Approved Minutes of Brixton Parish Council September meeting held on Wednesday 30th September 2026 at 7.00 pm in Brixton Community Room, St. Mary's Primary School, Brixton

Present: Cllr Liz Hitchins (Chair), Michael Wills (Vice Chair), Cllr Tony Carson, Cllr Terry Clegg and Cllr Prem MacLennan
In attendance: County Cllr Tony Carson, District Cllr Julie Carson and Kirstie Aldridge (Clerk)

Members of the public in attendance: 16

Cllr Hitchins welcomed everyone to the meeting and explained the format of the meeting

Open Forum

Cllr Hitchins introduced the guest speaker Graham Clark for the planning application which has been the subject of 2 site meetings, individual meetings with residents and an extraordinary meeting of BPC.

Guest Speaker - Graham Clark, GRC Planning Ltd regarding planning application 2135/26/FUL Development Site at SX 549 521, Brixton

Graham Clark stated that SHDC had confirmed that the proposal was in accordance with the new National Planning Policy Framework (NPPF), which represented a slight change in the planning position and confirmed compliance with Policy S5.
The Affordable Housing Team was fully supportive of the proposed affordable housing provision, subject to the properties being offered as open-market discounted housing in perpetuity at the agreed discount levels.
At the recent site visit, the subject of a possible footpath was raised – concerns had been expressed by an existing resident as the route would run the full length of their property, it would also connect to an unrestricted, unlit road. The Transport Consultant advised that such an arrangement would not be supported. Concerns were also raised as the road is a 60mph speed limit, the narrow nature and the volume of vehicles using the road.
Drainage matters had been discussed with local residents, and an agreement had been reached regarding both foul drainage and surface water. Residents had been reassured that there was sufficient capacity to deal with drainage on site.
The ecology information had been revised, and the proposed lighting on the houses was also discussed.
Questions were raised regarding the trees on the site. It was confirmed that the trees had been removed in 2017 and that there were no protected trees currently located on the site.

Cllr Hitchins stated that further information regarding the waste collection arrangements were required. It was confirmed that all bin storage areas were identified on the plans and the proposed arrangements complied with SHDC policy. The plans had been tracked to ensure that refuse vehicles could access the site and that sufficient space was available within the properties for bin storage.

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At the recent site visit the wall located to the right-hand side of the site was discussed, due to it being unsafe. The applicant stated the wall was not on the land under consideration and formed part of The Lawns.
It was confirmed that the boundary issues with neighbouring properties had been addressed.
Cllr Hitchins asked that as all the properties have garages whether a covenant could be placed in perpetuity on the garages to ensure that they could not subsequently be converted into residential.
Revisions to the plans were raised particularly parking arrangements for sites 1,2 and 3 from tandem to side by side It was raised that there was sufficient space in front of the properties to accommodate parked vehicle to park side by side and that the landscaping proposals had been designed to allow for a car to be parked in front of the properties.
The provision of solar panels and the minimum level proposed for the development was raised. It was confirmed that renewable energy was on all plots, with EV charging points and solar panels proposed on the south-west facing roofs.
Graham Clark stated that the minimum level of solar provision had been determined through individual calculations for each property, taking into account the overall energy efficiency of the homes. The properties would be thermally efficient and designed to meet high building regulation standards. Aspiring to Band A rating, with the intention to create draught free, well insulated homes, with heat pumps and an underfloor heating strategy. Consideration had been given to investing more in higher performing windows and improving the overall insulation of the properties, rather than relying solely on increasing the number of solar panels.
A concern was raised by residents regarding the length of time it would take to complete the development. Grahan Clark stated that there was every incentive to progress as quickly as possible. It was anticipated that it would be 2 yrs – this could be for the external works to be completed, although the interiors could potentially remain unfinished. The timescales would be dictated to some extent by the progress of the works.
Concern was also raised regarding the potential increase in traffic associated with the development.

Graham Clark confirmed that the road was to be constructed to adoptable standards, but it would be a private road. The entrance road would initially be widened, with drainage and services installed as part of the works. Arrangements would also be made for the neighbouring properties wishing to connect to the drainage system**.**
Cllr Hitchins stated that formal arrangements would be required to ensure that the affordable housing remained available in perpetuity.

Report from Devon County Councillor Tony Carson
Local Government Reorganisation.
The LGR process has been paused whilst the Government review how robust its legal position is following the threat of a potential Judicial Review by Devon.

Water Quality Approach
In March 2026, the Council's Cabinet endorsed a plan for Devon County Council's Water Quality Approach. The aim is to bring together organisations such as the Environment Agency, South West Water, district councils, farmers, landowners and community groups to tackle water pollution in a more coordinated way.

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Water Summit
The Council also authorised officers to organise a Devon Water Quality Summit, bringing together councillors, regulators, environmental groups, farmers and water industry representatives to develop future actions. Cllr. Carson will be attending this summit.

Adult Social Care
Adult Social Care remains by far the largest budget risk. SEND funding continues to be the Council's most significant long-term financial challenge.

North Devon Hospital
The Council has set up a special task force following the suspension of birthing services at North Devon District Hospital to coordinate responses and support affected communities.

SEND Experts at Hand
Devon is rolling out an "SEND Experts at Hand" pilot, aimed at improving support for children and young people with special educational needs and disabilities.

Cllr Hitchins stated that it would be beneficial is a member of the River Yealm Water Quality Working group could attend the Water Summit – this will take place at Sandy Park on 17th November.
County Cllr Carson will request an invitation.

Brixton
Report from District Councillors Julie Carson and Alison Nix
Along with BPC met with the developer and residents at a site meeting regarding the planning application at Popplestone Park, earlier this month. SHDC is working to new NPPF regulations. A copy of a letter sent to Angela Raynor from SHDC Councillors has been forwarded to BPC.

