

Clyst Honiton Parish Council

There was a meeting of Clyst Honiton Parish Council on Wednesday 12th November 2025 at 7.00pm held in the Black Horse Inn Meeting Room

Members Present: Parish Councillors Sean Wheeldon (Chairman); Mike Muir; Grant Harrison; Gary Collier; Chris Jenkins

Also Present: District Cllr. Eleanor Rylance

In attendance: Rob Martin, Clerk

No members of the general public.

MINUTES

Agenda

Agenda Item

No.

PUBLIC SESSION

General Public

The owners of the Mammoth Strength Club gym which had been open for three months as part of the Skypark complex made representations relating to planning application 25/1904/FUL for a second gym proposal adjacent to the existing one. They were asking the council to object to the application because: -

- The description of the Mammoth Strength Club offer was inaccurate – a lot of the Planning Statement was regarding the difference the proposed gym would make in available resources and services comparing the existing offer unfavourably. In reality, there was nothing proposed that was any different to that offered by the current gym.
- Car Parking – there would be a maximum of 6 car parking spaces for the proposed development whereas the current gym has the potential for further parking behind it. Parking at such industrial sites is always at a premium and there would not be enough parking close to the new development.
- Sustainability – one element of the sustainability requirement is to ensure that there is no conflict with existing businesses and that the introduction of a new facility in this location would saturate the market, meaning that neither would be able to trade profitably.

District Council

District Cllr. Rylance expressed the wish that Clyst Honiton review the dates of its future meetings to attempt to avoid the District Council full council meetings, which the clerk was asked to try to sort out.

Cllr. Rylance summarised the District's position on Local Government Reorganisation. In future the whole of Devon and many other county councils, would have a single tier of local government by forming unitary authorities. All of the authorities in Devon had proposals for what this reorganisation would look like for the future and had to submit these to Government by 28th November 2025 which would then make a final decision.

The likely version for EDDC would be what has been called the 4:5:1 option which would mean three unitary authorities covering: 'Greater Plymouth' (1); Torbay and surrounding districts (4); Exeter and the remaining districts (5).

When questioned about the effect of the reorganisation on the work of parish councils, she confirmed that it was more than likely that they would have more jobs to do particularly in the case where government finances were being squeezed. Cllr. Wheeldon then mentioned that Clyst Honiton Parish Council would more than likely cease to exist with the increasing development around it. Cllr. Rylance was of the opinion that the boundary changes caused by the building of Marlcombe would not come into effect for at least 10 years, so it would be a time when opportunities to increase its infrastructure would come along before that happened.

The conclusion was that there was a need for the parish council to plan for the change and this needed meetings with EDDC senior officers to work out what the plan should contain.

Cllr. Rylance asked whether anything was being done about the rubbish being dumped on the land next to the bypass and the chairman said he was talking to the landowner (Church Commissioners' agent) and trying to get something done to stop the dumping from taking place.

26/65 APOLOGIES

No apologies had been received.

26/66 DECLARATIONS OF INTEREST (PECUNIARY AND NON-PECUNIARY)

No declarations of interest were made.

26/67 MINUTES

On a proposal by Cllr. Muir, seconded by Cllr. Wheeldon, it was **Resolved** to approve, as a correct record, the minutes of the Annual Parish Council meeting held on 8th October 2025.

26/68 CLERK'S REPORT

The clerk had circulated the following report:

1. Shared Computer Drives

The papers for this meeting have been uploaded to the Zoho Workdrive and are available on [General - Zoho WorkDrive](#)

They have also been sent as attachments to emails on both parish council email accounts for each parish councillor for completeness.

The intention is to update the access arrangements for each councillor at this meeting.

The clerk and the chairman would get together and sort out how this would happen and invite councillors to join in electronically.

2. Website

The new website is up and running and Sean has put a link on the first page of the old one to direct people to the new one. I have successfully updated the relevant page for this meeting's agenda etc but some changes still need to be made.

