

CREDITON HAMLETS PARISH COUNCIL

Minutes of the Crediton Hamlets Parish Council Meeting held Yeoford Community Hall, Yeoford, Crediton on 5th January 2026

Present: Cllr Beasley, Cllr Brimacombe, Cllr Mortimer, Cllr Parker, Cllr Stevens (Chair) and Charlotte Long (Clerk).

1. To receive and accept apologies

Apologies received and accepted from Cllr Cole, Cllr Price, Cllr Vigers and Cllr Yarnold.

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

Cllr Brimacombe declared a personal and disclosable pecuniary interest in Item 7 – Planning Application Ref. 25/01749/FULL.

3. Public Discussion

Representatives of residents of Gunstone Road attended the meeting to present a statement in relation to the state of the road. It was noted that whilst Gunstone Road is a minor road it takes a lot of heavy traffic as it is signposted to Crediton off A30 Woodleigh Junction and although problems in relation to the road have been raised previously with DCC Highways no significant action has been taken to remedy the situation and the road has deteriorated further. It was agreed that the residents should forward a copy of their statement together with any other relevant information to the Clerk so that this can be raised again with DCC Highways and MP.

4. Crediton Hamlets Parish Council Meeting Minutes 1st December 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 MDCC Councillor – for information only.

Report not available.

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

Report not available.

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

[Cllr Brimacombe left the meeting.]

Reference: 25/01749/FULL
 Proposal: Erection of roof over existing collecting yard
 Location: Land and buildings at NGR 278778 98944 Hill Barton Farm, Yeoford
 Applicant: Mr Paul Brimacombe

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

[Cllr Brimacombe re-joined the meeting.]

Reference: 25/01694/CAT
 Proposal: Notification of intention to reduce the crown of 1 Oak tree by 2-2.5m to include lateral reduction on the south side by up to 1m and north by up to 0.5m, and coppice 1 Hazel tree to a height of 2-2.5m within the Conservation Area.
 Location: Rose Cottage, The Village, Yeoford.
 Applicant: Mr Stuart Brooking

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

Reference 25/01762/PNAG
 Proposal: Prior Approval for the erection of an agricultural storage building
 Location: Land at NGR 275182 95718 Bradleigh Barton, Cheriton Bishop
 Applicant: Mr & Mrs Pitts

It was noted that this application was **for information only** and a vote by Councillors was not required.

Signed
 Cllr Stevens (Chair)

Date

These minutes are draft until signed as a true account of the meeting.

Reference: 25/01800/FULL
 Proposal: Retrospective application for the amended design and layout of Plot 4, pursuant to planning permission 23/01522/FULL, including changes to external appearance (window sizes and positions), alterations to internal layout and revised landscaping arrangements.
 Location: Land and Buildings NGR 284262 97655 (Plot 4) Westacott Barton, Crediton
 Applicant: Mr Mike Salter, Westacott Developments

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

8. Mid Devon District Council Planning Applications – It was noted that consent has been granted for the following applications with conditions as filed;

Reference: 25/01340/HOUSE
 Proposal: Conversion of existing garage/annex to living accommodation and erection of two storey extension following demolition of existing store, erection of replacement double garage and workshop.
 Location: Stoodleigh, Barnstaple Cross, Crediton
 Applicant: Mrs Jill Newton

Reference: 25/01377/HOUSE
 Proposal: Erection of single storey extension.
 Location: Orchard Croft, Crediton. EX17 3QP
 Applicant: Mr & Mrs Nash

9. Letter re S106 Funds – To review email forwarded by **Cllr Beasley**.

Cllr Beasley had emailed report to Councillors ahead of the meeting.

It was noted that S106 funds available to CHPC should be identified and if possible expended prior to any local authority re-organisation. The **Clerk** to identify funds available.