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

Sherford Community Trust Board Meeting 25/09/2026
Meeting was quorate

Events / Future Events
- August Farmers market was successful
- Craft Fair – October and Christmas Fair in December
- Plans being worked up for next year's activities including 10-year celebration**.**

Other Updates
- E-newsletter is now running successfully every two months. Next edition October 2026. BPC can ask for any information to go into it. Email info@sherfordtrust.org.uk if required
- Policies require formal adoption.
- Additional funding has been obtained for heritage items and climate action funds via Real Ideas.
- Community panels working well.
- Banking arrangements were discussed.

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Matthew Stead attended to discuss the CLT Fee for business.

- CLT to provide further update proposals to consortium.

Matthew Pollard updated the news from the consortium

- Argyle Community Trust ongoing discussions regarding renewal of management contract.
- Northern cricket pitches – Some drainage works ongoing - Pavillion aim to be available for next year – End of April 2027
- Leisure Centre Update – Attracting an operator is the issue.
- Permanent Doctors Surgery still in discussions with NHS. Other options being investigated
- Temporary Surgery has been declined by NHS due to no money available to fit the buildings out.
- 1805 properties complete
- Business Park ground works ongoing. 278 works ongoing, but some delays due to the old Sherford Road existing utilities.
- Local Centre ongoing and will recommence November / December
- Sherford Road works complete. Mini roundabout to be removed at DCC request.
- Country Park - Works to recommence in November 2026. Discussions with some residents on improvements to some areas required.
- Phase 3 works are ongoing, and some residents have moved in.
- Adoptions – Phase one drainage ongoing. Once adopted roads can be adopted.
- Swales on track to complete Mid-October. Allotments to follow on November / December 2026
- Trinity is new management company started on 23rd August replacing Firstport
- Consortium notes that //sherford.uk/ website news and events have more information on it and news about ongoing works

Grant Applications

- No Grant applications have been received.

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 (ie not just one person benefits);
• Show how it meets one or more of the Trust's objectives, especially sustainability;
• Show commitment from the residents in cash or kind.

Please see https://www.sherfordtrust.org.uk/grants.phpfor details of how to apply.

There are ongoing discussions regarding community facilities and whether they can be used for the Community Land Trust.

Sherford

Report from District Councillors Julie Carson and Alison Nix

Local Centre Construction

- Initial works complete in readiness to fully begin in November once final agreements in place with the three main operators – residential, commercial and supermarket. Communications to be arranged nearer to start time.

Safety Audit on Hercules Rd (including local centre/school)

- The Consortium is reviewing the findings of the Audit to prepare and deliver works in response to key findings. The Police have met with the school and had some discussions around behaviour and taking care on the highway.

Bus Services inc. No. 4 Bus Diversion and Equinox, Hercules Rd:

- The hourly service No 4 into the Urban Centre service started on 30th August 2026, with two new bus stops inc. temporary surfacing, new poles, bus stop flag, and timetables on Dewpoint Avenue and Equinox Road.

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- Equinox Road/Hercules Road bus stop not likely to be implemented until summer 2027 at the earliest as it is caught up in plans to re-route services along Hercules Road. Options over college bus pick up on Equinox Road are being reviewed – but this will be a DCC decision as it holds the contract with the bus operator

Air Quality and dust monitoring:

- Dust and Noise monitoring is ongoing with Environmental Health and the Consortium following several isolated complaints from properties near to compounds. The Consortium monitors these areas for noise under conditions and compliance with the CEMPS and is now liaising with residents.

Sherford Road:

- Works are complete. Following installation PCC has changed its position on one of the mini-round-abouts and has instructed its removal.

Planning Applications:

- Pavillion Planning Application is now back in with PCC. Additional drainage information relating to culvert works has now been submitted with an anticipated determination date in October. If approved, works to start soon after with piling and main construction.
- 3AB (North) Feedback shared with the Consortium with conversations on drainage and ecology ongoing

Facilities

- John Oliver has met with Steve Fowler from the Consortium about use of hub/school.
- Consortium is liaising with a wheelchair user about surfacing etc. in the Country Park
- A request has been made for an additional bin near entrance from Monkey Lane

Contact details for Trinity Estates are now available on BPC website

Carrollsland
Report from District Councillors Julie Carson and Alison Nix
Nothing to report

SHDC General Information
New planning legislation at full council last week, members were asked to vote on a change to the SHDC constitution to comply with the new planning legislation. The decision log with actions arising and a copy of the letter, that has since been sent in line with Part 5 of the resolution on the National Scheme of Delegation for Planning Functions, has been forwarded to BPC.

LGR
An email from Andy Bates (Chief Executive SHDC) explaining the reasons for the Government's decision to put LGR on hold and to proceed with a Mayoral Strategic Authority has been forwarded to BPC.

SHDC local elections will go ahead on existing boundaries on May 7th 2027. Cllr Alison Nix will be re standing; however, Cllr Julie Carson has made the decision not to stand again.

CCTV temporary surveillance cameras positioned at known fly tipping hot spots in the South Hams have been successful. 7 fly tippers have been caught, an incident of arson and 5 incidents of littering have been reported

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SHDC - Have your say on proposed Animal Licencing Policy. The policy covers the licencing of dog breeders, boarding kennels, catteries, home boarding for dogs and cats, dog day care, the sale of animals as pets, hiring out horses, keeping or training animals for exhibition, primate keepers, dangerous wild animal keepers and zoos. The consultation closes on 30th October 2026 have your say on SHDC consultation portal.

District Cllrs Alison Nix and Julie Carson have balances in locality funds which must be spent by April for local communities and groups.

Open Forum Closed

66. 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.

