Lane. DCC is consulting with the emergency services regarding the installation of bollards. BPC have been informed that DCC are yet to contact the emergency services. There is no further update.

- **Update regarding exiting Monkey Lane into Sherford for pedestrians.**

Access from Monkey Lane for pedestrians to Sherford Country Park was discussed at the last Sherford Liaison meeting. It has been confirmed that a path will be in place, running alongside the hedge into the Country Park and will join the existing PROW. Alex Whish has confirmed he had liaised with Brookbanks regarding this. There is no further update, this will be raised again at the next Sherford Liaison meeting.

- **Update from Community Engagement / Public Consultation - Red Lion Hill / Stamps Hill**

Cllr Hitchins, Clerk and Community Road Warden met on site with Nick Colton, DCC Local Highways Officer and Richard Jackson, DCC Principal Highways Development Management Officer to discuss the issue with speeding traffic in this area.

Following the two public consultation events in May the Clerk collated the feedback into one document. A working group comprising of Clerk, Cllrs Hitchins, Carson and Wills, Community Road

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Warden, and parishioner met with Richard Jackson and Nick Colton to discuss the feedback. Following the feedback obtained the indicative plan has been amended to include 'round profile humps' instead of 'build outs.' Cllr MacLennan proposed that BPC inform Richard Jackson it agrees for this updated indicative design plan to be sent to the engineers to start the process of compiling a detailed design, seconded Cllr Wills. All others in attendance were unanimous.

To include Highways / Traffic updates

- Update on request for reduction in speed limits in and around Brixton

Cllr Hitchins met with County Cllrs Thomas and Carson with Nick Colton on 4th July to discuss proposals for speed restrictions in Brixton Parish. Nick Colton, DCC Highways has produced an indicative plan with some speed restriction proposals.

- A new speed limit of 20mph from Stamps Hill and Red Lion Hill and all roads leading off (Cherry Tree Drive, Cross Park, and Kitley View Estate) to A379. This is currently subject of consultation by Brixton Parish Council in collaboration with Devon County Council with funding by S106 from Sherford Development
- A new speed limit of 20 mph for Elliotts Hill, Horn Lane, the Venn estate, and Steer Point Road to current 30mph sign.
- A379 through the village, Lodge Lane, and The Crescent to remain at 30mph
- A new speed limit of 40mph from Stamps Hill (by the allotments) north to Sherford boundary once the location of the boundary is known.
- The speed limit on the A379 between Yealmpton and Brixton to be reduced to 40mph subject to agreement between Brixton and Yealmpton Parish Councils before it can progress to county.
- 40mph speed limit to Elburton to remain the same. Contact has been made with Plymouth City Council by Brixton Parish Council to discuss reducing the speed limit from the railway bridge at Rodgers Garage to Elburton to improve safety for cyclists in the absence of a cycle path.

All the above was supported in principle by BPC at the July meeting.

BPC requested that Yealmpton Parish Council (YPC) consider the proposal to reduce the speed limit to 40mph between Brixton and Yealmpton. YPC have requested details about the 5 accidents that occurred between Brixton and Yealmpton between 2020 – 2024 prior to a decision being made as to whether to support the proposed reduction in speed,

BPC have issued an update on the Brixton Village Facebook page and BPC website with an update regarding road safety within the village.

Update regarding training course for volunteers / councillors – Highway Safety Awareness

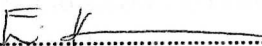
Clerk has undertaken this training along with Cllrs Carson, Clegg, Gillard, Hawken, Hitchins, MacLennan, and Wills. Clerk is keeping a record of the training undertaken by volunteers and councillors on their training records. Cllrs Nix and Martin are still completing this training. Cllr Hitchins will be handing a personal copy of the module to volunteers to read and sign.

75.3 The Green

- Update from Community Engagement/Public Consultation regarding parking on The Green

Following the public consultation event in May the Clerk has collated the feedback on a proposal drafted by Nick Colton, DCC Highways Manager, into one document. A working group comprising of Clerk, Cllrs Hitchins and Wills, Community Road Warden, and parishioner met with Nick Colton to discuss the feedback. Feedback in general stated the proposed changes were too complicated and that there was too much change. The suggestion of using the land in Old Road owned by The Brixton Feoffee Trust was also raised in feedback from parishioners. Following this feedback Nick Colton will produce a new indicative map to consider.

