

CREDITON HAMLETS PARISH COUNCIL

Clerk: Charlotte Long, Oakwood, The Meadows, Yeoford EX17 5PN

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Chair: Cllr J Stevens

To Crediton Hamlets Parish Councillors

You are hereby summoned to a meeting of **Crediton Hamlets Parish Council** which will be held on **Monday 2nd February 2026** commencing at 7.30 pm at Yeoford Community Hall, Yeoford. Members of the public and press are invited to attend the Parish Council meeting.

Charlotte Long

Clerk

26th January 2026

AGENDA

1. To receive and accept apologies

2. To receive declarations of personal and disclosable pecuniary interests in respect of items on the agenda

- Councillors are reminded of the need to update their register of interests
- To declare any personal interests in items on the agenda and their nature
- To declare any prejudicial interests in items on the agenda and their nature. (Councillors with prejudicial interests must leave the room for the relevant items)

3. Public Discussion: an opportunity for members of the public to make representations, answer questions and give evidence in respect of any item of business on the agenda or raise issues for future consideration at the discretion of the Chairman. The period of time designated for public participation shall not exceed 10 minutes. Members of the public are not allowed to raise issues when the Council is in Committee.

4. Crediton Hamlets Parish Council Meeting Minutes 5th January 2026 – to consider the approval of the minutes as a correct record

5. To receive a report from MDDC Councillors – For information only

6. To receive a report from the DCC Councillor – For information only

7. Mid Devon District Council Planning Applications – To consider the following application(s) upon which the Council has been asked to comment:

Reference: 26/00041/PNHH
 Proposal: Prior Approval for the erection of extension extending to rear, maximum height of 3m and eaves height of 3m, including blocking up of a side elevation window and the extension and alterations to a rear terrace.
 Location: Frankland Farm, Neopardy. Crediton.
 Applicant: Jenny Raynor

Reference: 25/01800/FULL
 Proposal: Retrospective application for the amended design and layout to Plot 4, pursuant to planning permission 23/01522/FULL, including changes to external appearance (window sizes and positions), alterations to internal layout and revised landscaping arrangements.
 Location: Land and Buildings at NGR 284262 97655 (Plot 4), Westacott Barton, Crediton
 Applicant: Mr Mike Salter, Westacott Developments.

8. Mid Devon District Council Planning Applications – to note that consent has been granted for the following applications with conditions as filed:

Reference: 25/01694/CAT
 Proposal: Notification of intention to reduce the crown of 1 Oak tree by 2-2.5m to include lateral reduction on the south side by up to 1m and north by up to 0.5m, and coppice 1 Hazel tree to a height of 2-2.5m within the Conservation Area.
 Location: Rose Cottage, The Village, Yeoford.
 Applicant: Mr Stuart Brooking

Reference: 25/01762/PNAG
 Proposal: Prior Approval for the erection of an agricultural storage building
 Location: Land at NGR275182 95718 Bradleigh Barton, Cheriton Bishop
 Applicant: Mr & Mrs Pitts

9. Internal Audit for 2025/6 Year – To resolve to appoint Mrs Penny Clapham as the Council’s Internal Auditor and to sign and return the Auditor’s letter of engagement.

10. IT Policy – To agree IT Policy document.

11. State of Road through Gunstone –To receive an update.

12. BT Phone Box, Yeoford – To receive an update.

13. Gritting of Roads – To discuss gritting of roads and maintenance of grit boxes.

14. Blocked roadside drains in the Parish – To discuss blocked roadside drains causing flooding in Station Road.

15. Land adjacent to 32 Westonlea – To receive an update.

15. 2026 Annual Parish Council Meeting and Annual Parish Meeting – To agree dates.

16. Accounts 2025/2026 – to approve the following payments

Clerk pay (C Long – January)	£ 316.92
Lloyds Bank Charges (09 November to 10 December)	£ 7.25
Christmas Lights gift to Westernlea Organiser (Refund to Cllr Parker)	£ 23.75
HMRC	£ 238.80
DALC Invoice 7063 – Clerk Training	£ 42.00

17. To receive a report from the Chair – for information only

18. To receive a report from Councillors – for information only.

19. Correspondence/Clerk’s Report - Clerk to report.

20. Next Meetings: 2nd March (Boniface Centre)
 7th April (Tuesday due to bank holiday) (Boniface Centre)
 5th May (Tuesday due to bank holiday) (Yeoford Community Hall)
 1st June (Boniface Centre), 6th July (Yeoford Community Centre)
 7th September (Boniface Centre)
 5th October (Yeoford Community Hall)
 2nd November (Boniface Centre)
 7th December (Yeoford Community Hall))
 (all meetings commence at 7.30 pm unless otherwise stated).