67. Declarations of Interest

None

68. Confirmation of minutes of the meeting of Parish Council on Wednesday 22nd July 2026

Cllr Wills proposed BPC accept the minutes of Brixton Parish Council meeting on 22nd July 2026 as an accurate record of the meeting, seconded by Cllr Clegg. All others in attendance were unanimous. Cllr Hitchins signed the minutes of the relevant meeting.

69. Confirmation of minutes of the extraordinary meeting of Brixton Parish Council on Wednesday 2nd September 2026

Cllr Wills proposed BPC accept the minutes of Brixton Parish Council's extraordinary meeting on 2nd September 2026 as an accurate record of the meeting, seconded by Cllr Clegg. Cllrs Carson and MacLennan abstained. All others in attendance were unanimous. Cllr Hitchins signed the minutes of the relevant meeting.

70. Financial Matters

70.1 To receive and ratify the finance statement for August 2026

Receipts:	**Amount**	
SHDC Locality funding Dist Cllr Carson - contrib Cofflete Info board	£100.00	Cofflete Info Board
DCC Locality funding Cty Cllr Carson - contrib Cost of Living	£200.00	Grant Cost of Living
SHDC Locality funding Dist Cllr Carson - contrib Cost of Living	£200.00	Grant Cost of Living
SHDC Locality funding Distr Cllr Nix - contrib Cost of Living	£200.00	Grant Cost of Living
	£700.00	

Payments:		
The Foxhound Inn (warm hub April, May and June 2026)	£51.00	General
Max Penney - Bus shelter cleaning and Telephone Boxes (August)	£80.00	General
S Axell - reimburse Community Support Help Box	£93.48	Cost of Living
DALC - attendance E Hitchins at AGM event	£60.00	General
BCA - Room Hire - 4th August (Neighbour Plan Group)	£20.00	General
Rev T Filtness - reimburse Community Support Help Box	£74.00	Cost of Living

Date: 21st October 2026 Signed: Michael Wills

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K Aldridge wages	£1,255.40	General
K Aldridge expenses	£40.09	General
K Aldridge office allowance	£35.00	General
K Aldridge - reimburse August zoom	£16.79	General
BPC pension contribution (August)	£119.27	General - Note 2
P Harvey - August Grounds Maintenance	£890.00	General
	£2,735.03	

17th April 2026

Current Account:	£24,488.42
Deposit Account:	£20,530.02
TOTAL:	**£45,018.44**

Statement balance at 21st April 2026
Skipton Building Society **£87,577.99**

Current Balance:

P3	£624.26	
Legal Fees	£12,482.69	
Sherford 106 Contribution to Brixton Parish Council	£10,265.98	
Brixstix funds	£757.50	
Brixton History Group	£533.09	
Yealm Community Energy - 2022 Grant (Bee Wild)	£49.70	
Green Fund	£382.63	
Community Emergency Plan Grant	£103.85	
Community Amenity Space (Cofflete) Comm Tog Fund	£2,479.84	
Cofflete Info Board	£100.00	
River Yealm Water Quality (annual 2025/2026)	£600.59	Note 1
River Yealm Water Quality (annual 2026/2027)	£540.00	
River Yealm Water Quality - River Fly 2025/2026	£2.00	
River Yealm Water Quality - River Fly 2026/2027	£1,268.00	
Silverbridge Way expansion	£5,977.50	
DCC and SHDC Cost of Living Grant	£600.00	
Cost of Living Crisis	£726.44	
Book Sale - Community Project	£105.57	
Total of Fund allocated	**£37,599.64**	

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 & Sparkwell) - BPC will hold these funds
River Yealm Annual 2026/2027 contribution is £135.00
River Yealm River Fly 2026/2027 contribution is £317.00
Therefore, monies BPC will receive from 6 riparian parishes are £452.00
BPC funds transferred into the River Yealm ring fenced account as per approval at BPC November 2025 - minute reference 100.6
Awaiting contribution from YPC and Sparkwell for 2026 / 2027

2. Reduction in employer pension contribution from 21.09% to 18.1% backdated to April 2026

Cllr Wills proposed that BPC approve the finance report for August, seconded by Cllr Clegg.
All others in attendance were unanimous.

Date: 21st October 2026 Signed: Michael Wills
Mr M Wills – Vice Chair Brixton Parish Council

70.2 To receive and approve the finance statement for September 2026

Receipts:	**Amount**	
SHDC Precept (2nd instalment)	£29,975.00	General
	£29,975.00	

Payments:

E Church - Cofflete fencing, bench and shelving	£4,290.00	Cofflete s106
Landscape Construction & Design - Silverbridge Way (July)	£900.00	General
PKF Littlejohn (External Audit 2025 2026)	£378.00	General
Peter Vassallo (Internal Audit 2025 2026)	£190.00	General
E Church - 4 x finger posts around Monkey Lane & 2 Cofflete	£3,400.00	S106+ general
K Aldridge wages	£1,255.20	General
K Aldridge expenses	£34.36	General
K Aldridge office allowance	£35.00	General
K Aldridge - reimburse September zoom	£16.79	General
BPC pension contribution (September)	£335.19	General
P Harvey - September Grounds Maintenance	£890.00	General
HMRC - Quarter 2	£712.21	General
	£12,436.75	

18th September 2026

Current Account:	£52,189.91
Deposit Account:	£20,538.46
TOTAL:	**£72,728.37**

Statement balance at 21st April 2026
Skipton Building Society £87,577.99

Current Balance:

P3	£624.26	
Legal Fees	£12,482.69	
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Awaiting contribution from YPC and Sparkwell for 2026 / 2027

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

70.3 To discuss ringfencing monies for long term projects
Cllr Clegg proposed that BPC discuss ring-fencing funds for various BPC projects as part of the budget-setting process in January 2027, seconded Cllr Carson. All others in attendance were unanimous.

70.4 To receive and note the External Audit report 2025 / 2026
BPC has received the external auditors report for 2025 / 2026. 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.

