BUDLEIGH SALTERTON TOWN COUNCIL

MINUTES of the Meeting of the Community Gardens Committee held in the Council Offices, Station Road, Budleigh Salterton on Monday 9 November 2026.

The meeting commenced at 7.28pm.

PRESENT
Cllr A Chaplin
Cllr J Jamieson
Cllr S Woodman

In attendance: Mrs A Gater-Wildgust (Town Clerk) and nine members of the public.

26.289 Public Speaking Time

There were two public speakers.

Speaker 1: The speaker addressed the Committee and explained that they had been an allotment holder for a considerable period. They wished to encourage a stronger sense of community among allotment holders and offered to organise and host a regular get together on site. This would provide an opportunity for holders to meet, socialise and work together to discuss ideas and ways of improving the allotment site for everyone's benefit.

The speaker also raised the practical issue of transporting waste and unwanted materials to the recycling centre (the tip), suggesting that the allotment community could work together to explore ways of making this process easier and more manageable, while working within the relevant rules and requirements.

Speaker 2: A query was raised regarding the proposed amendments to the tenancy agreement, particularly whether it would be fair to require allotment holders to relinquish their plots if they moved away from the area.

It was also suggested that details of Town Council meetings should be included in correspondence circulated to the Community Garden. A concern was raised that five days' notice of a meeting did not provide sufficient time for allotment holders to make arrangements to attend[1].

26.290 Apologies for Absence

Apologies were received and accepted from Cllr Cunningham.

26.291 Declarations of Interest and Dispensations

Cllr Chaplin declared an interest as an allotment holder. It was agreed that this did not prevent them from participating in the discussion, as they would not receive any preferential treatment or advantage over other allotment holders.

26.292 Minutes

The Minutes of the meeting held on 9 March 2026 were approved.

26.293 Chair's Report

The Chair reported that many holders had struggled with the lack of rain in the 2026 growing season. Other items for discussion are included in the agenda.

[1] Town Clerk note: All meeting dates are published by 1 Jan, each year, detailing the meeting dates for all committees for the forthcoming year.

26.294 Plot Inspection

Details of the latest plot inspection, completed on 6 November 2026, were received. It was noted that a number of plot holders would now contacted regarding the limited activity and progress on their respective plots.

26.295 Waiting List

It was noted that there are currently 21 people on the waiting list. Consideration was given to closing the waiting list until such a time as the list reduced.

RESOLVED: To keep the list open.

26.296 Plot Rents

An increase in allotment plot rents, effective from 1 January 2028, was considered. It was noted that the current annual rent, from 1 January 2027, would be £35.00. Members acknowledged that allotment rents remained very low in comparison with the provision offered.

RESOLVED: To make a recommendation to the Town Council to increase the annual allotment plot rent to £40.00, with effect from 1 January 2028.

26.297 Precept Requirements 2027/28

(i) Estimated Figures for 2026/27

The estimated figures for 2026/27 were received and noted. It was highlighted that no provision had been made for tree pruning. It was also noted that billing had yet to take place.

(ii) Precept Requirement for Financial Year 2027/28

Members discussed the need for future tree pruning works within the communal areas of the allotment site. It was agreed that the likely costs of these works should be assessed to ensure that an appropriate sum could be included in the budget for 2027/28.

RESOLVED: To obtain estimates for the cost and timing of any necessary tree pruning works and to recommend that Town Council makes appropriate budgetary provision for these works within the 2027/28 precept.

26.298 Future Provision and Replacement of Sheds

Consideration was given to the future provision of sheds as existing structures reach the end of their useful life.

RESOLVED: To recommend to Town Council that, as existing sheds reach the end of their useful life, they will be removed rather than automatically replaced. Should an allotment holder wish to install their own shed, an application for permission may be submitted for consideration. Any permission granted would be subject to the shed:

- Being located on the original shed plinth.
- Being constructed from natural materials.
- Not exceeding the agreed maximum dimensions, in keeping with existing sheds.

Provision of Water Butts

Further discussion took place regarding the provision of water butts to allotment holders. It was agreed that water butts would not be replaced and provided as part of the allotment rental provision. Whilst the use of water butts and water conservation practices would continue to be encouraged, it was acknowledged that Budleigh Salterton Town Council was not in a financial position to meet the cost of providing water butts across all 87 plots at the Greenway Lane allotments.

26.299 Allotment Tenancy Agreement

Consideration was given to proposed revisions to the allotment tenancy agreement, including the formalisation of existing practices

RESOLVED: the proposed amendments were agreed with the following alterations:

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Residency Requirement - It was noted that Budleigh Salterton Town Council provides allotments for residents of the parish and that allotment holders should remain resident within the parish. Where an allotment holder moves out of the parish, they are required to relinquish their plot. This will normally take effect at the end of the current growing season, although an earlier relinquishment may be requested by the plot holder.
Condition of Plots - It was agreed that the wording 'well enriched with manure' should be amended to 'well enriched'.

26.300 Any Other Business

No other business was raised

There being no further business, the Meeting closed at 8.08pm

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Chair

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Date

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