

Broadclyst Parish Council Clerk's Report

For: 13 April 2026

Purpose of report

- To update Members on operational matters previously reported to Council.

NB:

- Historical background to long-running matters is recorded in previous reports and is not repeated unless relevant to the current update.
- Items will normally be removed from the Clerk's report once noted unless further action is requested by Council.

Section A – Matters Requiring Council Direction

1. Westclyst Pitch Condition

Context

Concerns have previously been raised regarding the suitability of the pitch specification and the level of use at the Westclyst shared-use pitch.

Update

Operational issues continue to be reported including drainage performance, surface compaction and heavy wear in key playing areas.

Three potential options have previously been identified:

- limited remedial works
- upgrade to a higher specification natural grass pitch
- conversion to a 3G artificial surface.

The legal transfer of the pitch to the Parish Council remains paused while these issues are investigated.

The football club continues to request updates regarding the future of the pitch.

Action: Cllr Rhodes to provide a verbal update following a recent site meeting.

Recommendation: Council to discuss next steps

2. Red Lion Cobbles

Context

Members previously requested investigation into the ownership and maintenance responsibilities for the cobbled area outside the Red Lion.

Update

Devon County Council has confirmed the access road is an adopted highway and that no maintenance works are currently planned unless safety defects arise.

The East Devon District Council Conservation Officer has confirmed that the cobbles are not included within the listing of the Red Lion public house.

An earlier enquiry was made to Devon County Council Highways regarding the possibility of downgrading the highway status. No response has been received.

This matter has not been progressed further due to workload.

Recommendation: Council to determine whether to close this item pending any future proposal from Devon County Council.

Section B – Information Updates

3. Westclyst Allotments (Bloor Homes site)

Update

Transfer documentation has been returned signed.

Recommendation: To note.

4. Council Insurance

Update

The council's insurance policy with A J Gallagher has been renewed.

Cyber security work remains ongoing. Council staff have completed cyber security training and two further quotations will be sought for a cyber security audit as workload permits.

Recommendation: To note.

5. Broadclyst Car Park

Context

Members previously requested investigation of deterioration to the car park surface and the potential transfer of district council car park assets.

Action under delegation

Following Council's resolution of 01.09.25, the Clerk initiated discussions with East Devon District Council regarding potential Community Asset Transfers.

Update

A Community Asset Transfer meeting was held with EDDC to discuss the potential transfer of:

- Broadclyst car park
- Bustard Hill car park
- Public toilets
- Associated parcels of land.

Further work is being undertaken to identify actions associated with these potential transfers. No further update has been received from EDDC since the February meeting.

Recommendation: To note.

6. BMX Area – Southern Boundary Fencing

Action under delegation

Following Council's delegation of 01.09.25 authorising expenditure of up to £3,000, the Clerk has progressed discussions with EDDC arboriculture officers and the National Trust.

Update

Planting a natural hedge was initially explored but discounted due to overshadowing which would likely prevent successful establishment.

The National Trust has confirmed that installation of a stock fence with two strands of plain wire would be acceptable.

Due to the presence of protected trees, EDDC requires a method statement to protect tree root zones during installation.

A site meeting with the fencing contractor is scheduled for 14 April 2026.

Recommendation: To note.

Section C – Strategic / External Matters

7. Westclyst Park & Change

Update

Devon County Council continues discussions with the developer and landowner regarding delivery of the OPF1 Park & Change facility at Westclyst. Meetings have been attended to monitor progress.

Current discussions are focused on the practical delivery of Phase 1 of the scheme. A revised layout is being explored which would provide a slightly smaller car park while continuing to meet the intended purpose of the Park & Change facility. Any amendments would be subject to the appropriate planning and legal processes.

Alongside this, early discussion has taken place regarding potential longer-term uses of land associated with later phases should further parking not be required. This has included possible employment, commercial or community uses.

Positive discussion has also taken place regarding the possibility of a sports pavilion or clubhouse associated with the adjacent sports pitches which could incorporate flexible space for community use. These discussions remain exploratory and no formal proposals have been brought forward.

Members will be aware that the Westclyst area continues to experience significant growth and the Council has an ongoing interest in ensuring that appropriate community and recreational facilities are available to support both new and existing residents.

Any future proposals would need to come forward through the appropriate planning and legal processes and would be considered by Council in the usual way.

Recommendation: To note.

End of Report

This concludes the Clerk's report to Council.

Angie Hurren BEM

BA (Hons) Community Governance

Fellow SLCC

Broadclyst Parish Council Clerk & RFO

Summer working hours

Mon–Wed: 07:30–18:00

Thu: 07:30–15:00