Thanks were expressed to Clerk for all her hard work on the recent audit.

71. Planning applications received from SHDC and DCC during July / August / September 2026
1845/26/HHO
Proposed front two storey & single storey extension
Horncombe Coombe Lane Coombe Brixton PL8 2AZ
Cllrs Clegg, Martin and Wills conducted a site visit. Cllr Clegg proposed that BPC submitted a recommendation of 'support', this was seconded by Cllr Wills. All others in attendance were unanimous.

2135/26/FUL
Ten detached dwellings including six affordable 2-bedroom detached bungalows and four open market houses with garages, estate road, foul and surface water drainage, biodiversity net gain and landscaping.
Development Site at SX 549 521, Brixton
Cllr Hitchins explained that BPC would be making a recommendation to SHDC and the options are 'support', 'object' or 'see comments'

Cllr Hitchins stated that the Brixton Neighbourhood Plan was drawn up for a 5-year period and was now technically out of date. However, Policy EV6 had been updated through a modification a year ago, while the remainder of the policies had not been updated.
Policy EV6 identifies the Open Gap which protects Brixton from development and supports the provision of affordable housing. It was also noted that SHDC do not have a 5-year land supply.
Cllr Hitchins stated that it is in the interest of BPC to draw SHDC's planning authority attention to the issues and concerns identified, with the aim of securing the best possible outcome from the development for the village.

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Cllr MacLennan stated that this was not an easy decision for BPC and that there had been a considerable amount of work gone into Brixton Neighbourhood Plan. BPC need to ensure that the needs of Brixton residents are protected.
Cllr Clegg expressed concerns regarding excess traffic in general, construction in the short term and general traffic increase in the long term.
Cllr Hitchins stated that resident's needs must be considered in the Construction Management Plan Parking of contractor's vehicles need to be onsite only, not on the roads around Brixton.

Cllr MacLennan proposed BPC submit a recommendation of 'see comments' ensuring that the integrity and concerns that have been expressed by residents are taken in account. The comments will include the following:

- Suitable waste collection arrangements must be in place
- The wall that is currently in need of repair should be addressed.
- A covenant should be in place to ensure the garages are not converted to residential use in perpetuity.
- Side-by-side parking would be more practical than tandem parking for the first 3 plots
- The road widening works must be completed before any construction begins
- The Construction Management Plan must understand that the entrance to the site is through a residential area. All parking for development must be on site and not on the side roads in Brixton.
- Assurance must be provided that the 6 affordable homes will be in perpetuity if they are not managed by a housing association.
- A clear timeframe for the works must be published
- Greater emphasis should be placed on renewable energy, more solar panels

Seconded Cllr Clegg. All others in attendance were unanimous;

Cllr Hitchins thanked Graham Clark, Planning Consultant, the Architect and landowner / developer for the time they had given to BPC and the residents regarding this planning application.
Clerk confirmed that BPC recommendation will be submitted by Friday 2nd October 2026.

2565/26/FUL
Change of use from mixed-use restaurant & accommodation to a single dwellinghouse (Use Class C3)
1 Manor Cottages, Brixton PL8 2AA
The applicant has advised BPC that the business has been closed since July 2023 and has been advertised for sale, but no offers to purchase have been received.
Cllr Carson proposed that BPC submit a recommendation of 'support' and submit the details received from the applicant above, seconded Cllr Wills. All others in attendance were unanimous.

72. Tree Preservation Order received from SHDC
Serving of a new Tree Preservation Order
TPO1150
Serving of a new Tree Preservation Order
Land to the west of Orchard Road, Brixton

73. Planning decisions made by SHDC / DCC during July / August / September 2026 (to note)
1060/26/HHO – Conditional Approval
Householder application for Installation of No.12 JA Solar PV panels & FOX ESS EP5 battery, both on the south west & rear elevation
34 Pisces Street Sherford Plymouth PL9 8FY

Date: 21st October 2026 Signed: Michael Wills
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2550/25/ARM – Conditional Approval
RE-ADVERTISEMENT (revised plans & documents) 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-bed room apartments, 25 two-bedroom apartments, & 4No 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 New Community Land South and South West of A38, Deep Lane Junction and East of Haye Road Elburton

0400/26/ARM – Conditional Approval
Application for approval of all reserved matters following outline approval reference 0825/18/VAR relating to access, appearance, landscaping, layout & scale for a development of 72 bed care home with sub station, parking and land scaping (the Outline application was EIA and an Environmental Statement was submitted)
Land At Sx 548 541 Aquila Drive Sherford Plymouth

1516/26/FUL – Conditional Approval
Construction of a single detached self-build dwelling house with access, parking and amenity space
Land At Sx 549 523, Paddock Drive, Brixton

1845/26/HHO – Conditional Approval
Proposed front two storey & single storey extension
Horncombe Coombe Lane Coombe Brixton PL8 2AZ

74. Local issues relating to Brixton Parish as a whole

74.1 Local Government Reorganisation (LGR)

- **Update on LGR following Government decision**

The Government has announced that LGR plans for 14 areas, including Devon, Plymouth and Torbay, will be paused and reviewed. The decision follows updated legal advice and will also consider whether the proposals align with the priorities of the new government.
SHDC has stated it will "continue to work constructively with the Government, other Devon Councils and local partners to ensure any future model strengthens services, supports growth and keeps communities at the centre of local decision-making. "There will be further communication in October 2026.
The District Council elections will proceed as normal in May 2027.

- **Update from Neighbouring Councils Forum – Monday 7th September 2026**

Representatives from neighbouring town and parish councils met for an informal discussion following the latest Government announcement concerning LGR. The purpose of the forum was to provide an opportunity to share information, perspectives and local concerns, and to consider how neighbouring councils might work together in response to the changing position.
Cllr Hitchins suggested that parish councils could work together on local issues, such as lengthsmen etc.

