

Minutes of the Crediton Hamlets Parish Council Meeting held at Yeoford Community Hall on 1st September 2025

Present: Cllr Beasley, Cllr Brimacombe, Cllr Mortimer, Cllr Parker, Cllr Price, Cllr Stevens (Chair), Cllr Vigers, Cllr Yarnold, Cllr Binks (MDDC), Cllr Chenore (MDDC) and Cllr Cairney (DCC), the Clerk and 6 members of the public

1. To receive and accept apologies

Apologies received and accepted from Cllr Cole.

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

Cllr Price declared an interest in Planning Application 25/01043.

3. Public Discussion

Three members of the public spoke about the very poor and dangerous state of the road around Gunstone Mill. Within a half mile stretch 27 areas of the road have been marked up for repair by DCC Highways. A resident had met with the Highways Officer who had said that the road was being considered for repair in 2026/2027 or 2027/2028. Residents explained that the road is at times very busy as it is used by cars, vans and lorries as a cut through to the A30. It is very heavily used when the A30 is closed. Cllr Cairney explained that he does go out to inspect the roads with the Highways Officer but that there are other roads even worse than Gunstone. He suggested that residents continue to report issues on the DCC website and also email the Clerk so that she can forward all emails received to the Highways Officer and his line manager to keep pressure on DCC to carry out the works sooner rather than later. **Clerk to action.**

Residents also expressed concern about frequent and heavy flooding that occurs in Gunstone, near the railway bridge. One cottage had been flooded due to a blocked drain. It has been advised that the 4" drain should be replaced with a 12" drain. Cllr Cairney will chase this up with DCC Highways.

4. Crediton Hamlets Parish Council Meeting Minutes 7th July 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 had previously submitted a newsletter which had been circulated to Councillors. Cllr Chenore awaits an update on two planning enforcement issues in the parish and will forward on information when received. Cllr Binks explained MDDC's preferred reorganisation of boundaries in Devon, which is the 1 4, 5 Option (1 = Plymouth, 4 = South Hams, Teignbridge, West Devon and Torbay, 5 = East, Mid & North Devon, Torridge and Exeter). However, there is much uncertainty about progress and funding of the changes. (See also item 14 below)

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

Cllr Cairney reported that the road at Copplestone may have to be closed again due to further works at the former Cross Hotel.

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

Reference:	25/00921
Proposal:	Application for the renewal of planning permission 21/00782 to allow the continued siting of a rural workers dwelling (caravan) on a permanent basis
Location:	South West Game Birds Crediton
Applicant:	Mrs H Polhill

After discussion it was **resolved** to support this application provided that the Planning Officer is satisfied that the business meets the requisite financial and planning criteria. However, the applicant sells eggs at the gateway and customers block the road when purchasing eggs. Also, the current "boulders" at the gateway cause a traffic hazard on this narrow road and vehicles have been damaged when pulling in to allow traffic to pass. With these two issues in mind Councillors suggested that, if consent is given, it should require the applicant to widen the current gateway to give better visibility and also require the applicant to remove the boulders, sell eggs inside the gateway and allow for cars to be parked off the road whilst eggs are being purchased.

In addition, Councillors suggested that any consent should not be given unless it is subject to an AOC which is linked to the applicant's current use of the property only.

Signed

Date

Reference: 25/01076
 Proposal: Erection of replacement machinery barn
 Location: Building at NGR 281562 99205 (Follymoor) Uton
 Applicant: Mr Wreford

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

Reference: 25/01049
 Proposal: Conversion and extension of garage to additional ancillary accommodation
 Location: 3 Elston Meadow Westwood Crediton
 Applicant: Mr & Mrs Haynes

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

[Cllr Price left the meeting.]

Reference: 25/01043
 Proposal: Erection of a side extension and installation of ground floor window to north elevation
 Location: The Linhay The Village Yeoford
 Applicant: Mr & Mrs Donne

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

[Cllr Price re-joined the meeting]

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

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

9. Mid Devon District Council Planning Applications – to note that a Certificate of Lawful Use has been refused for the following application:

Reference: 25/00782
 Location: Mobile Home Sandyside Trobridge
 Applicant: Mr A Iles

10. Remote Attendance at meetings – to consider a request received from a District Councillor that the PC facilitates remote access via a platform, a Bluetooth speaker or similar setup in the hall for remote audio access, or a simple phone-in facility to allow dial-in participation

Cllr Chenore explained that MDDC Ward Members cover a lot of parishes and often find it difficult to attend every parish council meeting in person. Cllr Chenore asked that Councillors start to think about more flexible attendance options. The Clerk explained that the Government's conclusion from a recent consultation was that it does plan to permit local authorities to develop their own locally appropriate policies on remote attendance, if they decide to hold remote meetings. Councillors discussed the difficult practical, infrastructure and cost implications for small parish councils with limited budgets and venues with no wi-fi connection. Perhaps for consideration at some time in the future.

