

CREDITON HAMLETS PARISH COUNCIL

Minutes of the Crediton Hamlets Parish Council Meeting held at Yeoford Community Hall on Monday 6th January 2025

Present: Cllr Beasley, Cllr Brimacombe, Cllr Cole, Cllr Mortimer, Cllr Parker, Cllr Price, Cllr Stevens (Chair), Cllr Yarnold and Cllr Binks (MDDC)

In attendance: the Clerk and two members of the public

1. To receive and accept apologies:

Apologies received from Cllr Vigers, Cllr Chenore (MDDC) and Cllr Letch (DCC)

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

None

3. Public Discussion – an opportunity for members of the public to make representations, answer questions and give evidence in respect of any item on the agenda

One member of the public gave information about planning application 24/01760. Another member of the public gave information about planning application 24/01781

4. Crediton Hamlets Parish Council Meeting Minutes 2nd December 2024 – to consider the approval of the minutes as a correct record

It was resolved to approve the minutes as a correct record.

5. To receive a report from Cllr Letch (DCC) – for information only

In his absence, Councillors noted that Cllr Letch had previously submitted a written report which will be available on the Council’s website. Cllr Letch has £1177 in his Locality Fund which he would like to spend before the end of the financial year. Councillors discussed various projects and asked the Clerk to make an application for a contribution of £500 for a defibrillator at Venny Tedburn. This, rather than the mural for the Yeoford railway bridge, was chosen as Locality Fund grants should be spent within the financial year and as it is early days for the mural it is unlikely that it could be completed before April.

6. To receive a report from MDDC Councillors – for information only

Cllr Binks briefed councillors on the various options for a Unitary Authority to include parts of Devon. The Government is pushing for responses to the Devolution White Paper by 10th of January. DCC and MDDC are considering how to respond. Whatever the outcome there are likely to be repercussions for Mid Devon, Parish Councils and residents.

7. Mid Devon District Council Planning Applications – to consider the following applications upon which the Council has been asked to comment

- Reference: 24/01799
- Proposal: Variation of condition 2 of planning permission 22/01920 (conversion of barn to dwelling) to allow substitute plans relating to a new window opening on SW and NW elevations, omission of window on NE elevation and re-positioning of rooflights on NE elevation
- Location: Culver Court Venny Tedburn
- Applicant: R Vigers

Cllr Mortimer explained that the conversion works have revealed two historic openings which the applicant would like to restore. It was resolved to support the application. Clerk to action.

- Reference: 24/01760
- Proposal: Variation of condition 2 of planning permission 23/01124 (erection of two storey extension) to extend first floor front elevation above garage
- Location: 17 Yeoford Meadows Yeoford
- Applicant: Mr & Mrs Harper

The applicant wants to make minor changes to bring the development forward so that it is in line with the garage and similar to adjoining properties. It was resolved to support the application. Clerk to action.

Signed Dated

Reference: 24/01781
 Proposal: Demolition of an agricultural barn and erection of 3 dwellings utilising the Class Q fallback position
 Location: Land and building at NGR 281030 96522 Venny Tedburn
 Applicant: Mr P Rich

A Class Q development would allow 5 long, thin houses. The applicant would rather use betterment to build 3 new timber clad houses with slate roofs and of better design. It was **resolved** to support the application. **Clerk** to action.

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

Reference: 24/01547
 Proposal: Installation of an air source heat pump
 Location: 2 Trobridge Court Trobridge
 Applicant: S Livingston

9. Mid Devon District Council Planning Applications – to consider how to respond to the following planning appeal that has been submitted to the Secretary of State

Appeal No: APP/Y1138/W/24/3355988
 Application No: 23/01004
 Proposal: Retention of workshop and storage building
 Location: Pumping Station Uton
 Appellants Name: Mr K Mears

Cllrs noted that in his planning application the applicant stated that the development was for private use but that in his appeal documentation he states that it is for commercial use. The applicant should therefore be required to submit a new application so that consultees and the planning officer can consider the application in new light. Commercial use will have a much greater impact on the local environment including local roads and the nearby fishery. The risk of environmental damage is increased. Councillors' objections set out in the Council's comments on the Planning Portal which were submitted on 25th April 2024 stand. It was **resolved** to respond to the appeal on the above lines. **Clerk** to action.