3. Update on the Clerk's Health

I am still making progress whilst not yet fully fit. The time I am spending on parish council work is less than before, but I am looking to work better, not harder. My intention is to attend parish council meetings in person rather than remotely as the last meeting did not work for me. We need better technology for remote meetings to be fully operational.

The clerk’s health was improving and he had started gym work as part of the rehabilitation process. He would notify the council of when he intends to take time off.

4. Library Box

I emailed Grant to let him know that his son had been successful with his quotation to make the box, but to date have not heard anything further.

Cllr. Harrison reported that his son was currently working on improving his house and would get to making the box possibly in January 2026. The council accepted this delay.

The clerk had received no responses from the public on new equipment suggestions. Cllr. Jenkins apologised for the confusion on the QR codes, and it was agreed that this would be republished in the chatter with correct QR codes to encourage responses.

26/69

PLANNING APPLICATIONS

Reference	Location	Proposal
25/1904/FUL	Unit 11 Skypark Phase 2 Clyst Honiton Exeter	Change of use from general industrial unit (use class B2) to a gym (use class E(d))

The clerk had requested of EDDC that the response date be moved from 10 November to 17 November 2025 and had been instructed to email the parish council response by the later date.

On a proposal by Cllr. Wheeldon, seconded by Cllr. Harrison, it was **Resolved to object** to this application on the following bases: -

Economic

This application looks to change the use from a much-needed general industrial designation to one for a gym based on a stated need for the facility and on sustainability grounds, neither of which are applicable. Clyst Honiton objects to the application partly on the grounds identified by the Economic Development Officer, as follows:

The loss of recently built B2 workspace in the Enterprise Zone to E(d) uses would clearly harm business opportunities in the local area.

East Devon is experiencing a serious and protracted market failure in the supply of available industrial space across the district. This is constraining inward investment, local business growth and forcing some employers to leave the district. The proposed development risks amplifying these supply constraints further. Industrial employment also generally offers higher average wages compared to gym or fitness-related jobs, thereby harming opportunities for better paid employment in the local area.

Given that the loss of B2 employment space would harm business and employment opportunities in the local area, our view is that Strategy 32 is engaged. The applicant is therefore required to evidence that all options for retention of the site for its current or similar employment use have been fully explored without success for at least 12 months (or 24 months depending on market conditions) and there is a clear demonstration of surplus supply of land or provision in the local area.

Given the strategic location and importance of the site, along with the chronic market failure of industrial space in the district, the view of the Economic Development team is that the unit should be marketed for B2 uses for at least 24 months.

Gym operators should consider town centre locations, where availability is less constrained and such uses can contribute positively to the diversity and vibrancy of the area.

Car Parking

According to the application form, the unit at this location has just six allocated parking spaces although it is believed that only three come as a right, which will not be sufficient to accommodate staff cars, let alone those brought by customers. Despite an emphasis on

walking, cycling or use of public transport to be in accordance with Local Plan policies the majority of users will be arriving by car. This location will at times inevitably mean that most users and staff will travel by car and require a parking space particularly if it is successful. There is already a gym facility located near the proposed site, the Mammoth Strength Club, which is frequented by a number of Clyst Honiton residents.

Inaccuracies

The Planning Statement says,

- *'1.3 One of the principal purposes of the planning system is the pursuit of sustainable development - that is, meeting the needs of today without compromising the needs of tomorrow. In development terms this is distilled as the need to ensure that development is economically, socially and environmentally compliant.'*

There is already a gym a few metres away, so there is no 'need', and two businesses fighting over the same customer base is not 'sustainable'.

- *'2.3 ... Clyst Honiton, as the site's nearest settlement, is mainly a residential settlement, with little to no amenities.'*

This is factually incorrect. It has an existing gym, The Mammoth Strength Club leafleted Clyst Honiton when it opened. It is known about and functioning well.

- *'6.3 Strategy 6 supports development within Built-up Area Boundaries where compatible with site character. The gym ... won't lead to unacceptable service pressure, impair highway safety, or prejudice adjacent development...'*

Once again, this does not seem to be correct - it is prejudicing an existing gym. And is not adding anything in mitigation.