Date 22/10/2025

Signed 
Mrs E Hitchins – Chair Brixton Parish Council

Cllr Hitchins declared an interest in the discussion regarding Feoffee Land and abstained from the vote. Cllr MacLennan proposed that BPC write to the Brixton Feoffee Trust to enquire whether the land in Old Road could be used as a car park, seconded Cllr Carson. All others in attendance were unanimous. Cllr Hitchins abstained due to her role on the Brixton Feoffee Trust.

75.4 Land at Cofflete Creek update

- **Update on s106 funding for the project**
- **To include update on interpretation board (Cllr Gillard)**

Community Together Funding – the figure allocated for the original project – Land at former Cofflete Mill – a future community amenity space was £4820.02. Spend so far £2340.18 (net).

The remaining figure is £2,479.84 has been earmarked for the second interpretation board which Nicky Bailey, South Devon National Landscapes is continuing to work on. Photographs of the Old Mill are needed for this display. Cllr Gillard has provided a book with photographs and will contact a couple of residents and use social media to see if there are any additional photographs that can be obtained. An article has been placed in the Brixton magazine requesting any photos. Clerk to ask Cllr Gillard to request a draft for the October meeting.

- **Update on the project plan for the upper site following public consultation.**

The construction of a Bird Hide (locally sourced and cut oak and sweet chestnut) with an informal path to the Hide from existing gate (27m long – 800mm width – natural timbered edge and mulched) has been completed and BPC have received several positive comments. Cllr Gillard has provided some photos of the site and Clerk will place photos on the BPC website.

Planting to complete this stage will commence October and November.

- **Update on memorial to resident of Torr**

As agreed at the July meeting, at the request of a resident of Torr, BPC will include a memorial tree on the site when undertaking tree planting in the autumn. Following this decision thanks were expressed to BPC.

75.5 Composters update (Cllr Clegg)

A lot of green waste is being deposited. The next meeting of the group is Thursday 2nd October.

75.6 Cost of Living Crisis update.

There has been no meeting recently and the next meeting will be on 7th October

- **Update on Cost-of-Living Grants**

The current Cost of Living balance is £624.63

75.7 Footpaths / P3 update

Following the P3 meeting in November DCC PROW Officer confirmed that she will walk all the relevant paths to look at the required work and ask a contractor for a price. Various issues were discussed, with the priority being the work required to the handrail on FP9 and the steps on FP30. There is now further damage to the steps on FP30 due to a fallen tree and a fallen tree on FP26, these have both been reported. Additional work required on FP21 and FP 6 has been reported to DCC PROW Officer who will be walking the paths.

The contractor has visited the site on FP30 and will be meeting with the PROW Officer to discuss the work required on the steps on FP30.

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Signed E. Hitchins
Mrs E Hitchins – Chair Brixton Parish Council

- **Discussions regarding the broken seat on Footpath 4, near Mill Lane**

This seat was installed in 2009 by volunteers who used to look after the footpaths, this is not a parish council seat. The seat has been broken and pulled out of the ground; this seat needs to be re-sited and painted. This seat is on the PROW (Footpath 4).

Cllr Hitchins proposed that BPC should repair this seat, Clerk to contact DCC PROW Officer regarding repairs, seconded Cllr MacLennan. All others in attendance were unanimous.

75.8 Silverbridge Way

General maintenance

Cllr Clegg stated the contractor will scrape the path end October/beginning of November.

Cllr Clegg reported that works are required on the gate along the route. Cllr MacLennan proposed that BPC ask contractor to complete the works, up to a maximum of £200 (excluding VAT), seconded Cllr Clegg. All others in attendance were unanimous.

- **Update on the extension**

BPC have £6k set aside as BPC's contribution.

BPC and YPC have agreed the Terms of Reference for the group and the drawing showing the indicative route. The working group comprising of YPC and BPC - Cllrs Hitchins & Clegg and Cllr Hawken (as tenant) will meet with contractor to walk the route during w/c 17th November.

- **Update on the provision of an additional bench along the path**

At January meeting of BPC, it was agreed that BPC purchase the 'Exeter' bench which is 100% recycled materials at a cost of £300 + VAT and any other cost associated with fitting the bench. Following Cllr Cleggs discussion with the landowner, Clerk has received written confirmation that the landowner is in agreement for BPC to install the bench along the path.

Cllr Clegg proposed that BPC ask the contractor for Silverbridge Way to install the bench, seconded Cllr Wills. All others in attendance were unanimous.

