

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

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

In attendance: the Clerk and two members of the public

1. To receive and accept apologies

Apologies received for reasons given and accepted from Cllr Beasley, Cllr Price, 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 Mortimer declared an interest in planning application 25/00529.

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

One member of the public gave information about and spoke in support of planning application 25/00356

4. Crediton Hamlets Parish Council Meeting Minutes 3rd April 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 MDDC Councillors – for information only

None received

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

Reference:	25/00356 - additional drawings
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

After lengthy discussion it was **resolved** to object to this application which Councillors had previously requested be called in if the Planning Officer was minded to grant consent. Councillors acknowledged that demolishing "Nazareth" will improve the aspect and general appearance of the hamlet. However, the proposal is to build a new dwelling in the old kitchen garden, which is a green field site and is some distance from the footprint of the building to be demolished. Councillors were concerned that supporting the new building on a green field site would set an unfortunate precedent for other similar applications and Class Q fallback applications which come before them for comment. Councillors were not aware of a planning reason permitting the applicant's proposal and were therefore concerned as to how they could explain or justify supporting the application to other parties.

Councillors suggested that, if the Planning Officer is minded to approve the application, the consent should include a condition that no other development should be allowed in the kitchen garden.

[Cllr Mortimer left the meeting]

Reference:	25/00529
Proposal:	Erection of an agricultural livestock building to include formation of new vehicular access
Location:	Land & buildings at NGR 282326 97736 Court Barton Venny Tedburn
Applicant:	Mr & Mrs Mortimer

It was **resolved** to support this application. The new building is designed to meet DEFRA requirements and the new access will be an improvement on the existing. The development will not materially affect any properties other than that belonging to the applicant. **Clerk to action.**

[Cllr Mortimer re-joined the meeting]

Signed:

Date

Reference: 25/00507
 Proposal: Erection of a two-storey side extension
 Location: Three Corner Moor Neopardy
 Applicant: Mr R Bickley

It was **resolved** to support this application. **Clerk** to action.

Reference: 25/00574
 Proposal: Erection of glazed roof porch and insertion of 2 new windows
 Location: 26 Hookway
 Applicant: Ms Sales

It was **resolved** to support this application. The new porch does not overlook another property and the new windows are at the rear. **Clerk** to action.

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

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

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

Reference: 25/00190, 25/00191, 25/00192, 25/00193, 25/00195, 25/00196, 25/00198, 25/00199, 25/00201
 Proposal: Erection of roofs over existing silage clamps
 Location: Land at NGR 278697 Hill Barton Farm Yeoford
 Applicant: Mr P Brimacombe

Reference: 24/01142
 Proposal: Erection of extension to main building, extension of hard standing, repositioning and extension of machinery shed and store and provision of a car wash building
 Location: Homeleigh Garden Centre Barnstaple Cross
 Applicant: Mr R Broad

8. Risk Assessment – to review the Council's risk assessment (circulated to Councillors with agenda)

The Clerk explained that the risk assessment has been updated to include the car park and cemetery in Yeoford and the new road signs at Hookway. It was **resolved** to approve the assessment.

9. Update on Yeoford Station

CLlr Yarnold reported that the application to the GWR Station Adoption Fund has been submitted. Six volunteers have come forward and four of them will attend a training event run by Community Rail on 15th May.

10. Drain clearance in Yeoford – to consider and agree associated actions

CLlr Yarnold reported that a resident of Yeoford had approached him to say that DCC are not clearing drains correctly. The material blocking the drains is not being cleared properly and the drains therefore block as soon as it rains again. After discussion it was agreed to raise this issue with CLlr Cairney (DCC) when he is next at a meeting

11. Road markings at Binneford – to discuss and agree associated actions

CLlr Yarnold reported that a resident of Binneford had approached him about faded road markings in Binneford. Residents are concerned that vehicles (especially tractors) will not stop or give way where they should and cause an accident. It was agreed to raise this issue with CLlr Cairney (DCC) when he is next at a meeting

Signed:

Date

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

Clerk pay (April)	£415.77
Lloyds Bank Charges (10 Feb – 9 Mar)	£6.25
HMRC	£19.80
Information Commissioner	£52
DALC – Affiliation fees and Service Charge (inv 6427)	£531.71
Boniface Centre (Inv 5889)	£22
Defib Pad Co (child pads for Duck defib) (refund to clerk)	£113.94
Hospiscare (grant approved at April meeting)	£200
Crediton Boniface Rotary (grant approved at April meeting)	£125

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

The Chair reported on the invitations to the VE Day Celebrations in Crediton on 8th May. Cllr Yarnold will attend the Flag Raising at 09.30 at the War Memorial.

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

Cllr Vigers reported concerns about blocked drains in Venny Tedburn. The DCC website says that drains have been inspected but that does not mean that they have been cleared. A DCC team did appear in Venny Tedburn a week ago and some drains were partially cleared whilst another, which was clearly blocked, was not touched. However, the DCC website will now show that the drains have all been cleared! It was agreed that this issue should be raised with Cllr Cairney when he is next at a meeting. Cllr Brimacombe reported concerns that the side of the road is slipping away near South Hill Farm at Neopardy. He will report the issue on the DCC website. Cllr Vigers reported that the road markings at Fordton Cross have at last been re-painted and thanked DCC.

15. Correspondence/Clerk's Report

The Clerk reminded Councillors of MDDC's offer of training on the new housing targets for LPAs and the Planning & Infrastructure Bill.

16. Next Meetings: 2nd June (Boniface Centre), 7th July (Yeoford Community Hall), 1st September (Yeoford Community Hall), 6th October (Yeoford Community Hall), 3rd November (Boniface Centre), 1st December (Yeoford Community Hall) (all meetings commence at 7.30 pm unless otherwise stated).

Signed:

Date