10. MDDC Community Risk Register – to consider the new Community Risk Register upon which the Council has been asked to comment

Cllrs noted that the risks listed were "rather random" but that there were two specific references to the Parish. These were the "risk of flooding at Station Road, Yeoford" and "large potholes at Yeoford Recycling Centre". There are of course many other equally bad potholes in the parish! As the Council does not have to comment until 28th February Cllr Binks suggested that the Risk Register could be discussed at the meeting MDDC Councillors have arranged at Phoenix House on 30th January. Cllrs Stevens and Parker hope to attend the meeting along with Councillors from other parishes. **To go on the February agenda.**

11. MDDC Section 106 Funding Report – to note the report and agree associated actions

Councillors noted that the Parish has a balance of £1250 in the public open space fund. Councillors considered where the money could be spent in the Parish and identified the small open space at Westernlea, which would benefit from tidying up and a bench. The **Clerk** will contact the S106 officer to find out whether this would be a permitted use of the funding and if the response is positive make an application for the funding.

12. Grant application – to consider an application received from Citizens Advice Torridge, North Mid and West Devon

Citizens Advice had provided information that in 2023/24 they worked with 51 residents in the Parish and helped with 142 problems. Councillors were appreciative of their assistance and resolved to make a grant of £400. **Clerk** to action.

13. Warning signs for Hookway – to receive an update and agree associated expenditure

Cllr Parker still awaits information about the proposed signs. **To go on the February agenda.**

Signed Dated

14. Budget & Precept – to agree the Council’s budget and precept for the 2025/6 financial year

It was **resolved** to agree the draft budget which the Clerk had previously circulated. Budget to be added to the Council’s website. **Clerk** to action.

It was then **resolved** to leave the precept at the current rate, which is £10578. **Clerk** to action.

15. Accounts 2024/25 – to approve the following payments

Clerk’s pay (December)	£372.50
St Lukes’ Posbury (churchyard grant)	£200
Holy Trinity Yeoford (churchyard grant)	£200
Crediton Town Council (war memorial grant)	£175
2 nd and 3 rd Lights prizes (refund to clerk)	£23.80
Mid Devon Mobility (grant)	£200

It was **resolved** to approve the payments.

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

The Chair reported on recent flooding in the Parish. Airband employees have confirmed that they will connect fast fibre to the Neopardy area, but it may take up to 2 years to complete the project.

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

Clr Cole reported on the successful Christmas lights competition in the Hookway Ward, which has been reported in the Courier. The winners of the Yeoford Ward were 1st – 12 Yeo View, 2nd – 9a Yeo View and 3rd – 10 The Oaks. Councillors reported continued dangerous parking on Westwood Road near the entrance to Tuckers Meadow. **Clerk** to report to the Police. Councillor Parker reported that the flooding on the A377 near Ladd’s has been so severe that residents of Hookway have been unable to join the 377 due to queuing traffic. **Clerk** to write to DCC Highways to ask them to take urgent preventative action to stop this flooding and that at Yeoford Chapel from happening again.

18. Correspondence/Clerk’s Report – for information only

None

19. Next Meetings: 3rd February (Boniface Centre), 3rd March (Yeoford Community Hall), 7th April (Boniface Centre), 6th May (Tuesday due to Bank Holiday) (Yeoford Community Hall), 2nd June (Boniface Centre), 7th July (Yeoford Community Hall), 1st September (Yeoford Community Hall), 8th October (Yeoford Community Hall), 3rd November (Boniface Centre), 1st December (Yeoford Community Hall) (all meetings commence at 7.30 pm unless otherwise stated).

Signed Dated