

EAST ANSTEY PARISH COUNCIL

The minutes of a meeting of the Parish Council held on Wednesday
3rd December 2025 at East Anstey Primary School at 7.30pm

Present: Cllr's Miss L Moore, Miss J Gannon, R Gibson and R Milton (also District Cllr).

In attendance: Three members of the public, Mr I Fasham and Mrs C Warne (prospective councillors) and the Clerk, Mrs J Larcombe.

58/12/25. To receive apologies. Apologies were received from County Cllr R Hopley.

59/12/25. Disclosure of interests in items on the agenda. Cllr Milton declared an interest as the Ward Councillor for Bishops Nympton Ward, which includes East Anstey.

60/12/25. To agree the minutes of the Parish Council Meeting held on 23rd July 2025 as an accurate record of the meeting. The minutes were agreed as an accurate record of the meeting and were duly signed by the Chair.

61/12/25. Matters arising from the minutes, not included on the agenda. None.

62/12/25. Public Questions. The Chair of Anstey Community Hall and West Anstey Parish Meeting updated the meeting on the progress with plans to build a 12 m x 6m lean to extension onto the existing hall to provide a bar/café area/community area/skittles alley. The hall was built in 2000 with lottery funding and is owned by the Hall Committee which is a charitable trust. Pre Covid it was decided that improvements were needed to create an improved bar area and additional meeting space to keep the hall's facilities up to date. With the support of East Anstey Parish Council planning permission was obtained. Footings were put in using grant funding to ensure the planning approval wasn't lost. These were signed off in December 2023. Original quotes were around £150,000 but revisions have been made and the committee have an all in quote of £110,000 for a modular build Additional money will be required to add the floor. Other quotes have been obtained with the closest being an itemised quote of £130,000. The Batsworthy Cross Wind Farm Community Fund allocated £70,000 of funding towards the project some time ago and that needs to be used by August 2026 or it could be lost. Some smaller grants have been obtained to take the total to £81,000. Sports England has allocated £15,000 but this needs to be match funded. Another grant application for £10,000 has been applied for but it could be three to four months before a decision is made. The £15,000 of matched funding would enable the extension to be built. The hall is the only thing that unifies East and West Anstey and as the hall is used by residents from East Anstey as well as West Anstey the Parish Council were asked to consider contributing £10,000 with West Anstey contributing the other £5,000. The reasoning behind this being that East Anstey has twice as many residents as West Anstey. As a parish council East Anstey can apply for a Public Works Board Loan (PWBL). As a parish meeting West Anstey is unable to do that and councillors were asked to borrow £5,000 for West Anstey's share in addition to the £10,000. The £5,000 would be repaid by West Anstey. East Anstey Parish Council would need to increase its precept to repay the PWBL borrowing. It was anticipated that this would be about

£10.50 per year per property on average.

A member of the public who was formerly the District Councillor spoke about how some other parishes had funded new hall buildings. It was noted that Molland Village Hall is archaic and the parish cannot afford to bring it up to scratch.

A question was raised about whether the grant applied for was linked to the number of households and it was explained that it varies. The Sports England grant is linked to the Anstey YFC tug of war team. There are twenty to thirty households on the parish boundaries and there was discussion about possible contributions from them. The hall is let five nights per week and the charge is being kept low so that it is affordable.

It was agreed to hold a Parish Council meeting in early January at Anstey Community Hall to allow East Anstey parishioners a chance to come and say whether they support an increase to the precept to repay a PWBL. A letter will be distributed to all households in the parish to explain the proposal and to invite them to the early January Parish Council meeting to give their views.

The Parish Council would like to see more residents come to their meetings which are normally held every two months.