11. Road from Gunstone Cross to Gunstone Mill Cross – to discuss the state of the road and agree associated actions

See public discussion at item 3 above.

12. Yeoford Station – to receive an update and agree further expenditure

Cllr Yarnold updated Councillors on the plants and planters. Of the money received in grants from GWR and the Parish Council, £120 is left in the pot. Cllr Yarnold will apply for another grant from GWR in 2026 but in the meantime is looking to buy one more planter and also plants for the Winter. He would like to keep about £120 in reserve and asked Councillors for a grant of £100 to fund plants over the winter. It was **resolved** to agree this and Cllr Yarnold will ask for the money and provide receipts later in the Autumn. In the meantime, Cllr Yarnold provided receipts for a water butt, padlock and compost totalling £134.47 and it was **resolved** to refund this amount.

Signed Date.....

13. South Western Ambulance Charity – to consider a request for a grant towards a Community Response Vehicle (request circulated with agenda)

Councillors all agreed this is a very worthy cause but had concerns about how much benefit the CRV would bring to the parish as the information about where the vehicle will be situated and which area it will cover is a little vague at this stage. Bearing these concerns in mind it was **resolved** not to make a donation but suggest the Charity could consider making another application when their plans are further developed and they could offer more certainty that the vehicle will benefit the parish. **Clerk** to action.

14. Local Government Reorganisation – to discuss Exeter City Council's Report dated 14th August which proposed that Crediton Hamlets PC should be included in Exeter Urban Unitary Council (report circulated to councillors with agenda)

Councillors discussed Exeter City Council's proposal and all agreed that the inclusion of Crediton Hamlets (and about 38 other rural parishes) in a proposed new **urban focussed** Unitary Council would not benefit the parish at all. The proposal is basically a cynical politically motivated land grab to enable the City Council to have a large enough population for the Government to consider the city of Exeter as a Unitary Council. Councillors were in no doubt that the rural parishes would be neglected and all attention and monies would be prioritised for the city. In a letter dated the 6th of August Exeter City Council said it would arrange to meet with the Parish Council via a webinar to talk about the proposal in more detail but the Clerk has received no further information on this. Generally, on Local Government reorganisation, Councillors felt that if there were any benefits to rural parishes, they would be far outweighed by the total cost and Councillors noted that there are views being circulated that the Government may not be able to afford this hugely expensive project before the next election.

15. Accounts 2025/2026

It was **resolved** to approve the following payments:

Clerk pay (July)	£415.57
Clerk pay (August)	£415.57
Lloyds Bank Charges (10 May to 9 June)	£8.75
Lloyds Bank Charges (10 June to 9 July)	£5.75
HMRC (July & August)	£40.00
SLCC Membership Renewal (refund to Clerk – tbc)	£112.00
PJ Rich (cemetery mowing – 5 cuts)	£175
Visionict (Inv 20606 – email hosting)	£240.00
A H Gilbert (Inv 1000324 – electrical fitting W Head defib)	£141.42
A Deptford (Inv 154020 – W Head defib) - already paid	£249.32

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

None

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

CLlr Price reported that the Woodland Head defibrillator is now in place and ready for use. **Clerk** to put information in the Village Voice. CLlr Parker reported that he had attended an MDDC Planning Webinar on the Government's Planning and Infrastructure Bill. The proposals are driven by a government which has no empathy for rural communities and put simply the proposal is that if an application is not for a large development it will not go to Planning Committee at all. CLlr Parker also reported that he had attended the Planning Committee which considered 25/00356 (Nazareth) and spoken against the application on behalf of the Council. One local resident had opposed the application and one had supported it. The Committee followed the Planning Officer's recommendation and approved the application. CLlr Beasley reported that the 20 is Plenty sign at Larkhill is missing. CLlr Yarnold reported that DCC had cleared one drain opposite the Village School but left two others blocked.

18. Correspondence/Clerk's Report

None

19. Next Meetings: 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.....