

CREDITON HAMLETS PARISH COUNCIL

Minutes of the Crediton Hamlets Parish Council Meeting held at Yeoford Community Hall on Monday 7<sup>th</sup> April 2025

Present: Cllr Beasley, Cllr Cole, Cllr Mortimer, Cllr Parker, Cllr Price, Cllr Stevens (Chair), Cllr Vigers and Cllr Yarnold

In attendance: the Clerk and one member of the public

1. To receive and accept apologies:

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

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

Cllr Stevens declared an interested in Planning Application 25/00309

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 spoke about Planning Application 25/00356.

4. Crediton Hamlets Parish Council Meeting Minutes 3<sup>rd</sup> March 2025 – 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

None received.

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

None received.

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

Reference: 25/00356
Proposal: Demolition of former accommodation block known as "Nazareth" and erection of 1 self build dwelling
Location: Land at NGR 281381 97495 Former Posbury St Francis Posbury
Applicant: Mr C Burnet-Hitchcock

Councillors resolved to object to this application. The applicant wants to demolish the existing building and build another in a different location which is a greenfield site. In the Council's opinion this does not meet the criteria set out in MDDC Local Plan Policy S14. In addition, the proposed new dwelling does not respect the character and appearance of the very small local community of nearby homes. Councillors were very concerned that, if approval is given, it will set a precedent for others to demolish houses and re-build elsewhere on greenfield land simply because that suits the applicant. Councillors were also concerned that the applicant's Planning Statement is misleading as it states "it has been agreed that in the absence of a buyer for Nazareth ..... it is better to demolish .... and build a building in the former kitchen garden". Councillors feel that this is misleading as it suggests that the Planning Officer has already made a decision which might deter members of the public from objecting. Councillors asked that, if the Planning Officer is minded to grant permission, the application be called in to the Planning Committee. Councillors indicated that they would support the demolishing of the existing building and re-building within the footprint of the existing site to achieve betterment.

Councillors asked the Clerk to contact the Planning Officer and ask that, if he is minded to grant permission, he attend the May Council meeting to explain the reasoning for the decision.

[Cllr Stevens left the meeting]

Reference: 25/00309
Proposal: Erection of a self build dwelling following demolition of existing agricultural barn utilising the Class Q fallback position
Location: Agricultural building at NGR 280173 99203 (Holwell Barton) Crediton
Applicant: Mr R Stevens

Signed ..... Dated .....

Councillors **resolved** to support this application. The new dwelling is more or less on the same footprint as the existing Class Q barn. The fallback position will allow the applicant to take advantage of modern construction, meet modern building standards and be of a more attractive design than a Class Q conversion as the existing barn is of no architectural merit.

[Cllr Stevens re-joined the meeting]

Reference: 24/01570  
Proposal: Erection of 4 dwellings and associated works following demolition of an agricultural building utilising Class Q fall back position 24/00371/PNCOU  
Location: Land & buildings at NGR 280214 97818 (Frankland Cottage) Neopardy  
Applicant: Mr D Johnson

Councillors **resolved** to support this application. Utilising the fallback position will allow the applicant to take advantage of modern building methods and standards and be of a more attractive design than a Class Q conversion. Councillors were pleased to see that the application is for 4 modest homes which recognises the need for more affordable rural housing. (This is so often neglected by rural developments). Councillors noted and reinforced the Highways Authority’s recommendation that the road visibility splay be improved.

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

Reference: 24/01758  
Proposal: Erection of single storey front elevation  
Location: 4 Dunscombe Cottages Newton St Cyres  
Applicant: Mr T Richards

**9. S106 Public Open Space Funding** – to consider the use of public open space funding in Westernlea and agree associated actions.

MDDC’s Planning Obligations Monitoring Officer has confirmed that the funds (£1250) can be used for the improvement of the small area of public open land in Westernlea. Permissible projects would be the provision or replacement of open space furniture (eg benches and bins) and hard or soft landscaping. Councillors asked the Clerk to write to local residents to inform them of the opportunity and ask for their opinions and ideas as to what is desirable and practical. Cllr Cole agreed to deliver the letters. **Clerk/Cllr Cole to action.**

**10. Yeoford Station** – to receive an update on plans to apply for a grant for the planting of pots to improve the appearance of Yeoford Station and agree associated actions

Cllr Yarnold confirmed that volunteers to help with this project have come forward. Information from Community Rail (GWR) has been less forthcoming and more detail is awaited. Cllr Yarnold will forward a breakdown of costs to the Clerk so that she can complete and submit the GWR Station Adoption Fund application. Councillors suggested that Homeleigh Garden Centre might sponsor the project. **Clerk/Cllr Yarnold to action.**