63/12/25. Planning

a) To make a recommendation on any planning applications received by the council before the meeting. No applications received.

b) To note any decisions made on planning applications by NDC. No decisions received.

c) To note planning appeal APP/X1118/W/25/3370468: Maybank Farm, East Anstey was successful. Noted.

d) To report on concerns about NDC's response to a report of breach of planning conditions. Cllr Miss Moore expressed a personal interest as a neighbour. A Blackerton resident contacted NDC Planning Enforcement to report that a condition of the planning approval for a holiday let at Blackerton was allegedly being broken. Long stay residency of up to six months or more by people who are working on long projects in the area (ie solar farm installation) is being allowed and this is far in excess of the 28 days for holiday lets. Jack Clifford, Senior Planning Enforcement Officer has responded that as mentioned previously there has been no established breach regarding the use of the site. However, in the future if the use continues beyond 28 days as conditioned for a business to book staff to stay overnight this would still not be in the interest in Council to act against. No further consideration will be made on the matter. Councillors felt this was just encouraging people to break the conditions of their planning approvals. Cllr Milton will take this up and the Clerk will write to the Head of Planning expressing the Parish Council's concerns.

e) To report on the plans for self-build opportunities in East Anstey as advertised on the Exmoor Young Voices website. Although the website and Facebook mention being aware of some possible self-build plots for affordable self-build housing in the East Anstey area there is nothing concrete at the moment.

Exmoor National Park are planning to carry out a Housing Needs Survey and East Anstey could be contacted.

f) Any other planning matters. No other planning matters.

64/12/25. Highways: Any highways issues. The road past the Kennels has been

repaired. A member of the public reported that he had met with Melanie Mckenna, Neighbourhood Highways Officer DCC, to look at the dreadful condition of the road surface in Broomball Lane. He had also mentioned the missing arms of some of the signposts in the parish. This is not a DCC priority but it was mentioned that West Anstey had some success when they repeatedly requested replacement.

65/12/25. Reports

a) District Cllr. Cllr Milton reported that the Independent members on NDC voted against the 4.5.2 preferred unitary option but were outvoted. It will now be for the Government to decide on their preferred option and a shadow authority is expected to be voted in 2027 with full unitary in 2028.

NDC has a Climate Grant.

b) County Cllr. No report.

66/12/25. Finance:

a) To approve invoices for payment. It was resolved to make the following payments:

2526/20	Dan Passmore	£345.00	3 grass cuts – Village Green
2526/21	Jill Larcombe	£213.80	October & November wages + expenses
2526/22	HM Revenue & Customs	£46.80	PAYE
2526/23	Rhinoplay (SW) Ltd	£1,528.32	Balance of invoice following completion of work

Bank charges of £6.00 were taken from the Current Account on 31st October and 30th November 2025. £6.00 will be taken on 31st December 2025.

An internal transfer will be made from the Instant Account to the Current Account to return the balance to £500.00

b) To note any receipts since the last meeting and the bank balance. No receipts since the last meeting. The Current Account balance is £500.00 and the Instant Access Account balance is £16,162.17

c) Bank reconciliation 30.11.25. Noted.

d) To discuss a request for support to raise £10,000 from Anstey Community Hall. This item was deferred to the next meeting to allow for consultation with parishioners.

e) To discuss the budget for 2026-27. The budget will be agreed at the next meeting once a decision is made about the support for Anstey Community Hall.

f) To agree the precept for 2026-27. It was agreed to ask for the same as 2025-26 at this point with a warning that due to circumstances there could be a substantial increase when the final precept is request is made.

67/12/25. Play Area

a) Any issues arising from playground inspections. None.

b) To agree who will carry out inspections until the next meeting. Cllr Ms Moore agreed to continue.

c) To note the resiting of a piece of equipment as identified in the Rospa report and agreement to pay balance of quoted price from Rhino Play (South West) Ltd. The piece of equipment has been moved and councillors agreed to pay the balance owed (see item 66/12/25a).

d) Any other matters. A parishioner was asked to put in an expense claim for work on the flagpole.

No one has taken up the offer of having the old piece of multiplay equipment for free if they remove it. This will be put on Facebook.

68/12/25. Co-option of councillors. It was resolved to co-opt Ian Fasham and Claire Warne. Proposed by Cllr Milton and seconded by Cllr Miss Gannon.

69/12/25. Correspondence. There was no further correspondence.

70/12/25. Date of the next meeting. Wednesday 7th January 2026 at Anstey Community Hall (subject to availability).

Signed:
Chair

Date: