

CLERKS REPORT FOR 02 MARCH 2026

Updates on previous matters in blue, items 1-7. No new items.

1. Westclyst allotments (Bloor Homes site):

See earlier reports for whole timeline

03.11.25 Awaiting transfer for execution

01.12.25 Ready for signing

2. Station Road bridge.

DCC officers have been looking at the perennial question of the bridge over the railway line at Broadclyst Station. None of the more significant proposals seem to be viable. They would support "Clear vegetation and replace/reset signs, while also reviewing the fencing". The Neighbourhood Highways officer has requested proposals for vegetation, signs, and fencing improvements.

Residents to the north of the bridge have received a letter inviting them to add their thoughts. They have contacted the office and are keen to meet on site with DCC Highways engineers. We are in the process of determining various landowners on the south side of the bridge.

Update: some vegetation has already been cleared by a resident which has considerably opened the view. Now elections are out of the way, we will arrange a site meeting.

01.09.25 There has been no progress on this matter due to workload and holiday. It is noted that some construction is taking place to the side of the row of houses.

06.10.25, 03.11.25, 01.12.2025 No further progress

3. Council insurance

The policy with A J Gallagher has been renewed. Cyber cover and cyber audit are currently being progressed, but this work is not complete.

07.07.25 in progress

01.12.25 No further progress

4. Red Lion cobbles

An agenda item was requested regarding ownership and maintenance of the cobbled area outside the Red Lion. It has been confirmed that the access road is an adopted highway; however, unless there are any safety defects, there is no budget for any works.

Previous resolution: to ask County Councillors if they can take this forward to see if there are any other ways it could be maintained, and to check with EDDC Conservation to see if there are any statutory protections for the cobbles.

07.07.25 EDDC Conservation Officer has said: "The cobbles aren't included in the listing for the pub as listing covers built structures such as the listed building itself, boundary walls, and any outbuildings or structures, but not surfaces. Looking at the Land Registry outline, it appears that the curtilage of the pub doesn't extend into this lane so there's no apparent association with it either."

01.09.25 Further to the council resolution to investigate listing, an email was sent to DCC Highways on 28.07.25 to ask how a downgrade of the area can be initiated. No response at the time of finalising this update (22.08.25).

01.12.25 No further update on either the listing or how to initiate a downgrade.

5. Broadclyst Car Park

Following a request from Cllr L Straw, the deterioration of the surface of the car park was reported to EDDC on 17th May 2025, ref. FS-Case-715473232.

07.07.25 The car park surface matter raised by Cllr L Straw has expanded into a wider conversation, including the provision of EV charging spaces and the proposal to change existing disabled bays into EV bays. It is important to ensure that any reduction in accessible parking provision does not disproportionately disadvantage disabled users.

Previous recommendation: to engage with EDDC to make sure any group of car park users are not disadvantaged.

03.11.25 update

Action	Status	Notes
a. To instruct council's solicitor to write to EDDC re breach of DDA /Equalities Act	Partially complete	EDDC has confirmed it will supply paint and stencil to BPC for disabled bays.
b. To write to EDDC to enter negotiations to take on the car park, subject to the issues with surface and wall being sorted	Started	Initiated with solicitor following council resolution 01.09.25 to proceed. Meeting has taken place with EDDC community asset transfer officer with a view to the parish council taking both EDDC-owned/operated car parks, the public toilets, and the public open space grass cutting.
c. To go out to tender for quotes to fix the surface	Not started	No change

03.11.2025 the council resolved to delegate negotiations of asset transfers to the Clerk, reporting to the Finance & Governance Committee.

01.12.2025 A community asset transfer meeting is scheduled for later in December.

17.02.2026 During a community asset transfer (CAT) meeting with EDDC, the following transfers were discussed:

- Car parks (main and Bustard Hill)
- Public toilets

- Small parcels of land

The Clerk is identifying actions for Broadclyst Parish Council that are associated with the transfers and these will be reported to the F&G committee meeting in accordance with delegation.

