

CREDITON HAMLETS PARISH COUNCIL

Minutes of the Crediton Hamlets Parish Council Meeting held Yeoford Community Hall, Yeoford, Crediton on 2nd February 2026

Present: Cllr Beasley, Cllr Brimacombe, Cllr Mortimer, Cllr Parker, Cllr Price, Cllr Stevens (Chair), Cllr Yarnold, Cllr Vigers, Cllr Cairney (DCC), Cllr Binks (MDDC), Cllr Chenore (MDDC) and Charlotte Long (Clerk).

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

No declarations received.

3. Public Discussion

None.

4. Crediton Hamlets Parish Council Meeting Minutes 5th January 2026 – 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 form MDDC Councillor – for information only.

Cllr Chenore stated that she had forwarded her report direct to Parish Councillors.

Cllr Bink and Cllr Chenore notified the PC of the following:

- Town and Planning Event – on-line 26.03.2026 6.00pm to 8.30pm
- Business Rate Drop-in open to all – Pheonix House 17.02.2026
- Green Enterprise Grants will be starting from March 2026.
- March MDDC meeting will disclose the on-going planning policy with particular reference to Government housing objectives.

MDDC stated that issues have arisen from fires caused by disposal of batteries in re-cycling and new requirements for safe disposal of batteries are as follows:

- Battery terminals should be covered with masking tape, batteries should be put into plastic bags and placed outside re-cycling boxes.
- Old batteries should not be placed in re-cycling boxes

Cllr Stevens asked Cllr Binks to provide information regarding a significant loan reported to have been granted by MDDC to Redlands Primary Care.

Cllr Binks stated that the loan had been granted to support policy on early retirement of doctors and overspend on provision of pharmacy facilities on the site.

Councillors expressed concern about the nature of the loan and requested exact amounts, details and circumstances be provided from MDDC – **Cllr Binks** confirmed that he would raise the matter at the next full MDDC Council meeting.

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

Cllr Cairney reported that the recent weather conditions had had significant impact on the county’s road infrastructure and 500+ additional pot-holes had been reported resulting from the bad weather. As a result DDC are putting money from reserves towards repairing pot-holes and landslips in the roads.

Cllr Chenore reported that she had received several complaints about flooding, particularly in Yeoford and also lack of road gritting from Woodland Head resulting in children not be able to attend school and the school being closed.

[**Cllr Binks** and **Cllr Chenore** left the meeting]

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

Reference: 26/00041/PNHH
 Proposal: Prior Approval for the erection of extension extending to rear, maximum height of 3m and eaves height of 3m, including blocking up of a side elevation window and the extension and alterations to a rear terrace.
 Location: Frankland Farm, Neopardy. Crediton.
 Applicant: Jenny Raynor

This application is a Permitted Development enquiry and for information only.

Signed Date

Cllr Stevens (Chair)

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 to 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 at NGR 284262 97655 (Plot 4), Westacott Barton, Crediton
 Applicant: Mr Mike Salter, Westacott Developments.

It was **resolved** to make no comment on 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: 25/01694/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

Reference: 25/01762/PNAG
 Proposal: Prior Approval for the erection of an agricultural storage building
 Location: Land at NGR275182 95718 Bradleigh Barton, Cheriton Bishop
 Applicant: Mr & Mrs Pitts

9. Internal Audit for 2025/6 Year – To resolve to appoint Mrs Penny Clapham as the Council’s Internal Auditor and to sign and return the Auditor’s letter of engagement.

It was **resolved** to appoint Mrs Penny Clapham and sign & return the letter of engagement.

10. IT Policy – To agree IT Policy document.

Councillors **resolved** to approve the IT Policy as presented.

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

The **Clerk** confirmed that an email had been sent to DDC Highways and copied to Cllr Cairney and Sir Mel Stride MP.

It was noted that further email correspondence had been forward by the residents of Gunstone Road to DDC and Sir Mel Stride.

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

It was noted that no notes of interest have been received by either Councillors of The Clerk.

13. Gritting of Roads – To discuss gritting of roads and maintenance of grit boxes.

The **Clerk** reported that following the January meeting DCC Highways had been contacted regarding lack of road gritting throughout Yeoford village and the significant ice on the main village road resulting from drain over-spillage. Highways had stated that the primary gritting route terminated at the station bridge and that the road south of the bridge through the village is a secondary route and only gritted in extreme conditions. Highways confirmed that the issue would be reported and assessed by 29 January with particular reference to extending the primary gritting route through the village to include the road at the Primary School. The **Clerk** reported that no assessment or report back had been received from DDC Highways. **Cllr Cairney** agreed to consult DDC Highways regarding extension of the primary gritting route and asked that he be provided with a map indicating the extension required.

It was resolved that the **Clerk** should forward a map marked up to show an extension up to Woodland cross roads with turning points at Woodland Cross and the intermediate pump-house lay-by.

14. Blocked roadside drains in the Parish – To discuss blocked roadside drains causing flooding in Station Road.

Councillors expressed concern that the parish is not only suffering from deteriorating pot-holes but also significant overspill from drains and flooding.

Signed Date

Cllr Stevens (Chair)

It was recognised that land-owners are clearing drains where possible however drains that are not accessible to them remain uncleared/blocked and Councillors expressed a lack of confidence that DCC operatives were clearing drains effectively resulting in further and on-going overspill / flooding.

It was suggested that some parishes are undertaking pot-hole repairs following training of community volunteers. Councillors stated that such an initiative had been tried previously however there had not been any take-up from the community.

It was noted that significant deep flooding on the Hittesleigh road adjacent to chapel is a major local issue as it makes the road completely impassable for lengthy amounts of time as the drains cannot cope.

Cllr Cairney stated that he will be raising all these issues with head of Highways.

15. Land adjacent to 32 Westonlea – To receive an update.

The **Clerk** reported that the local complainant had contacted them and they had been asked to provide an assessment report by a suitable professional regarding the potential damage by the trees on the land adjacent to her property.

Subsequently the complainant had contacted Crediton Town Council who have confirmed to the Clerk that the land belongs to MDDC who have recognised ownership also that a community group, with the support of Sustainable Crediton, have taken on responsibility for maintenance of the land as a local initiative.

Acknowledgement had also been received from the community group that although there has not been a working party for some time there will be one in the Spring.

16. 2026 Annual Parish Council Meeting and Annual Parish Meeting – To agree dates.

It was agreed that the Annual Parish Meeting will commence at 7.15pm on Monday 2nd March at The Boniface Centre, Crediton (to be immediately followed by the March PC meeting). **Clerk** to publicise.

It was agreed that the Annual Parish Council meeting will commence at 7.15pm on Tuesday 5th May at Yeoford Community Hall (to be immediately followed by May PC meeting).

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

Clerk pay (C Long – January)	£ 316.92
Lloyds Bank Charges (09 November to 10 December)	£ 7.25
Christmas Lights gift to Westernlea Organiser (Refund to Cllr Parker)	£ 23.75
HMRC (Oct + Nov + Dec)	£ 238.80
DALC Invoice 7063 – Clerk Training	£ 42.00

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

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

Cllr Stevens raised the issue that parking at the brow of the hill at Landscore is dangerous as visibility is seriously impaired and noted that this issue has been raised previously.

Cllr Cairney reported that he had already chased Highways on the matter and would ensure it is on the agenda of the next HATOC meeting.

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

Cllr Yarnold reported that he had applied for monies from GWR Community Funding and had been granted £1050 towards purchase of a “Bug Hotel” and additional planting.

Cllr Beasley enquired if warning regarding deep flooding could be provided on the Hittesleigh Road to warn traffic coming from Hittesleigh.

Cllr Vigers reported that the hedges at Venny Tedburn had still not been attended to.

20. Correspondence/Clerk’s Report – Clerk to report.

The Clerk reported that over the previous 3 months, as per Councillors’ requests, emails had been sent to DCC Highways regarding yellow-lining on Westwood Road, condition of Neopardy Bridge, cracking to the Bridge at the Nest at Yeoford, dangerous pot-holes at Fordton Cross & Heathcross and encroachment & blocked drains at Metford Bridge however neither response nor acknowledgement of receipt had been received in all cases.

Cllr Stevens asked Councillors to endorse the Clerks’ report under item 18 regarding non-response from DCC Highways – the motion was **carried** unanimously.

Cllr Cairney asked the clerk to forward copies of the emails to him for him to follow-up.

Signed
Cllr Stevens (Chair)

Date

The Clerk reported that correspondence had been received for Airband regarding mobile provision in the parish which had been forward to Councillors – it was resolved that the **Clerk** should follow this up.

It was **resolved** that a hard disk drive be purchased to back-up the Clerk’s laptop at a cost £50-60.

The **Clerk** reported that a donation of £40 had been received from David May for parish funds – it was **resolved** that this should be ring-fenced for expenses in relation to the defibrillator located at The Duck.

It was **agreed** that the Clerk had successfully completed the 3 month probationary period.

- 21. Next Meeting:**
- 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
Clr Stevens (Chair)

Date