Cllr Hitchins had received request for a memorial bench for a parishioner. It was agreed that it would be better to have this memorial bench in a focal point of the village, rather than along Silverbridge Way. Discussions regarding removing the old seats next to the noticeboard on the A379 followed, Cllr Hitchins will liaise with parishioner to establish if this would be a good place to place the memorial bench.

75.9 Defibrillators

Cllr Clegg confirmed that all the defibrillators in Brixton are in good working order.

The bulb is not working in the telephone box on The Green, Clerk has ascertained that there is no power supply to the telephone box. Clerk has contacted BT and is awaiting a reply.

- **Update on the maintenance of the phone boxes housing the defibrillators**

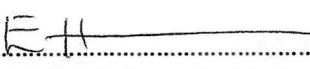
At the July BPC meeting a contractor was appointed and recently has commenced the work to prep and paint the inside and outside of both telephone boxes and replace some steel parts for the windows.

75.10 Street Furniture

- **Update on the refurbishment of the bench on A379**

As discussed in agenda point 75.8 these benches may now be removed and replaced with a memorial bench.

Date 22/10/2025

Signed 
Mrs E Hitchins – Chair Brixton Parish Council

75.11 Brixton History Project – Brixton 2000

Cllr Hitchins is looking at reconvening this group to look at recording the history of Brixton. There is no update.

- Memorial Stone Ridge Cross

Last year Rebecca Smith, MP, provided funding for the sign on the memorial stone at Ridge Cross to be replaced. An email to Cllr Hitchins from a parishioner has requested that BPC 'adopt' the memorial stone. Cllr Clegg has looked at the location of the memorial stone and sent photos to the Clerk who has spoken with the PROW Officer to establish if this is looked after by DCC. Clerk is awaiting a response from the PROW Officer.

75.12 Wildflower area at the top of Chittleburn Hill

Feedback has been received from parishioners regarding this area. Cllr Hitchins will liaise with a couple of volunteers who may be interested in working on this area.

76. Local issues relating to Sherford

76.1 Climate Change / Bio-diversity update

The Environment & Heritage Group (EHG) is planning a workshop around the next NHLF possibly around October/November and are creating a funding matrix to cover smaller isolated projects.

EHG is keen to explore 'share shed' and repair cafe options. The group will test the repair cafe option at the next Farmer's Market on 12th October. EHG is working closely with the Events group to schedule Heritage events. The Heritage Event scheduled for 30th October has been postponed until 22nd January 2026

EHG is looking at testing trail events in the Country Park to coincide with major event e.g. scavenger hunts/trail events for families on Sherford Day, 18th April 2026

76.2 Street Naming Project

- Update on Local and Historical names for Sherford's Green Infrastructure (GI)

The Heritage evening has had to be postponed as the school hall cannot be used until a Caretaker has been appointed.

- Application to name and number a street

E-mail received from SHDC Street Naming Team has submitted names for the next phase.

76.3 Update on the provision of a new parish council noticeboard for Sherford

It was confirmed at the Sherford Liaison Meeting on 14th July that 4 noticeboards in corporate colours have been approved. Brookbanks is hoping to install the noticeboards early October.

76.4 Traffic Data Update Hercules Road

- July 2025 81,970 vehicles, an increase of 5,246 vehicles from June 2025 76,724

NB: Aug 2025 79,164 a decrease of 2,806 from the July figures (school holidays, people off work), but the trend is up e.g. Aug figures are 2,440 when compared to June

Light vehicles (motorcycles, cars & light vans as % 90%

Medium (¾ axle vehicles, buses & trucks) form 9%

Heavy (Articulated lorries) form 1%

Date 22/10/2025

Signed E. H

Mrs E Hitchins – Chair Brixton Parish Council

- Average volumes, **Jan to Aug 2025** stand at **76,361**, this compares to **73,632** in Jan to Aug 2024 an increase of **4%**. However, when the figure of **76,361** is compared to **Jan to Aug 2021**, **46,600** this is an increase of **64%**.

Currently the average daily traffic volumes on Hercules are now at over 10,909 vehicles per day.

- **Update on Community Speed watch**

The latest Speed watch session took place on 23rd September. 406 vehicles were monitored over 45 minutes. 1 offender was reported travelling at 37 MPH.

Two new residents have joined Speed watch and have completed the training.

