

Minutes of Halwill parish council's July 2025 meeting

Held on 17 July 2025 at 7.30pm In the Baptist Hall

The meeting started at 7:30pm. Councillor Lawlor chaired the meeting in the absence of Councillor Wilson

Present:

Cllrs J Lawlor(Chair), V Osborne (VO), R Grocock and L Bryan(LB), M Harding(MH)

In Attendance:

Ward Councillors P Hackett Eleven members of the public (MoP) and the Clerk

2025/Jul/1 To receive apologies for absence

Apologies were received from Cllr J Wilson and E Down, Ward Councillor S Gibson and County Councillor L Rowsell

2025/Jul/2 Declarations of Interest

None

2025/Jul/3 Public question time

A number of members of the public wished to comment on the sewerage works and Rectory Lane.

2025/Jul/4 Order of business and any items to be discussed with the public excluded

None

2025/Jul/5 Clerk's and Councillors' announcements

Nope

2025/Jul/6 To confirm minutes for the June 2025 Parish Council Meeting and the May AGM

The minutes were signed as a correct record by the Chair

2025/Jul/7 Finances

1 Bills for payment

It was **resolved** to pay the following bills

Table 1: Table of bills to pay and cheques to be raised at the March meeting current account

Date	Company	Amount inc VAT	For what
17/07/25	D C Osborne	£402.00	Salary May
17/07/25	D C Osborne	£24.39	Expenses
01/07/25	Halwill Cleaning Services	£45.00	Bus shelter washdown

Current Account Total For month inc VAT: £475.00

Current Account Total for month ex VAT £475.00

VAT for month: £0

Table 2: Table of bills to pay and cheques to be raised at the March meeting Active Halwill Account

Date	Company	Amount inc VAT	For what
11/07/25	Fields in Trust	£720.00	Legal fees

2. Football pitch improvements funding shortfall

It was agreed that the parish council would fund the any shortfall in the costs for new fencing that was not covered by the Football Foundation grant. This may be rather more than we anticipated. It was anticipated that the Football Foundation grant would largely fund the works but this is not the case. The cost of the works will be £10,218.00. The Football Foundation grant is £6476.00 so we will have to pay £3742.00. However, we can reclaim £2043.60 VAT so we will end up with a net spend from reserves of £1698.40. This would be largely revenue expenditure but there is a capital component.

As this is to improve the parish council's holdings this should not be considered a grant to the Football Club. It is unfunded.

The proposed resolution is as follows:

Resolution:

"That the Parish Council resolves to spend up to a sum of £3742.00 up front with a £1,698.40 net spend once VAT is reclaimed for improvements and repairs to the drainage and fencing on the Halwill Playing Fields on the basis that the proposal complies with the Public Health Act 1875, s.164"

The motion was passed *N.C.D*

3. Kivells costs

In order to speed up the disposal of land Councillor Bryan commissioned the valuations which we are required to obtain. Where a Councillor commissions work in his own name he may claim the amount as expenses. The Council is not obliged to pay the expenses but usually would if the money was spent in good faith as it was here. The council can not reclaim VAT on councillor expenses (or you would all be getting the council to buy your groceries).

Resolution:

“That the Parish Council resolves to reimburse Councillor Bryan the sum of £351.00 under the powers of the Local Government Act s137”

The motion was passed *N.C.D*

2025/Jul/8 Planning

To consider appointing Councillor Bryan to represent the council at the Torridge District Council committee meeting where the s106 agreement with Devonshire homes will be discussed. To agree his terms of reference.

It was agreed that Councillor Grocock and Councillor Bryan would represent the Parish Council at the Torridge District Plans Committee when this is discussed. The Parish Council is opposed to any changes in the s106 agreement.

2025/Jul/9 Resolution to Dispose of Parish Council Land

The resolution to dispose of boundary land to parishioners at cost is in contravention of the Local Government Act (1972) as amended 2004 and is undeliverable. The 2004 amendment requires the council to obtain best possible consideration for the land. Only capital value can be considered, not revenue (eg future maintenance costs). Resolutions cannot ordinarily be revisited within 6 months so the standing order restricting revisiting resolutions was suspended to allow the existing resolution to be rescinded

It was **resolved** to suspend **Standing Order 7**

It was **resolved** to rescind resolution **2025/Apr/9**

It was **resolved** to reinstate **Standing Order 7**

Resolution:

“That the Parish Council resolves to dispose of the parcel of land located to the West of the railway embankment, currently held under the Council’s ownership, on the basis that:

- The land is no longer required for the purpose for which it was originally acquired.*
- A professional valuation will be obtained confirming the market value of the land.*
- Purchasers will be required to meet the council’s direct legal costs in addition to a consideration.*

• The proposed disposal complies with Section 127 of the Local Government Act 1972, including the requirement to obtain best consideration reasonably obtainable.

• *The Council will advertised its intention to dispose of the land for two consecutive weeks in a local newspaper and on the Council's website, inviting public objections.*

• *Any objections have been considered.*

• *The disposal is consistent with the Council's strategic objectives and will contribute to the economic, social, or environmental well-being of the parish.*

The Council therefore authorises the Clerk to proceed with the disposal, including instructing solicitors to prepare the necessary legal documentation and to complete the transaction."

The motion was passed *N.C.D*

2025/Jul/10 To consider granting an easement to the Baptist Church

To consider a request from the Baptists Union to allow a drainage pipe to be installed and maintained on land currently occupied by the parish council.

It was agreed in principle that an easement would be granted to the Baptist church. The agreement cannot be made until an engineer's report has been commissioned by the Baptist Church to draw up a plan of what is needed.

2025/Jul/11 Active Halwill delegate report

At the last Active Halwill meeting the following decisions were made:

1. It was agreed that the Parish Council would comply with the conditions laid down by Fields in Trust (FIT) with respect to approval of the clubhouse/car park/MUGA proposal, namely:

- Planning permission being obtained and a copy of it provided to FIT for review;
- The car park will be available only for the users of the clubhouse, MUGA and the dedicated playing field;
- Payment of a fee of £600 plus VAT. and that confirmation be passed on to FIT.

2. It was agreed that the legal and financial relationship between the Parish Council, being owners of the land and proposed building, and the football club, being the managers of the building, the football pitch (and the MUGA?), should ideally be couched in the same terms as that already existing between the Parish Council and the Village Hall Committee.

3. It was agreed that an application should be made to Torridge DC for S106 funds to cover the costs involved in securing planning permission.

4. It was agreed that we continue identifying and pursuing sources of capital funding for the project, and that we impress upon funders the importance to the community as a whole of (a) a thriving football club, and (b) an all-weather surface.

2025/Jul/12 Progress reports

1. Speed sign

The Clerk has not managed to action this

2. Rectory Land and the sewerage treatment works

There has been some minor patching done to the road but the road is still largely unusable by all but large vehicles.

3. Gazebo

Carried over

4. Banking provisions

Progressing – not quite as easy as the banks would have you believe

5. Village signs

The Clerk has asked Pidsignz for proposals for signs to place over the existing signs.

6. VJ Day

It will be the 80th anniversary of the end of World War 2 on the August 15. The new flag pole should be ready to fly the flag by then

2025/Jul/13 Correspondence

Correspondence received and to be written

None

2025/Jul/14 Next meeting

The Annual parish Council Meeting and the next Ordinary Meeting will be on the 14 August at the Baptist Hall

The meeting ended at 20:45