

Ogwell Parish Council Meeting November 10th 2025

Present – Chair S Reynolds, Deputy Chair T Flower, Parish Councillors P Martin P Wynter, S Harrison and T Carey. Also present County Councillor S Rogers, District Councillor P Parker together with 4 parishioners.

Apologies Cllrs M Lant, R Daws and S Rogers

Declarations Members to declare any interest in matters for discussion. None declared.

Minutes The Minutes of the October Parish Council Meeting were approved and signed by the Chairman

Reports from County and District Councillors

County Councillor Stuart Rogers emailed his apologies and confirmed the Meeting on November 28th at 2pm in Buckfastleigh Town Hall to discuss village issues and he confirmed that Scott Riddell will attend to address Highway matters. We have indicated that we are concerned with Parking issues along Reynell Road and also traffic speeds through the village. It was agreed that we would add parking issues along Larksmead Way and as a third item the flooding along Rectory Road which Scott Riddell is already aware of, having visited the site following the flood

Clerk to convey the augmented list of concerns to Stuart Rogers ahead of the meeting in Buckfastleigh.

Paul Parker advised that there are still concerns about the fen area at the NA3 Wolborough development as roads are going in fairly close to fen and so far, the investigations requested by TDC have not been carried out. Cllr. Parker was also interested in any possible progress with the Jolly Sailor which is discussed under “Urgent Matters at the discretion of the Chairman”

Planning 25/01731/FUL Rydon Farm, Two Mile Oak – Proposed new self build dwelling to replace existing Class Q prior approval Ref 23/01606/NPA

This matter has been before us twice since the Class Q prior approval was given and we have been happy with each proposal to develop the barn, although Teignbridge have not. The latest design keeps to the footprint of the old barn and is therefore much closer to the road. It is of simple design and stone and slate materials so will fit in well with existing buildings. The Council had no adverse comments to make.

Clerk will convey the Council’s decision to Teignbridge.

Play Areas – To receive update on repairs to MUGA

Green Scheme Solutions have confirmed that they will carry out a maintenance visit in the Spring of 2026 in line with our request for 2 visits a year. These are scheduled for 17th March and 20th October 2026.

Re the Play Area on the Green, Green Scheme Solutions have suggested recycled plastic planks to replace wooden items that cannot be replaced under the warranty with Playdale. It was agreed that a visit would be made to see what needs to be done.

To receive any updates from Ogwild and other working parties

Ogwild It seems that the Woodland Trust continues to be difficult to deal with regarding Rectory Field. Cllr Martin reported that the green space on the corner of Luxton Road will be managed by Ogwild and they plan a small plaque to be placed there on 6th December to commemorate Richard Nicholls who previously looked after the area. His son who lives in Denbury may donate a bench to the Parish in memory of his father.

Shop Project There will be a Meeting on December 4th to decide the future of the Shop project.

To discuss a system for recognizing contributions to the Community

It was agreed that it would be a good idea to recognise contributions to the community by parishioners and this was prompted by Cllr. Carey suggesting that it would be a good thing to recognise the members of the Luncheon Club who had given their time and skill over many years to provide lunches for the community. It was agreed to form a sub-committee comprising Cllrs. Martin, Carey and Harrison to take the concept forward and provide recommendations for a future meeting.

To discuss a request from Ogwell Youth FC for a Grant.

We have been approached by Ogwell Youth FC for a contribution towards placing a second-hand Container at the Denbury Playing Field for storage etc. We understand the total cost will be over £2,000 and they are also approaching Denbury Parish Council for a contribution. It was proposed by the Chairman that a Grant of £1,000 should be made, seconded by Cllr. Martin and all present agreed.

Clerk to obtain details and make the Grant.

To receive an update on request for a Litter Bin for Bunting Close

We have asked Teignbridge to provide a bin in Bunting Close and have been advised that they will carry out a survey to consider whether in their opinion a bin is necessary. This will take a few weeks and they will advise us of their findings.

Cllr. Martin will chase Teignbridge on the outcome of their survey

To receive any updates on Paths and Highways

Grit Bins have been checked and reported in cases where they need topping up by DCC.

Communications updates

The next edition of the Parish Magazine will be out in December 2025.

Finance Report

BACS Payments made and confirmed since the last meeting: Bay and Moor £28.00 re Ogwild, Simon Jones £580.00 Grass cutting, Lee Accounting Services £186.00 Internal Audit, Scotts Chainsaw Carvings £520.00 Bench carvings for Ogwild at Rectory Field, John Turner £1,400.00 May – August 2025 Cleaning Toilet Block, South West Water £35.64 Water at Toilet Block.

Direct Debits – Pulse8 £103.16 re Sharepoint and Magazine, EDF £19.71 Electricity on the Green, British Gas £21.44 Electricity at Toilet Block, Lloyds Bank £4.25 Monthly Account Fee.

£5.00 received from TeignLottery re Ogwild

Precept for 2026/2027 We have received notification from Teignbridge that Precepts for the next Financial Year will be required in January 2026. The Clerk will prepare a budget based on last year's figures together with this year to date for discussion at the December Meeting.

Urgent Matters at the discretion of the Chairman

1. Recruitment We have been two Councillors short of our allotted ten Councillors since the last local elections and with Katy Farrell-Wright on leave effectively have seven Councillors. Selena Aylett, who has attended recent meetings has indicated her willingness to be co-opted to fill a vacancy. Since this is an existing vacancy and not a casual vacancy caused by the resignation of a Councillor the Casual Vacancy process does not apply. The Councillors will be pleased to welcome Selena who fulfils the residency requirements and she will be co-opted at the next Meeting.

2. Jolly Sailor The way forward in this matter is, we understand, likely to be very costly. We are aware that Heavitree have no appetite for developing the site although there is full planning permission for this to be done. They would probably welcome a purchaser although we have no present idea of the possible sale price or of any potential purchase/developer. It has been suggested that development could be enforced but this seems unlikely at present. The Chairman has indicated that he will undertake further discussions with Heavitree on a way forward.

3. Rosemount A request has been received by the owners of this property which adjoins the Green, for permission to access the bungalow by vehicle across the Green Car Park. There exists access for one private vehicle to access the former Nursery across the car park which was granted when the Green was privately owned. The Chairman has carried out research on whether this could be legally done and has found that a Parish Council cannot grant rights of way across a Village Green unless exceptional circumstances apply and the right is agreed by a government agency. Granting access could put the Council in breach of their responsibilities as the owner of the Green and therefore it was agreed by all Councillors present that this request would not be granted. **Chairman will convey this decision to the owners of Rosemount.**

4. Ash tree on the Green The tree in question needs limbs removing as they are unsafe and we have asked Simon Jones to look into this. We are also considering getting a tree expert to survey the trees under our care to consider if any further action needs to be taken.

Next Parish Council Meeting –

The next Parish Council Meeting will be on Monday December 8th at 7pm in the Memorial Hall

Chairman
8th December 2025