- **South Hams Community Assets Policy**

SHDC Community Assets policy states 'The Council will only consider asset transfer requests for land or property in category 3 above' – category 3 is 'Parks, open spaces, sports pitches.
Within Brixton parish there are the following Community Assets: -

- The grass verge from Ladybirds down to the first houses in Steer Point Road
- The play space in Elliotts Hill
- The piece of land on the corner of Elliots Hill with Steer Point Road (opposite the Owl Bench)
- The piece of land fenced off on the side of Steer Point Road

Clerk has submitted an 'expression of interest form for each of the above following the decision at the April meeting of BPC.
An update has been received inviting BPC representatives to an individual meeting for an update on the Council's Community Asset transfer project and the rationale behind not accepting some of the asset transfer requests. Clerk has received no notification about whether BPC's application has been successful or rejected so is seeking clarification on this position at present prior to accepting or declining the invitation.

Devolution in Devon – consultation open until 28th October 2026
A consultation is open until 28th October for the public to share views on Plymouth joining the Devon and Torbay Combined County Authority and the creation of a Mayoral Strategic Authority.
BPC note this consultation.

74.2 Update on Dementia Friendly Community Action Plan and training
All BPC councillors have completed the Dementia Friends Training
Claire Puckey, Community Development Lead, Dementia Friendly Parishes around the Yealm planned to deliver a Dementia Awareness session for councillors and the community on the 14th October. This has been postponed until Spring.

74.3 Discuss email from ParkLife SW
An email from Parklife SW outlined its environmental and biodiversity work, including project delivery, consultation and community engagement and how they could support BPC with any environmental projects, biodiversity improvements and volunteering initiatives.
BPC discussed this email and there are no projects at present that require Parklife SW.
BPC will keep this in mind for any future projects.

74.4 Update from Town and Parish Council Briefing – LGR and Revised Planning Decision Making Process – SHDC
Cllr Hitchins attended the meeting where the LGR update was discussed and an update provided on the revised planning decision making process, including Schedules 1 and 2. A copy of the presentation has been circulated to all BPC.

74.5 Update from Brixton Parish Neighbourhood Plan Group
The Neighbourhood Plan Group continues to meet to determine how best to update the Brixton Parish Neighbourhood Plan. Alexis Wilson, Neighbourhood Plan Officer at SHDC, has been extremely helpful and provided a few options. The Neighbourhood Plan Group will discuss these options at a meeting in November.

Date: 21st October 2026 Signed: Michael Wills
Mr M Wills – Vice Chair Brixton Parish Council

74.6 Relevant updates from Traffic Management Working Group – 21st September 2026
Cllr Hitchins reported she had been asked about the possibility of installing an additional zebra crossing on the A379 near the Canes Orchard entrance. Nick Colton, DCC Local Highways Officer advised that the estimated cost would be between £70–£80k and that the proposed location was considered too close to the Steer Point Road mini-roundabout, creating safety concerns for motorists. Moving the crossing further away would result in this being too close to the existing zebra crossing.

74.7 Relevant updates from Brixton Parish Environment Working Group – 21st September 2026
Alex Whish led a walk at the beginning of September from Brixton to Sherford. The April walk was well attended, with over 20 people taking part, while the recent September walk only had 4, but it was still enjoyed and tea and coffee were provided at The Foxhound Inn.
Clerk to invite District Cllr Julie Carson to the next meeting.

75. Local Issues relating to Brixton

75.1 Climate Change / Bio-diversity update
There are no further updates.

75.2 Highways
To include Highways Projects
- **Red Lion Hill / Stamps Hill**
  - **Update on traffic calming project**

Richard Jackson, Principal Highways Development Management Officer, has confirmed that DCC Highway Authority is currently exploring options. This will then be subject to public consultation. There is no further update.

- **Monkey Lane**
  - **Update on Monkey Lane to include provision of 'dog poo' bins**

Thanks were expressed to Steven Cane for cutting back the hedges prior the September walk.
At the meeting of Brixton Parish Environment Working group the provision of a bin at one end of the path was discussed. Alex Whish has agreed to raise this with Sherford Consortium and following the update in District Cllr Julie Carson's report this has been requested.

Maintenance
Cllrs Hitchins and Clegg will be meeting with the contractor for a quotation for regular maintenance work. Nick Colton, DCC Local Highways will also attend this meeting.

Fingerposts
Following the approval of the s106 funding of £2080.00 fingerposts have been installed at the agreed locations. Alex Whish subsequently discussed with contractor whether the existing DCC trail pointers could be transferred onto the new posts to reduce street clutter. This was a practical solution and the additional time involved would be charged as this was not included in the original quotation. Cllr Clegg proposed that BPC accept this additional costing of £280.00, seconded by Cllr Carson. All others in attendance were unanimous.

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Mr M Wills – Vice Chair Brixton Parish Council

Positive comments were received on the new fingerposts, including their design, construction and locations, however the etched wording was difficult to read and could this lettering be made more prominent, either by painting or burning. Clerk to raise this point with Alex Whish.

To include Highways / Traffic updates

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

Clerk has undertaken this training along with Cllrs Carson, Clegg, Gillard, Hawken, Hitchins, MacLennan, Nix and Wills. Clerk is keeping a record of the training undertaken by volunteers and councillors on their training records. Clerk is awaiting confirmation from Cllr Martin.
Cllr Hitchins has distributed a letter along with a personal copy of the module to read and sign to confirm understanding to 12 volunteers. 4 have been returned so far.

- **Community Road Warden Scheme – Discuss the potential of undertaking pothole repairs in the parish**

DCC Local Highways Officer advised that BPC could have up to three trained Chapter 8 volunteers, with training funded by DCC. However, pothole repairs would require a team with a minimum of three trained volunteers. DCC would not provide training unless there was at least one full team in place. This team would fill potholes on side residential roads only.
Agreed that this will be revisited in the new year to ascertain if there are any volunteers.