10. Defibrillators – To receive an update.

Councillors confirmed responsibility for individual defibrillators as follows:

Defib Location	The Circuit Contact	Responsibility for Inspection
Yeoford School	Yeoford School	Yeoford School
The Duck	David May	David May
Woodland Head	clerk@creditonhamlets-pc.gov.uk	Cllr Price
Hookway	Andrew Deptford	Cllr Parker
Venny Redburn	clerk@creditonhamlets-pc.co.uk	Cllr Vigers

Cllr Parker confirmed that checking pins to Hookway Defibrillator was outstanding and agreed to check them as per Manufacturer's email and report back to the Clerk.

Cllr Parker agreed to investigate availability and cost of defibrillator / first aid training.

11. State of Road through Gunstone – To consider email received from resident. (Item carried over from December Agenda)

Refer to **Item 3** above.

12. BT Phone Box, Yeoford – To receive update.

The **Clerk** reported that appropriate notices had been placed on the phonebox to indicate that the phone has been de-commissioned and out of service, and an article had been placed in the January edition of Village Voice confirming the situation and requesting notes of interest from any local party or group to be forwarded to Councillors or clerk.

It was agreed that the **Clerk** should consult Land Registry to establish ownership of land at the phonebox location.

13. Station – To consider email received from NDLRG regarding station needs.

The relevant email had been forwarded to Councillors ahead of the meeting.

It was agreed that the **Clerk** should forward an initial response to NDLRG stating that trains to/from Oakhampton do not currently stop at Yeoford and Councillors consider that this could be facilitated by either opening the second platform or moving/altering the points either side of Yeoford Station.

Signed
 Cllr Stevens (Chair)

Date

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14. Precept – To confirm precept for 2026/7 financial year.

It was **agreed** that the precept for 2026/7 should remain as for 2025/6 in the sum of £10,578 as discussed at budget agreement at November 2025 meeting.

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

Clerk pay (C Long – December)	£316.92
Lloyds Bank Charges (10 October to 9 November 2025)	£ 5.75
Christmas Lights Prize Voucher – The Duck	£50.00
Christmas Lights Prize Voucher – Three Little Pigs	£50.00
Christmas Lights 2 nd & 3 rd prizes (Refund to Clerk)	£24.99
Station Planting (Refund to Cllr Yarnold)	£53.94
Postage (Refund to Clerk)	£11.35
Holy Trinity, Yeoford (Churchyard Grant)	£200.00
St Lukes, Posbury (Churchyard Grant)	£200.00
War Memorial Grant	£200.00
Mid Devon Mobility (Grant)	£400.00
DALC (new clerk training) – Invoice 7082	£36.00

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

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

Cllr Stevens stated that he would have raised subject of outstanding pot-holes and drain repairs generally with DCC Cllr Cairney had he attended the meeting.

Following discussion it was agreed that the **Clerk** should investigate if there are any actions the CHPC can take to remedy the situation directly.

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

Councillors raised their concerns regarding blocked drains/watermain leak in Station Road which has caused a considerable area of thick ice to form that is dangerous to both traffic and pedestrians. Also it had been noted that the gritter had only salted the road up to Chapel Close before turning around thereby leaving the main village road untreated southwards from station bridge.

It was agreed that the **Clerk** should consult DCC Highways

18. Correspondence/Clerk's Report

The **Clerk** confirmed that email had been sent to DCC Highways on regarding deep potholes along stretch of road at between Eastercott Farm and Cobblewalls Lodge at Fordton Cross and Heathcross on 24.12.25 but no response had been received.

The **Clerk** confirmed that email had been sent to DCC Highways on regarding hedges at Metford Bridge needing ploughing out and drains cleared due to considerable encroachment onto the road on 02.01.26 but no response had been received .

19. Next Meeting:

- 2nd February (Yeoford Community Hall)
- 2nd March (Boniface Centre)
- 7th April (Tuesday due to bank holiday) (Boniface Centre)
- 5th May (Tuesday due to bank holiday) (Yeoford Community Hall)
- 1st June (Boniface Centre)
- 6th July (Yeoford Community Hall)
- 7th September (Boniface Centre)
- 5th October (Yeoford Community Hall)
- 2nd November (Boniface Centre)
- 7th December (Yeoford Community Hall)

All meetings commence at 7.30 pm unless otherwise stated

Signed
Cllr Stevens (Chair)

Date