

## Minutes of the Crediton Hamlets Parish Council Meeting held at Yeoford Community Centre on 7<sup>th</sup> July 2025

**Present:** Cllr Beasley, Cllr Brimacombe, Cllr Cole, Cllr Parker, Cllr Price, Cllr Stevens (Chair), Cllr Vigers, Cllr Binks (MDDC), Cllr Chenore (MDDC), Cllr Cairney (DCC)

**In attendance:** Parish Clerk

### 1. To receive and accept apologies

Apologies received and accepted from Cllr Mortimer and Cllr Yarnold for reasons given.

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

Cllr Stevens declared a personal interest in planning application 25/00309.

### 3. Public Discussion

None

### 4. Crediton Hamlets Parish Council Meeting Minutes 2<sup>nd</sup> June 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

Cllr Chenore updated councillors on Planning Application 25/00356 (Demolition of “Nazareth” at Posbury and erection of self-build dwelling and garage). The Planning Officer is minded to grant consent. If the application is called in it will be on the agenda for the Planning Committee to be held on 30<sup>th</sup> July. Clerk to inform interested member of the public of the date and Cllr Chenore recommended that a councillor should attend to speak on behalf of the PC. Councillors requested that Cllr Chenore should ask the Planning Officer for advice on what the planning reasons for granting consent, bearing in mind the new dwelling is to be in a greenfield site some distance from Nazareth. Once the advice is received the **Clerk** will forward it to all councillors so that an informed decision as to whether to continue to object to the application can be made. Cllr Chenore also updated councillors on a planning enforcement issue. **Clerk** to contact the Enforcement Officer with information. Cllr Binks reminded Councillors of the MDDC’s training session on the Planning & Infrastructure Bill and how the Government’s new housing targets for Local Authorities will affect the MDDC Local Plan. The training will be on Monday the 28<sup>th</sup> of July commencing at 5.30 pm, with attendance in person or remotely.

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

DCC are working towards stopping school pupils from carrying mobile phones at schools, as recommended by OFSTED. Highways hope to be able to open the road at Copplestone during early August (around the 11<sup>th</sup>), unless a judicial review is submitted.

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

Reference:	25/00755
Proposal:	Variation of Condition 2 of planning permission 18/01800 (Construction of an on-farm anaerobic digestion plant and associated infrastructure) to allow the substitution of previously approved site plant, to include the addition of CO2 recovery infrastructure
Location:	Land at NGR 285024 100245 (east of Lords Meadow Industrial Estate)
Applicant:	Mr G Kerslake

Councillors **resolved** not to comment on this application.

[Cllr Stevens left the meeting.]

Reference:	25/00309 – revised drawings
Proposal:	Erection of a self-build dwelling following demolition of existing agricultural barn utilising the Class Q fallback position
Location:	NGR 280173 99203 (Holwell Barton) Crediton
Appliant:	Mr R Stevens

Signed .....

Date .....

It was **resolved** to support this application, for the reasons given on the earlier application for the site.

[Cllr Stevens re-joined the meeting.]

Reference: 25/00782  
 Proposal: Certificate of Lawfulness for the existing use of mobile home as independent dwelling  
 Location: Mobile Home Sandyside Trobridge  
 Applicant: Mr A Iles

Cllrs **resolved** not to comment this application.

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

Reference: 25/00589 & 25/00585  
 Proposal: Erection of roof over existing yard, silage clamps, dung store and livestock gathering area  
 Location: Land & buildings at NGR 279571 97814 and 279573 97800  
 Applicant: Mr M Palfrey

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

Reference: 25/00217  
 Proposal: Erection of replacement agricultural building following demolition of existing  
 Location: Land & building at NGR 281091 96264 (Uppauver) Venny Tedburn  
 Applicant: Mr P Gillard

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

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

**9. Mid Devon District Council Planning Applications** – to note that the following appeal against MDCC's refusal of consent has been dismissed:

Reference: 23/01004  
 Appeal Reference: APP/Y1138/W/24/3355988  
 Location: Pumping Station Uton  
 Applicant: Mr K Mears

**10. Defibrillator for Woodland Head** – to discuss and agree associated actions

The Clerk reported that a grant of £500 towards the cost of the defibrillator had been received from the DCC Locality Fund and thanked Cllr Cairney for his support for the application. Councillors **resolved** to purchase the defibrillator and cabinet and also to pay for connection to the electricity supply up to an overall cost of £1500 plus VAT. **Clerk** to order defibrillator and **Cllr Price** to arrange an electrician.