- **Update regarding training course for volunteers - Highway Safety Awareness module**

Two new Speed watch volunteers will need to complete the training. Litter pickers - three new volunteers have come forward. All three will need to undertake the Highway Safety Awareness e-learning course.

76.5 Footpath updates including PROW

FP 15 and FP 18 are PROWs in Sherford, and both are subject to a Diversion Order. Cllr MacLennan has been liaising with Alex Whish, Principal Green Infrastructure Officer Urban Fringe Team, SHDC, regarding the PROW's. The DCC PROWs Officer is also aware of the requirement to ensure that these PROWs are reinstated. There is no further update.

76.6 Defibrillators

To include

- **Update on an additional defibrillator**

A proposal is being prepared for submission to the Consortium as part of outstanding issues for Sherford Liaison meeting on 13th October in tandem with proposals for review by BPC.

76.7 Publicity / events

Last market in August had over 700 attendees; the market in September was cancelled.

Farmer's Market 10th October 2025 will be an Autumn Fayre with Gables running a dog show from 12 to 2pm. Stalls in the hub and a Children's clothes swap run by the Church.

Christmas Market 14th December 2025

76.8 Proposed stopping up of highway at unnamed road, Plymouth, PL7

OS grid reference: 255861, N:054663; E:255859, N:054669 AND E:255777, N:054679.

Official confirmation has now been received from Department for Transport that this 'stopping up' order has been withdrawn.

Cllr Hitchins used her chairman's prerogative to add the following agenda item:

76.9 Fire in the flats on Aquilla Drive.

Following discussions in the Open Forum, BPC discussed providing financial support to those affected by the fire, this was not supported by BPC. It was agreed that Cllr Hitchins will contact South Hams Citizens Advice (SHCA) to ascertain if they require additional funding to assist with supporting the residents with the aftermath of the fire. BPC would be prepared to offer some funding if SHCA were to complete a BPC grant application.

77. Local issues relating to Carrollsland

There are no updates from Carrollsland.

Date 22/10/2025

Signed E. Hitchins
Mrs E Hitchins – Chair Brixton Parish Council

78. BPC Administration

78.1 SHDC Monitoring Officer Guidance to Councillors to be updated - Access to information, Declaring interests at meetings, Dispensations, Use of social media

Cllr Clegg proposed that BPC adopt the updated SHDC Monitoring Officer Guidance to Councillors - Access to information, declaring interests at meetings, Dispensations and Use of social media seconded Cllr Wills. All others in attendance were unanimous.

78.2 Councillor and Clerk training

To include.

- Update regarding Cyber awareness training

Clerk and all BPC councillors have been registered to undertake DALC Cyber Awareness training modules. All councillors have 12 months to complete all the modules. Clerk, Cllrs Gillard, Hawken, Nix, Wills, Clegg have completed all three modules, Cllr Martin two modules and Cllr Hitchins one module.

- Discuss Code of Conduct and any requirement for additional training

BPC discussed Code of Conduct training. Cllr Wills proposed that clerk and all councillors complete the DALC e-learning Standards in Public Life at a cost of £16+VAT, seconded Cllr Clegg. All others in attendance were unanimous. Clerk to register everyone to complete the e-learning module.

78.3 Update on application for NALC LCAS Gold Award

The NALC LCAS Quality Gold Award, that BPC was awarded in 2021, expires in November 2025. The Clerk has submitted BPC Gold application which has already been through the 'triage' process. The application will be fully assessed in November. BPC will be notified of the result by 12th December.

78.4 Discussion regarding a volunteer to represent BPC on the Yealm Harbour Authority

BPC is looking for a volunteer to represent BPC on the Yealm Harbour Authority. There are ten regular meetings a year (every third Tuesday of month at 6pm, in the Harbour Office, there are no meetings in August and December) by zoom or in person. In addition, there will be a few subcommittee meetings, mainly budget/ staff appraisals in autumn. The Authority needs a wide base of member knowledge ranging from finances, accounts, legal, health and safety, environmental to more practical aspects of operating small businesses and obviously familiarity with marine matters. Many Harbour Authority members have moorings on the river, but this is not a qualification for being on the Harbour Authority. Someone who simply enjoys paddling or swimming could equally well represent Brixton on the Harbour Authority. BPC to advertise this in the Brixton magazine and Facebook.