- *'6.4 ... The gym in the near proximity of this site, named Mammoth Strength Club, also located within SkyPark zone 2, although unlike the concept behind our site at hand, the approved gym seems to be subscription based and impersonalised to the client's requirements and needs, unlike the proposal at the current proposal site, which offers 1-on-1 training with a personal trainer, as well as small group sessions between 1-6 participants, all of which are appointment-based and led by a coach.'*

This is just not true. Users of Mammoth Strength Club facilities are offered support, alongside classes with instructors. A look at the Mammoth Strength Club website reveals that a personal service is offered.

This proposal seems to be based on little research and is solely based looking for financial gain, not any benefit to the area. In fact, it will probably be detrimental due to the parking. The parish council believes that the purpose of Skypark should be retained and that it should remain designated as general industrial, in order to provide the much-needed higher wage jobs for local people that promised from the outset. Too many changes of use for other low wage jobs will devalue the offer being made to the growing local population resulting in the original concepts being watered-down to the point where it achieves none of the wider sustainability objectives that were crucial when it was approved.

<p>Power Used Town & Country Planning Act 1990; Localism Act 2011</p>	<p>Risks Assessed None</p>
<p>Resulting Tasks & Owner Clerk – notify EDDC</p>	<p>Deadline for Action 3 weeks from notification date</p>
<p>Financial Implications None</p>	<p>Equalities Impact None</p>

26/70 ZIPWIRE REPLACEMENT

Dealt with under the clerk’s report above.

26/71 CHRISTMAS LIGHTING

On a proposal by Cllr. Muir, seconded by Cllr. Wheeldon, it was **Resolved** to a new set of Christmas lights, which would be organised by the clerk and Cllr. Muir.

26/72 VILLAGE MAINTENANCE

Cllr. Muir reported on the following maintenance matters attended to since the last meeting: -

- He had carried out weekly visual inspection of the play equipment
- He had filled in the holes and splits of the floor of the tower and Cllr. Jenkins had sanded it down and applied several coats of paint.
- He and Cllr. Wheeldon had started to remove the undergrowth adjacent to the climbing frame but there was still a lot to do.
- A resident had cleared some weeds in front of the hedgerow.
- He had cleaned both noticeboards and their windows and both were now back in use.
- He also gave the memorial a scrub before the remembrance service.

The jobs still to be done were: -

- Complete undergrowth clearance
- Order bark for area when it is ready, he believed that a larger quantity might be needed.
- Reduce the height of the hedge
- Put some drainage holes in the tower floor.

There was graffiti on the side of the pumping station and South West Water would be notified of this for its removal. Cllr. Wheeldon would send a photograph of this to the Cllr. Juenkins who would communicate with SWW.

Power Used Open Spaces Act 1906	Risks Assessed Village becoming unkempt and overgrown with no planting
Resulting Tasks & Owner Cllr. Muir – continue inspections and maintenance of village.	Deadline for Action 14 January 2026
Financial Implications None	Equalities Impact DCC has responsibility to all of the community, including those who are less able

26/73 PARISH COUNCIL AIMS & OBJECTIVES

This would be deferred until the next meeting.

26/74 CLYST HONITON PLAYING FIELD

The clerk had received no applications for the possible trusteeship of the playing field. The clerk had experienced the operation of community asset charitable trust with the parish council (as a body corporate) being the ‘Sole Trustee’ which enabled VAT to be recovered as part of the parish council.

The clerk would contact Devon Communities Together and gather other advice and out a paper together on the options available for setting up a protective charitable trust for the playing field.

Power Used Open Spaces Act 1906	Risks Assessed Not having community agreement for proposed work.
Resulting Tasks & Owner Cllr. Jenkins – to put proposals together in time for the circulation of the Clyst Chatter.	Deadline for Action 14 January 2026
Financial Implications To use allocated reserved funds for new equipment	Equalities Impact To enhance the availability of play facilities for less able children in the community.

