Ogwell Parish Council Meeting August 10th 2026

Present – Chair P Wynter, Deputy Chair T Flower, Parish Councillors: T Carey, M Lant, S Reynolds and S Aylett. Also present: District Councillor R Daws together with 12 parishioners.

Apologies Cllrs P Martin, P Parker and S Rogers.

Declarations Members to declare any interest in matters for discussion.

No declarations were made.

Minutes The Minutes of the July Parish Council Meeting were approved and signed by the Chairman. Phrase "and it was agreed that Cllr.Aylett would ask the parishioner who requested the bench for her thoughts on where it should be placed" deleted.

Reports from County and District Councillors Richard Daws reported on the NA3 Planning enquiry, advising that the core concern regarding Wolborough Fen, given the SSSI status is that the present drainage scheme does not protect it. It will take 40 years for ground water to percolate through the hillside, meaning that damage will not become apparent for decades. The Wolborough Residents Association, Devon Wildlife Trust and Teignbridge DC are doing their best to protect the area against the Developers who appear determined to continue without full account of the issues raised. A FOI to Natural England revealed that their own hydrologist had flagged insufficient protections.

County Councillor Stuart Rogers sent his apologies as he was delayed at a meeting at DCC.

Planning 26/01133/FUL –Adjoining Parish – Bradley Manor Weir, Totnes Road Newton Abbot
Removal of existing Weir including site grading and bank protection.

It was agreed that the old weir was redundant, crumbling and needed removal to reduce bank erosion and improve fish migration. The Councillors therefore supported the application.

Play Areas – To consider progress on repair work at Dawes Close

Repairs have been carried out to a bench and the Climbing Tower, not yet all complete and still awaiting an invoice for the non-warranty work. A parishioner complained that the bench was not satisfactory and it was agreed that Cllrs. Reynolds and Flower would look at the work and contact Earthwrights as necessary.

To consider proposals re a new Bench for Dawes Close Play Area

The Parishioner (Alex Rice) has confirmed that he would be happy to make a contribution towards a new Bench and might wish to contribute the full cost depending on what is chosen.

Cllr. Flower has visited the site and identified a suitable location near the chain link fence by the kick around area. An appropriate bench with galvanised steel fixings would cost £450-£500 and it was agreed that the Council would approve the purchase of a bench up to £500. It was agreed that we would contact Kier Construction who might make a contribution, and also investigate whether the prisoners at Channings Wood still made benches (previous benches having been made by them).

Clerk to contact Kier Construction and also enquire as to prisoners making benches.

To look at additional items for the Play Area on the Green

Cllr. Reynolds has been in discussion with Green Scheme Solutions and had some ideas for items to replace those removed for safety reasons. It was agreed that he would make further enquiries including alternative suppliers and advise a future meeting.

To receive any updates from Ogwild and other working parties

Ogwild We received an update from a member of Ogwild. They are celebrating the "Year of the swift" with more nest boxes and a talk and workshop planned on Swifts and Willow Work.

Ogwell Community Hub. As previously reported, there is some £9,000 remaining after refunds to Shareholders and the Memorial Hall Committee has agreed to hold the funds but requests the Parish Council be in charge of identifying suitable Community projects. The Councillors were generally agreeable and will discuss further at the October Meeting.

Road Working Party

An MP visit by Martin Wrigley is due to take shortly and the concerns about road safety and the need for an expanded 30mph limit will be mentioned. School Governors would like a 20mph limit near the School.

A draft policy on overgrown vegetation encroaching on highways and footpaths was discussed. The opinion was expressed that there is already a procedure in place to report overgrown hedges etc. direct to Devon County Council. It was also suggested that the web-site could carry a mention of the need for householders to check hedges and boundaries for encroachment and cut back when appropriate.

To consider a request from the Pre-School for a Grant towards new and updated equipment.

The Pre-School are planning to spend £1,400 on new equipment and would like a donation from the Parish

Council towards that expenditure. The Clerk was asked to ascertain what percentage of the children attending the Pre-School come from Ogwell and has been advised that it is 95% A further query was raised as to whether the Pre-School is a Charity or a private Company (Clerk has since checked – it is a Charity – on the Parish Council Web-site). A suggestion of a Grant of £500 was made but it was decided that the Council would like a representative of the Pre-School to attend a future Meeting re the application.

To consider the following proposal from the Chair re the Village Green:

1. Ogwell Parish Council is prepared to accept the current Land Registry Documents and any boundaries indicated.

2. Re the unregistered parcel of land – the Council do not see this as an area of concern (but see 3 below)

3. The Council will complete a CA16 to re-register the Village Green and could include the unregistered parcel of land if desired.

4. With regard to easements relating to the adjoining property, Rosemount, the Council will be open-minded to any future requests.

Debate as to whether this proposal bypasses a previous decision to form a Working Party and seek advice from DALC. The working party has failed and the Chair confirmed she had brought the proposal because far too much time had already been spent on this matter without it being resolved.

Cllr Reynolds proposed that items 1 and 2 (Land Registry Documents and Unregistered Parcel of Land) be accepted as set out. This was seconded by Cllr.Flower. Voting 4 in favour, I abstention 1 against. Votes as follows: In favour Chair, Cllrs Flower, Reynolds and Carey. Abstention Cllr. Lant. Against Cllr. Aylett. It was agreed that we would look again at the CA16 Form as its relevance has been questioned. The matter of the Easements relating to Rosemount was not voted upon and remains for future consideration.

Risk Register – To consider an updated Risk Document/Register

The Chair proposed a Sub-committee to look at the proposed Risk Register and Cllr. Aylett agreed to be part of that discussion as the creator of the document.

To consider the way forward for the Jolly Sailor

Cllr Reynolds reported that a former resident of Ogwell, Simon Oaff, had been in touch to advise that he has a deal in principle to take over the Jolly Sailor site from Heavitree Brewery and develop it in line with the planning agreed by Teignbridge, that is two cottages from the Pub Site and a Community hub/shop/café in the old Function room area. Chair advised that she had joined in the call and confirmed the conversation.

To consider a Rewards procedure for Volunteers in Ogwell

Unfortunately, lack of time meant that this could not be discussed in any detail and will be deferred to a future Meeting.

To receive any updates on Paths and Highways

No new updates apart from the Highways matters discussed above and the proposed MP Visit.

To consider a policy for overhanging and encroaching vegetation See above.

Communications – To receive any updates including on the Parish Magazine future

Unfortunately, no new information has been received and the next issue of the magazine will be the last.

Finance Report

BACS Payments made and confirmed since the last meeting: Wotton Printers £885.00 Printing Parish Magazine, Simon Jones £60.00 Tidying hedge on footpath to Tennis Club, P Wynter £138.00 – contribution towards the use of AI for PC Meetings, Titan Firework Display £540.00 Deposit towards Bonfire Night Display.

Direct Debits – Pulse8 £132.56 re SharePoint, Email and Magazine, Lloyds Bank £4.25 Monthly Bank Account Fee, EDF Energy £19.56 Electricity on the Green, British Gas £20.10 Electricity at the Toilet Block. £5.00 received from TeignLottery for Ogwild.

Urgent Matters at the discretion of the Chairman

No urgent matters

Next Parish Council Meeting –

The next Parish Council Meeting will be on Monday October 12th at 7pm in the Memorial Hall

Chairman
12th October 2026