75.3 Update on plans to reduce speed limits in and around Brixton including A379 between Brixton and Yealmpton

BPC wrote to YPC last year asking for its support in reducing the speed limit to 40mph on the A379 between Brixton and Yealmpton. At its February meeting YPC voted against the reduction of the speed limit between Brixton and Yealmpton, the Clerk reported that it was split evenly and the Chairman used his casting vote to vote against the motion. BPC is still keen to progress this and that YPC revisit their decision.
YPC considered BPC's request as to whether they would support BPC's request to lower the speed limit on the A379 at their September meeting. By a majority, YPC agreed, subject to understanding the cost implications. Following this confirmation Clerk discussed the next steps with Nick Colton, DCC Local Highways Officer. Estimated costings would be in the region of £11,900 this would include 4x40mph gateway signs to replace the national speed limit signing fitted to existing posts,10x new posts and 10x40mph repeater signs, traffic lights for a period of time and a Traffic Regulation Order (these are based on figures obtained less than 12 months ago, exact costings are not possible).
Nick Colton confirmed that the next step would be for both BPC and YPC to seek support for the speed reduction from their local County Cllrs and agree that BPC and YPC would be willing to cover costs of the necessary Traffic Regulation Order and associated signings to make it a 40mph limit. This would then be discussed with the DCC Traffic Engineering team.

Cllr Clegg proposed that BPC would be prepared to pay half of the costs associated with reducing the speed limit from 60mph to 40mph (as detailed above) along the A379 between Brixton and Yealmpton. This figure is approx. £11,900 – therefore, in principle, BPC would be prepared to pay approx. £6k for this reduction in speed. It was agreed that BPC would contact County Cllrs Tony Carson and Dan Thomas on behalf of both BPC and YPC to take this project forward. The next stage would be asking YPC to also agree in principle to pay half of the approx. associated costs of £6k and for BPC to take this project forward with County Cllrs. Seconded Cllr Wills. All others in attendance were unanimous.

75.4 The Green and A379

- **Update from DCC consultation (closing date 11th September 2026)**

A plan produced by DCC with purely 'no parking restrictions (double yellow lines) marked around The Green, as well as along part of A379, has been the subject of a DCC public consultation. Following a query raised at the last BPC meeting, Clerk discussed with Nick Colton, DCC Local Highways Officer the 'no waiting at any time' lines along the A379 either side of Orchard Road and clarified there was no omission in the listings.
This consultation has now closed, and BPC has received no update

- **Update from discussions with the Feoffee Trust regarding the piece of land in Old Road**

The first meeting of the working group will take place on Saturday 28th November.
Cllrs Hitchins and Nix will be attending on behalf of BPC.

75.5 Land at Cofflete Creek update

- **Update on site in general**

The installation of the fencing and seating & shelving in the bird hide is now complete.
The top of the site will be the next project; Cllr Hitchins has contacted a resident from Torr to arrange a working group for 21st November. This will be to look at the top site and discuss the working group possibly taking over the maintenance of the site supported by BPC.
Clerk to clarify if the interpretation board will be ready for this date.

- **Update on interpretation board**

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 which has been earmarked for the second interpretation board which Nicky Bailey, South Devon National Landscapes. Due to delays in the production the cost has increased by £103.98, thanks were expressed to District Cllr Julie Carson for £100 towards this deficit. The final version of the interpretation board was approved at the extraordinary meeting of BPC on 2nd September. Timescales will be approx. 6/8 weeks.

75.6 Brixton Community Emergency Plan (CEP)

There is no update.

75.7 Composters update (Cllr Clegg)

There is no update apart from that there is a lot of green waste.

75.8 Cost of Living Crisis update.

The Cost-of-Living group continues to meet.
The warm hub continues on Thursday afternoons between 3-5pm and Monday lunch times (soup and roll) in The Foxhound. The Cost-of-Living booklet is currently being updated.

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

The current Cost of Living balance is £726.44 and the funds from the DCC and SHDC Grants £600.00
Total funds available £1,326.44

Date: 21st October 2026 Signed: Michael Wills
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75.9 Footpaths / P3 update

To include

- **Inland Coastal Path**

Ros Davies, DCC PROW Officer has informed BPC that there will an inland coastal path route from Wembury to Newton and Noss via Brixton and Yealmpton added to the South West Coast Path Association list of walks. The route will cover a distance of some 11.5miles and take walkers up the River Yealm during the winter months when there is no seasonal ferry in operation. Part of this new route will use the permissive cycle route between Brixton and Yealmpton.

75.10 Silverbridge Way

General maintenance

The path is in good order.

- **Vandalised Information Board**

Information board has been vandalised and pulled off the bridge; .
Cllr Hitchins is in correspondence with the company that produced the original board, who has found an original copy of the board and is awaiting a costing.

- **Update on the extension to include quotations received**

Three scenarios were put to SHDC Planning Officer by the working group to ask whether any of these could fall within Part 12, Class A Permitted Development Rights for local authorities

- Full construction of a surfaced path now
- Establishment of a permissive footpath without surfacing at this stage
- Establishment of a permissive footpath now with future surfacing when funding becomes available.

SHDC Senior Planning Officer has stated that he is 'not of the view that anything discussed in relation to scenario 2 likely requires planning permission' therefore quotes have been obtained for this scenario.
BPC currently have £5977.50 ringfenced (with a further £3000 in the 2026/2027 budget)
YPC on behalf of the working group has approached 3 contractors and received 2 tenders. At their September meeting YPC had concerns about the costs of a permissive path, which could be removed (by termination) at any point. YPC also supported BPC's suggestion to try to extend a protected period.