6. Pavilions Fire Compliance.

A periodic review of the FRA at the Pavilions has been undertaken. It has highlighted remedial work that is required to bring the building in line with current legislation. A quote was agreed 01.09.25 and work is underway. The Pavilions loft has been cleared with documents retained as required and relocated to the council office.

Action: Historic Minutes to be sent to the County Records office.

7. Westclyst pitch condition

The following was agreed (01.09.25 update):

- Nick Garlick from Devon FA to be invited to look at Westclyst pitch and advise on forward works and any funding. Andy (Parish groundsman) to attend meeting if possible.
- We will get it rolled 3-4 times as soon as we have enough rain for it to be effective.

Update 06.10.2025

a. Pitch condition / funding

Following from above, and following conversations with the school, the external funding via the FA is the same as council discussed previously (Pitch Power) and rejected as the agreement required a 5-year part-funding commitment and was restricted to the use of external approved contractors only.

The Primary School has expressed intent to go down this route; a meeting has been requested as the council has already rejected this funding route.

03.11.25 update: due to the amount of work required, it is felt the best course of action is as set out below in the next bullet point.

b. Pitch type suitability

There are ongoing significant operational issues with the shared use pitch at Westclyst. What has transpired though is whether the approved specification was appropriate in the first place, as a Sport England Type 2 Pitch has a recommended use of “4 hours per week for a well-maintained pitch.” It probably has around 15hrs+ a week use and despite being a relatively new facility, the pitch is showing early signs of failure:

- Drainage is not coping
- Surface is compacted and uneven
- Heavy wear in key playing areas.

There is potential debate around why a Sport England Type 2 Pitch was agreed as an appropriate spec for a shared use pitch in the first place. The original company who installed the pitch has been contacted for a discussion around how the pitch can be improved to be suitable for the level of use.

There is no recommendation at present as there are no indications of feasibility or costs.

03.11.25 No further update, other than the school and football club are pushing for urgent maintenance works. It has been explained that it is likely to be more than minor work and while we are sorry that the pitch is in such poor / unplayable condition, it would be a false economy to throw good money after bad until we know what direction we need to go in. It seems a complete overhaul / upgrade is likely to be required.

Legal transfer of the pitch to the parish council has been stalled whilst the issues are investigated.

RECOMMENDATION: To note the investigative work being done by the clerk in relation to this matter and to reiterate that the council has previously considered the external funding agreement with PitchPower (via the FA) and that it is not an option at this moment in time.

01.12.2025 Quotes for 3 options have been received: to do basic remedial work to the pitch without taking it out of use; to upgrade the pitch to a level 4 pitch; to change the pitch to a 3G artificial surface.

02.03.2026 Update. It has not yet been possible to get an alternative quote for a light touch option.

8. Fencing works (BMX southern hedge).

Following council's delegation to the clerk to spend up to £3k on fencing made 01.09.2025 (Min ref. 25/134iii), we have been working with EDDC Arboriculture Officers and the National Trust to reach the best solution. It has been recommended by and EDDC Arbo-culturalist that a better solution could be achieved through planting of a natural hedge of blackthorn / hawthorn. A site meeting was scheduled with the National Trust as superior landlord, which will help shape the preferred way forward.

At the site visit, it was agreed that any planting was likely to fail due to being overshadowed. The National Trust is happy for a standard stock fence with 2 strands of plain wire to be put up; with regard the TPO on the trees, the EDDC tree officer wants to agree - in advance of any work - a method statement that mitigates the risk of damage to the root zone, i.e. hand digging, putting stakes slightly further apart than one would for standard stock fencing.

A meeting / quote from the fencing contractor is awaited. No further update.

This concludes my report to Council.

23.02.2026

Angie Hurren BEM
BA(Hons): Community Governance
Fellow SLCC
Broadclyst Parish Council Clerk

Winter working hours:
Mon-Thurs 07:30-15:30hrs;
Mon 18:00-21:00hrs
Tues 18:00-20:00hrs