78.5 BPC meeting dates for 2026

January	Sherford	28 th Jan
February	Brixton	25 th Feb
March	Sherford	25 th March
April	Brixton	29 th April
May	Sherford	20 th May
June	Brixton	24 th June
July	Sherford	22 nd July
August	No meeting	
September	Brixton	30 th Sept
October	Sherford	21 st Oct
November	Brixton	25 th Nov
December	No meeting	

Date 22/10/2025

Signed E. Hitchins
Mrs E Hitchins – Chair Brixton Parish Council

79. Councillor Reports

Cllr Clegg Parishioner reported that the planters near the bus stop are slightly tired and the Luscombe Maye sign that has appeared on the A379.

Cllr Carson offered, in his capacity as Devon County Councillor, to walk Brixton with the DCC Neighbourhood Highways Officer to ensure Brixton was 'ready for winter'. The street sweepers ensure that the drains are kept clear.

80. Other updates / issues / consultations for discussion

80.1 South Devon National Landscape

To include

- South Devon National Landscape Management Plan Review 2025-2030
- Update from South Devon National Landscape meeting – Friday 19th September

There is no further update

80.2 SHDC Statement of Licensing Policy – Consultation – Closing Date 30th September 2025

BPC note this consultation.

80.3 South Hams Energy Assembly – 10th October 2025

BPC note this event.

80.3 West Devon CVS email regarding Erme & Yealm Caring Alliance – 17th September 2025

This event has now passed.

81. Correspondence for information

81.1. Cascade 'Temporary Traffic Regulation Orders (TTO) for Road Closures relating to DCC works:

- A379 Elburton Road (near Brixton Road Station Bridge) – Mon 21st July 2025 – Fri 10th July 2026

81.2. All weekly bulletins from DCC and SHDC are placed immediately on the websites / Facebook

81.3. South Hams District Council – News Releases

- Council investment secures Babcock's Expansion in the South West
- Devon councils unite behind devolution push
- We welcome your views on the future of council services
- Community and club to benefit from major clubhouse overhaul
- Football club marks centenary year with huge clubhouse refurbishment

81.4 Devon Communities Together Impact Report – April – June 2025

Cllr Hitchins confirmed that the public and Clerk had left the meeting

82. The Chairman will propose that the meeting goes into Part 2 under Section 1, Paragraph 2 of The Public Bodies (Admission to Meetings) Act 1960. The press and public be excluded from the meeting for these items of business in view of the likely disclosure of confidential matters about information relating to:

82.1 Discuss outcome of Clerk's annual appraisal.

Cllr Hitchins and Cllr Wills completed the Clerk's appraisal on 22nd September 2025. This was circulated to all BPC prior to this meeting. No issues were raised during the appraisal.

Date 22.10.2025

Signed E. H.

Mrs E Hitchins – Chair Brixton Parish Council

82.2 Discuss any amendments to the Clerk's job description.

At the Clerk's recent appraisal, the Clerk job description was reviewed, and an additional responsibility added – 'admin support to the Brixton Parish Neighbourhood Plan Group' and on two sections 'working groups' were added as relevant meetings.

Cllr MacLennan proposed that BPC update the Clerk job description, seconded Cllr Clegg.
All others in attendance were unanimous.

82.3 Clerk Pay Review

Following the Clerk annual appraisal there will be no change in the Clerk Salary Scale Point, this will remain at Scale Point 28.

Cllr Wills proposed that Clerk Salary Scale remain at Scale Point 28, seconded Cllr Carson.
All others in attendance were unanimous.

82.4 NALC Pay Award 2025 / 2026

BPC note the NALC new pay scales. Cllr Mac Lennan proposed that BPC adhere to the new pay scales for Clerk and back date this to 1st April 2025. Clerk to inform SHDC payroll that Clerk pay will be backdated to 1st April 2025 on Scale Point 28.

Seconded Cllr Carson. All others in attendance were unanimous.

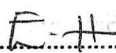
Within the meaning of Paragraph 1 and 8 of Schedule 12A to the Local Government Act 1972 (see Section 1 and Part 1 of Schedule 1 to the Local Government (Access to Information) Act 1985, as amended by the Local Government (Access to information) (Variation) Order 2006

Cllr Hitchins closed the meeting at 10.03 pm.

Next meeting: Wednesday 22nd October 2025 at 7pm in Sherford Community Hub

Kirstie Aldridge, Clerk, Brixton Parish Council

Date22/10/2025

Signed
Mrs E Hitchins – Chair Brixton Parish Council