Cllr Clegg proposed that BPC accept the quotation from Cliff Tucker at a cost of £14,970 (excluding VAT of £2994.00) to complete scenario 2 for the extension of Silverbridge Way, this cost will be shared with YPC, seconded Cllr Wills. All others in attendance were unanimous.

Cllr Clegg proposed that BPC recommend the working group look at a complete permissive path agreement – incorporating the original section and the extension into one agreement – and look to obtain a protected period for this new complete agreement, seconded Cllr MacLennan. All others in attendance were unanimous.

A compensation claim has also been received from the tenant; this will be discussed by the working prior to discussions at BPC and YPC.

- **Discuss contract for the maintenance of Silverbridge Way (to include extension)**

Cllr Clegg will discuss this with the existing contractor

- **Update on the tree trunk seat along the path**

This is still being actively sought.

75.11 Telephone Boxes / Defibrillators

- **Defibrillator status**

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

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

Work to still ongoing on both telephone boxes (on the Green and at Fordbrook).

- **Update on Annual CPR and Defibrillation session 2026 provided by SW Ambulance Service**

Clerk is liaising with SW Ambulance Service for some new dates in the autumn.

75.12 Street Furniture and Village appearance

- **Update from monthly street sweeping**

Thanks were expressed to the 10 people, including the school pupil working towards his DofE Award, who attended the recent street sweeping.

- **Update following email from parishioner regarding overgrown piece of land – Cross Park**

Clerk received correspondence from a resident of Cross Park raising concerns about overgrown vegetation on a parcel of land at the entrance to the road. This has now been cleared by LiveWest who will follow up other outstanding issues

- **Maintenance of the roads / kerbs in Kitley View / Woodland Drive area**

Clerk contacted Live West regarding this area. Cllr Clegg will take photos of the work that is required for Clerk to liaise with LiveWest.

- **Location of memorial seat**

This is now in situ between Brixton Lodge Gardens and Lodge Lane.

Cllr Hitchins used her Chairmans prerogative to add the following item to the agenda:

- **Relocation of noticeboards in Brixton**

Cllrs Hitchins, Clegg and Clerk met with Nick Colton, DCC Local Highways Officer and walked the A379 looking for suitable locations for the noticeboards following the request from the landowner to remove them. The best place for these would be on the 2 bus shelters, owned by BPC, on either side of the A379.
Clerk is obtaining prices for 'off the shelf' and bespoke noticeboards.
Cllrs Clegg and Carson volunteered to remove the existing noticeboards, and Cllr Carson will store these until BPC are in position to do something with them. Cllr Hitchins will contact the contractor who made the noticeboard to establish a price to refurbish them.
The existing noticeboards will be removed by the agreed date of 22nd October.

75.13 Wildflower area at the top of Chittleburn Hill

The sleepers have been removed. At a recent meeting Cllr Hitchins offered to look at what wood is still left behind, once this has been removed Steven Cane has offered to clear the area of debris and the flower bed. Cllr Clegg will ask Steven Cane if he would be prepared to remove the wood as well.

Date: 21st October 2026 Signed: Michael Wills

Mr M Wills – Vice Chair Brixton Parish Council

76. Local issues relating to Sherford

76.1 Climate Change / Bio-diversity update

Friends of Sherford Country Park

The Devon Moth event was held at the Country Park on the 15th August was a successful event with 140 species identified and a really good turn-out from Sherford families.

The group is focused on the Old Orchard and Great Lake area for the next 18 months streamlining hedge-laying and stone-walling activities.

Reuse and Repair

All health and safety information has been sent to the insurance company for them to assess. Depending on how quick the response is and how easily repairers and volunteers can be recruited it may be possible do one cafe this year, or if not, the start of next year.

Signage Trail

Potentially looking at other funding pots to support this as match funding for good quality materials and more signs. The location of the signs is critical, and advice has been given the misuse of QR codes.

Allotments

Unsure on timeline, work won't start until the swales work has been completed. Legals around the land transfer and design specifications of the building is outstanding for the Consortium.

The Allotment group is discussing forming an Allotments Association, training and community related issues.

Reporting and evaluation

The E&H group is looking at developing standard templates for capturing the effectiveness of events i.e. quantitative and qualitative data, e.g. number of people who have attended; number who have actively participated; engagement with various organisations; impact on the environment and land; people's increased awareness of environmental issues etc.

The People's emergency briefing, by Chris Packham. The team is considering how to screen this in Sherford.

Litter-picking

There is a regular weekly Tuesday litter-pick and a wider community litter-pick on Saturdays. Eight people regularly litter-pick The Plympton litter-pickers have been in touch offering collaboration.

76.2 Street Naming Project

To include

- **Update on Local and Historical names for Sherford's Green Infrastructure**

Mark Harris has been progressing the next tranche of names for the GI spaces within areas 3A/B.

Cllr MacLennan has written asking us to agree the way forward on residents' engagement.

76.3 Sherford Community Emergency Plan

No further update. However, a resident has offered to assist with developing the plan.

Date: 21st October 2026 Signed: Michael Wills

Mr M Wills – Vice Chair Brixton Parish Council

76.4 Traffic Update

Total traffic volumes actual

Month		**Previous year**		**Result**
June 2026	79,025	June 2025	76,724	Increase of 2,301
July 2026	80,743	July 2025	81,970	Drop of 1,227
August 2026	76,990	August 2025	79,164	Drop of 2,174

The % breakdown between Light, Medium and Heavy vehicles has changed very little.
Average for 2026

- Light vehicles (motorcycles, cars & light vans) as % - 71,198 - 90%
- Medium (⅔ axle vehicles, buses & trucks) 7,177 - 9%
- Heavy (Articulated lorries) 492 - 1%

Average weekly Volume

Jan to Dec 2025	**Jan to Dec 2024**	**Jan to Dec 2021**
78,414	73,702	50,433

January to August 2026 - 77,603
The weekly traffic volume for August 2026 was 76,990; this is the highest recorded figure for August. As expected, August volumes were down on July volumes (80,743); August volumes being impacted by school and summer holidays.
Currently the average daily traffic volumes on Hercules is at 11,085, a drop of 116 vehicles on the previous month.