**11. VE Day 80<sup>th</sup> Anniversary** – to discuss any celebration plans in the parish and agree associated actions

Councillors were not aware of any specific plans save that Crediton Boniface Rotary intend to plant up and decorate the tubs on the eastern entry to Crediton. These tubs are in Crediton Hamlets Parish and Councillors **resolved** to donate £125 towards the cost. **Clerk/Cllr Yarnold to action.**

**12. Litter around Hookway** – to consider a request for a “No Litter” sign, litter picker and black bin ring and agree associated actions

Cllr Parker reported local residents’ concerns about the amount of litter and that a volunteer has come forward to tidy up. Cllr Vigers explained that litter picking activities are carried out around Posbury and that the equipment is provided free of charge by the Environment Agency. Cllr Vigers will provide more information to the Clerk and Cllr Parker so that the equipment can be obtained. **Cllr Vigers/Clerk/Cllr Parker to action.**

**13. Hospiscare** – to consider a request for a grant received from Hospiscare (which covers Exeter, Mid and East Devon and parts of North Dartmoor) and agree associated actions

After consideration of the request and acknowledging that fundraising is becoming more and more difficult, with a resulting reduction in the amount of support and number of hospice beds that can be provided, Councillors **resolved** to make a grant of £200. **Clerk to action.**

Signed ..... Dated .....

**14. Crediton and Hamlets War Memorial** – to consider a request from Royal British Legion to have additional names engraved on the War Memorial for those who have fallen since WWII and who have links to Crediton/Crediton Hamlets

Crediton Town Council have approved the idea in principle and have asked Crediton Hamlets for their thoughts. Councillors also agreed the idea in principle and Councillor Parker offered to take the lead on the project. **Clerk to report to Crediton Town Council.**

**15. Yeoford Cemetery** – to consider a request for burial and the reservation of a plot. To agree the administration process for future requests

The Clerk explained that she had received a letter from the son of a lady who wishes to be buried in the same plot as her late husband. The son has also asked that the adjacent plot be reserved for himself and his wife. These requests had been agreed with the Trustees of the Chapel before the Cemetery was transferred to the Council. Councillors agreed that the Clerk should confirm that the previous agreement will be honoured. Councillors agreed that the future administration of the Cemetery should be formalised and requested the Clerk to research the best way to proceed and appropriate fees for burials etc. **Clerk to action and report back at a future meeting.**

**16. Statement of Internal Control** – to review the document

Councillors reviewed the document which had already been circulated and **resolved** to adopt it with no changes. Clerk to action.

**17. Accounts 2024/2025** – to approve the following payments and to note the report on the final quarter of the financial year, bank statement and allocation of reserves (circulated to Councillors with agenda)

**Payments**

Clerk pay (March)	£372.50
Lloyds Bank Charges (10 Jan – 9 Feb 2025)	£7.67
North Devon Line membership fee	£15

It was **resolved** to approve the payments. Councillors noted the documentation which had been circulated with the agenda. The Clerk pointed out that Lloyds bank has changed the account from a Treasurer’s Account to a Community Account and introduced service charges. In the longer term it will be beneficial to move to internet banking to reduce the charges but in the short term it is **resolved** that it was expedient to leave the account as it is and incur the charges, which are not high due to the limited activity on the account.

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

None

**19. To receive a report from Councillors** – for information only

Cllr Vigers reported that road closure notices for top dressing had gone up around Venny Tedburn and that she would be interested to see the standard of the work that is carried out. Cllr Beasley reported that Yeoford Phone Box needs repainting. **Clerk** to look back in the minutes to check the outcome of a previous request to BT and report at a future meeting. Cllr Cole noted that DCC have responded to the Clerk’s letter regarding the faded white lines at Fordton Cross and suggested the Clerk should thank DCC for the response and comment that it is to be hoped that no accidents occur at the site before the work is done. Cllr Mortimer reported that, at the request of DCC’s Highways Officer, he had cleared some ditches. Cllr Price reported that he will be talking to residents of Woodland Head about the installation of a defibrillator and report to a future meeting.

**20. Correspondence/Clerk’s Report** – for information only

As requested at the March meeting, the Clerk had spoken with the Clerk for Tedburn St Mary regarding how useful it would be to request the Highways Officer attend a future meeting. This had happened at Tedburn and although it was useful to meet the Highways Officer it had not improved the service received.

**21. Next Meetings: 6th May (Tuesday due to Bank Holiday) (Yeoford Community Hall) Annual Parish Council meeting at 7.15 immediately followed by Council meeting, 2<sup>nd</sup> June (Boniface Centre), 7<sup>th</sup> July (Yeoford Community Hall), 1<sup>st</sup> September (Yeoford Community Hall), 6<sup>th</sup> October (Yeoford Community Hall), 3<sup>rd</sup> November (Boniface Centre), 1<sup>st</sup> December (Yeoford Community Hall) (all meetings commence at 7.30 pm unless otherwise stated).**

Signed ..... Dated .....