**11. Update on Yeoford Station**

The Clerk reported that Cllr Yarnold has purchased the plants and planters and the work had been carried out with the help of volunteers. Special thanks to Dee Elston and all the current volunteers. A grant of £610 has been received from the Community Rail fund and to date

Signed .....

Date .....

£472.80 has been spent. It may be possible to claim back some VAT. **Clerk** to arrange cheque to refund Cllr Yarnold. Cllr Yarnold hopes to purchase more planters and a trolley to move water and compost down in the future. Plants will also be needed for the autumn. Cllr Yarnold hopes the PC will be able to put money towards the project to build up a reserve. **To go on the September agenda.** Cllr Vigers and all councillors thanked Cllr Yarnold for his work on this project.

**12. Yeoford Village Voice – to consider a request for a grant towards the Village Voice and agree associated actions**

Cllr Beasley reported that printing costs have trebled in the last ten years. The Village Voice has lost some advertisers and has asked the PC for a grant towards running costs until new advertisers are found. Councillors expressed their appreciation for the magazine which is a valuable resource for the community. Councillors **resolved** to make a grant of £250. A further request would be considered but in that case Councillors would like to have more information on running costs and numbers of advertisers.

**13. Use of S106 Monies – to consider whether to use S106 monies to improve land at Westernlea and agree associated actions**

Cllr Cole delivered a letter to Parish residents in Westernlea asking whether they would support improvement to the small communal area and what improvements they would like. Three residents responded and all were in favour of improvements involving hard/soft landscaping. Other ideas included replacing the bench and bug and hedgehog boxes. It was **resolved** that the **Clerk** should work with the residents and the MDDC S106 officer to submit an application for the funds and spend the S106 monies appropriately.

**14. Cemetery fees and management– to agree a management structure and fees for the use of the cemetery at Yeoford (information circulated to Councillors with agenda)**

After discussion it was **resolved** that fees should be based on those charged by Colebrooke PC for burial etc in the Colebrooke Cemetery. **Clerk** to price up a small noticeboard so that contact details and cemetery rules can be displayed at the cemetery. The criteria for entitlement to burial in the cemetery will be: the parishioners of Yeoford, those who already have a family member buried in the cemetery and those with a strong connection to Yeoford Chapel. **To go on the September agenda.**

**15. Recruitment of New Clerk – to discuss and agree associated actions**

The Clerk had previously circulated a job advert to the HR Committee. Clerk will now advertise the role with applications to be received by 30<sup>th</sup> August.

**16. Accounts 2025/2026 – to approve the following payments and note the quarterly budget report and June bank statement (circulated to councillors with agenda)**

Clerk pay (June)	£415.57
Lloyds Bank Charges (10 Apr to 9 May)	£4.75
HMRC	£20.00
AVG (refund to clerk) – tune up	£31.08
AVG (refund to clerk) – internet security	£29.99
Penny Clapham (auditor)	£70.00
Budget Fire (refund to clerk) – defib pads for School defib	£114.95
Community First (Insurance)	£249.32
Boniface Centre (Inv 5920)	£22

It was **resolved** to approve the payments. The budget report was noted.

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

None

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Date .....

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

Cllr Beasley reported that the Station Road sign at the Woodland Head end of the village is not visible. **Clerk** to report to Cllr Cairney. Cllr Parker reported that the first “Beware Children and Animals” sign that was put up at Hookway has been stolen. Signs will now be put up with stronger fastenings and higher up, where possible.

**19. Correspondence/Clerk’s Report**

None

**20. Next Meetings:** 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).