- **Update on Community Speedwatch**

No further update. Hoping to plan some sessions for October.

76.5 Defibrillators
To include
- Update on an additional defibrillator
The Sherford Consortium is not able to fund these additional defibrillators.
Cllr MacLennan will contact British Heart Foundation regarding defibrillators. However, costings will have to be covered for installing power and ongoing costs. Cllr MacLennan will look at including this for discussions at the January BPC budget setting meeting. The issue will also be raised again with Sherford Community Land Trust and the Sherford Consortium.

76.6 Appointment of Trinity Estates' – new Managing Agent for Sherford
Michelle Ashley, is the Senior Estates and Property Manager for Trinity Estates, taken over from First Port on 22nd August 2026. Cllr MacLennan will be meeting with her on 8th October.

76.7 Publicity / events
Newsletter is being finalised to be issued in early October; reference to BPC's footpaths is included in the publication,
Oasis Community lunch runs every Thursday fortnight; arts and crafts take place on alternate Thursdays

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October 11th - Farmer's Market
Christmas event planned for 6th or 13th December
A date for Sherford Day 10-year celebrations will be discussed at the next Panel meeting (17th/18th or 24th/25th Apri 2027)

77. Local issues relating to Carrollsland
There were no updates from Carrollsland.

78. BPC Administration
78.1 Policies to update - SHDC Monitoring Officer Guidance to Councillors to update: Access to information, Declaring interests at meetings, Dispensations and Use of social media
Cllr Wills 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 Clegg. All others in attendance were unanimous

78.2 Councillor and Clerk training

- **Update regarding completion of Cyber awareness training**

Clerk and all BPC councillors have been registered to undertake DALC Cyber Awareness training modules. Clerk has received an update from DALC, and the records show that Clerk and Cllrs Clegg, Gillard, Hawken, Hitchins, MacLennan, Martin, Nix and Wills have completed all three modules.
Cllr Carson has re-enrolled at his own expense and has completed 2 out of the 3 modules so far.

- **Update regarding Code of Conduct training (Standards in Public Life)**

Clerk and all councillors have completed the training module.
Clerk is awaiting confirmation from Cllr Carson and then this will be removed from the agenda.

- **Update regarding GDPR Data Protection Essentials training**

Clerk and all BPC councillors have been registered to undertake Data Protection Essentials (GDPR) training module. All councillors have 12 months to complete all the modules.
Date of enrollment 6th June 2026.
Clerk and Cllr Clegg, Gillard, Hawken, Hitchins and Wills have completed the training module.

78.3 Update 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.
BPC received an email from an interested party who has been in contact with the existing volunteer and will be visiting the Harbour for a discussion regarding the role. No update has been received.

78.4 Update regarding the BPC monthly newsletter
The monthly newsletter is available on the BPC website.
BPC has been investigating using MailChimp for an electronic version, the concern is when replying to the newsletter email, it is a 'strange' email address not the BPC email, following clarification from MailChimp, this can't be amended. Clerk is investigating other platforms.

78.5 D&C Police – Councillor Advocate Scheme
Cllr Martin is now registered as the BPC Councillor on the Councillor Advocate Scheme.

78.6 BPC meeting dates
Clerk has provisional dates and awaiting room confirmation from Brixton prior to confirming the dates.

79. Councillor Reports
Cllr Hitchins advised that the tenant of The Foxhound was in discussions with the owner of the building regarding the possible purchase of the pub. Cllr Wills proposed that BPC would provide a letter of support, highlighting the importance of the pub as a community asset. The wording of the letter would be kept generic and confirm BPC's support in principle, seconded Cllr Clegg. All others in attendance were unanimous.

80. Other updates / issues / consultations for discussion
80.1 Draft minutes received from South Devon National Landscape Partnership meeting – 17th July 2026
BPC noted the minutes received

81. Correspondence for information
81.1. Cascade 'Temporary Traffic Regulation Orders (TTO) for Road Closures relating to DCC works:
- A379 Elburton Road and Chittleburn Hill (Brixton Road Station Bridge) – Wednesday 9th September 2026 – Friday 10th September 2027
- Road past Vealeholme (for Deep Lane Cycle Bridge Scheme) – Wed 22nd April 2026 – Thurs 21st October 2027

81.2. All weekly bulletins from DCC and SHDC are placed immediately on the websites and Facebook pages
81.3. South Hams District Council – News Releases
- Council welcomes ancestors of Cary family to Follaton House
- Kingsbridge leisure centre goes solar
- South Hams District Council welcomes LGR review
- Council and Citizens Advice team up on money support

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 appraisal on 23rd September 2026.
This was circulated to all BPC prior to this meeting. There were no issues raised during the appraisal.

Date: 21st October 2026 Signed: Michael Wills
Mr M Wills – Vice 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 there were no amendments required.
Cllr Clegg proposed that BPC keep the Clerk job description the same, seconded Cllr MacLennan.
All others in attendance were unanimous.

82.3 Clerk Pay Review
Following the Clerk's annual appraisal Cllr MacLennan proposed that Clerk salary is increased from Scale Point 28 to Scale Point 29 from 1st October 2026 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 9.41pm

Next meeting: Wednesday 21st October 2026 in Sherford Community Room
Kirstie Aldridge, Clerk, Brixton Parish Council

Date: 21st October 2026 Signed: Michael Wills
Mr M Wills – Vice Chair Brixton Parish Council