26/75 EXETER AIRPORT PUBLIC SAFETY ZONES (PSZ)

The clerk had researched this on the airport website and the PSZ appeared to go through the plating field with part of it outside. The chairman had a planning document from 2003 which had the whole of the playing field inside the PSZ.

The clerk would attempt to get a definitive diagram which determined where it was currently to enable sensible discussion to take place. This would be necessary information for the consideration of the future of the playing field.

26/76 POTENTIAL FOR COMMUNITY HALL ON PLAYING FIELD

This will be considered when the PSZ matters above are understood.

26/77 RESIDENTS' PARKING SCHEME

The clerk had researched this subject with the conclusion being that the charge for a resident's permit in the Exeter region would be £35. The process for getting a parking scheme installed within Clyst Honiton would be for the 'community' to request it and for a feasibility assessment to be carried out by highways before being placed on a waiting list for the production of a Traffic Regulation Order. Once the TRO is produced, the signing and lining would take place and people would then have to pay to park their vehicles on the designated highway.

There were some questions about the precise extent of the proposal which would need to be sorted out before it is developed into a firm proposal. This can be researched and worked up.

26/78 2025/2026 BANK RECONCILIATION AND BUDGET MONITORING REPORT

On a proposal by Cllr. Wheeldon, seconded by Cllr. Harrison it was **Resolved** to adopt the bank reconciliation report of 31st October 2025 and the budget monitor analysis at that date was noted.

26/79 2026/2027 BUDGET & PRECEPT

On a proposal by Cllr. Wheeldon, seconded by Cllr. Muir, it was **Resolved** to adopt the presented budget analysis and to set the precept for the next year unchanged at **£18,000**.

Power Used Local Government Act 1972	Risks Assessed Not being able to set a precept for the year beginning 1 st April 2026.
Resulting Tasks & Owner	Deadline for Action January 2026

Clerk – ensure that a budget and precept is agreed and send notification to EDDC by the notified deadline.	
Financial Implications Not having sufficient resources for the coming financial year	Equalities Impact Nothing particular

26/80 RECEIPTS & PAYMENTS SCHEDULE

On a proposal by Cllr. Harrison, seconded by Cllr. Collier, it was **Resolved** to approve the payment of the invoices on the schedule below for the period since the last meeting:

PAYMENTS

Payment to	Services	Month or Reference	Amount £	Payment No.
2025/2026				
RJ Martin	Salary	Oct 2025	864.47	2526-17
HMRC	Tax Deduction	Oct 2025	209.60	2526-17
HMRC	NI	Oct 2025	94.66	2526-17
DCC Pensions	Retainer Payment	Oct 2025	7.77	DD
RJ Martin	Salary	Nov 2025	864.47	2526-19
HMRC	Tax Deduction	Nov 2025	209.60	2526-19
HMRC	NI	Nov 2025	94.66	2526-19
DCC Pensions	Retainer Payment	Nov 2025	7.77	DD
Countrywide GM	Grass Cutting	Oct 2025	129.71	2526-20
Black Horse	Room Hire	PC Meets	46.00	2526-18
Simon A Martin	Payroll	Oct 2025	8.00	DD
Lloyds Bank	Service Charge	Oct 2025	4.25	DD
Adobe	Adobe Professional	Oct 2025	19.97	Card

RECEIPTS

Receipt from	Services	Amount £	Method
2025/2026			
HMRC	VAT Refund	315.21	BC
Lloyds Bank	Instant Access a/c Interest	9.90	BC
Power Used Local Government Act 1972		Risks Assessed Not making payment of amounts due	
Resulting Tasks & Owner Clerk – ensure payments are made		Deadline for Action asap	
Financial Implications Each payment has a budget		Equalities Impact Nothing particular	

26/81 COUNCILLOR REPORTS

The chairman had circulated a report on the outstanding matters, most of which had been covered earlier in the meeting.

26/82 DATE OF NEXT MEETING

The next scheduled meeting is on **Wednesday 14th January 2026** and will be held in the Black Horse meeting room starting at 7pm

26/83 PARISH COUNCIL MEETING CLOSURE

The meeting was closed at 9.20pm

Signed:.....

Date:.....