



## CHERITON BISHOP PARISH COUNCIL

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Chair: Cllr O'Neil

### MINUTES OF THE CHERITON BISHOP PARISH COUNCIL MEETING HELD ON Monday, 14<sup>th</sup> April, 2025 at the Spalding Hall, Cheriton Bishop

Present. Chair Cllr P O'Neill, Vice Chair Cllr Roger Marshall, Cllrs A Fry and C. Royle. Mid Devon District Council (MDDC) Cllr Chenore. Three members of the public were present for part of the meeting.

Attending. J. Clark, Parish Clerk

#### 1. To receive and accept apologies. Cllrs Mitchell and Cowley and MDDC Cllr Binks. Approved.

Chair, Cllr O'Neill spoke on behalf of the meeting about the sad passing of Devon County Council (DCC) and MDDC Cllr Frank Letch saying that Cllr Letch had played a supportive and very active role in the life of the parish council over many years. Cllr Chenore expressed her sadness and commented on his dedication and hard work as well as his support to her during her election to Mid Devon District Council.

#### 2. To receive Declarations of Interest. None.

#### 3. Public Discussion: None

#### 4. Planning

##### 4.1

**25/00388/FULL Use of three existing holiday lets as permanent unrestricted residential dwellings following demolition of an agricultural building utilising the Class Q fallback position.**

**Land and Buildings at NGR 274687 94504 (South Pitton Farm) Cheriton Bishop.**

Following a discussion the parish council saw no reason to object to the application and are happy to leave the decision to the Local Authority.

##### 4.2

**25/00413/HOUSE Erection of single storey 4 bay detached garage and workshop following removal of existing shed**

**Drummers Well Cheriton Bishop**

Following a discussion the parish council saw no reason to object to the application and are happy to leave the decision to the Local Authority.

##### 4.3

**25/00428/FULL Erection of 2 dwellings and construction of new vehicular access**

**Little Mounson Cheriton Bishop**

Concern was expressed that the new access would require significant additional damage to the hedge on the roadside to achieve access and the required vision splays. The Chair reported that In the previous application, this hedge was described in the environmental assessment as part of a



"species-rich hedgerow with trees" and it was specifically noted that "the north-western (roadside) hedgerow has the potential of being classified as an important hedgerow under the Hedgerow Regulations 1997".

It was also noted that the significant difference in the description of this hedgerow in the environmental assessment in the current application reflected a very significant deterioration, including the illegal removal of the central 12 metres which the owner was required to make good by replanting, in the three years since the previous application. Concern was expressed that allowing the new vehicular access might imply acceptance of this deliberate damage and deterioration and might also set a precedent for other applications involving environmentally valuable hedgerows.

MDDC Cllr Chenore agreed to bring these issues to the attention of the planning team in MDDC and to report back to the clerk. She would also discuss the option of "calling in" the application with the Planning Officer. **CLLR CHENORE TO ACTION**

Following the discussion the council resolved unanimously by a show of hands to object to the application.

#### 4.4

<b>25/00505/FULL Erection of extension to an existing agricultural building for use as storage</b>
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<b>Location:</b>
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<b>Jervis Farm Cheriton Bishop</b>
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Following a discussion the parish council saw no reason to object to the application and are happy to leave the decision to the Local Authority.

The Chair suspended Standing Orders in order to hear from members of the public (arriving after the Planning items on the agenda) regarding concerns about the planning application item 4.3. The Chair responded that the parish council had read the application and comments and told members of the public that the parish council had resolved to object to the application (see above).

The chair reinstated Standing Orders.

5. **To consider the draft minutes of the March meeting as a correct record.** The council resolved unanimously by a show of hands to approve the minutes of the March 2025 parish council meeting.
6. **To receive reports from MDDC Councillors - for information only.** Cllr Chenore reported that the election process is underway and commented that there will be a lot of change due to the Local Government Review in the coming years.

Cllr Chenore asked if the parish council needed any assistance in addressing the issue of street lighting in the centre of the village. The Chair responded that Teignbridge DCC has responded with a suggestion that some of the Bunny Homes S102 funding should be used for this purpose. He is currently researching the options for solar powered lighting and will report back at a later date when more information is available.



7. **To receive a report from Devon County Councillor.** See comment in item 1.

8. **Repairs & Maintenance – to consider any repairs and maintenance needed for PC assets.**

Replacement of acrylic sheet on the old PC noticeboard. The Chair will carry out the work.

RoSPA has completed the 2025 inspection on the play area and reported that no work is currently required.

Cllr Royle pointed out that there is a pothole close to the site of the shop and she has reported this on the DCC Report a Problem Page but as yet no action has been taken. The parish council noted concern about the number of potholes.

The Chair said that he is still trying to get approval for the provision of equipment and the delivery of materials from DCC Highways for the team of three volunteers to begin filling potholes locally.

The council noted that Cllr Cowley has repaired the hole in the hedge of the playground.

9. **Accounts - to approve the following payments.** Note the payment to E Northcott was a typing error and is £450 and not £350 as on the agenda. Clerk explained the error and the council resolved to approve the change to the amount. The council resolved to approve all payments unanimously by a show of hands.

Payee	Service	AMOUNT	VAT	TOTAL
Mrs Jane Clark	Clerk's salary and home working allowance	£378.02	No	£378.02
HMRC	Clerk's PAYE	£88.00	No	£88.00
Information Commissioner's Office	Annual subscription	£52.00	No	£52.00
Devon Federation	Room hire on 11 <sup>th</sup> May 2025 for village event (£50 refundable deposit)	£130.00	No	£130.00
Spalding Hall	Newsletter storage and collation	£53.00	No	£53.00
Spalding Hall	Hall hire	£15.00	No	£15.00
Lawrence Wilson	Mowing play area	£120.00	No	£120.00
Clarity Copiers	Paper for newsletter	£39.52	£7.90	£47.42
Devon Association of Local Councils	Annual subscription (allowing for credit previously incurred)	£108.39	No	£108.39
Play Safety	Annual safety report for play area	£96.00	£19.20	£115.20
Fry & Son	Fence panels for play area repairs	£86.50	£17.30	£103.80
E Northcott	Lay hedge and make good at playing field	£450.00	No	£450.00

10. **To receive a report from the Chairman: for information only.** The chair has been in discussion with a prospective member of the task group, set up to consider how the s106 money is to be spent, and will report back when this has been confirmed.

Bunny Homes is hoping to set up a visit to the development site by school pupils.



The Chair also reported that Bunny Homes would like to put up a sign to clarify restrictions for deliveries to the site. The Chair is liaising with Bunny Homes and advising that the parish council is in favour of a sign but needs to be involved in where the sign is to be placed. **CHAIR TO ACTION**

The village party is booked from 2 – 5 pm on 11<sup>th</sup> May 2025.

**11. To receive reports from Councillors:** Cllr Marshall reported that the vehicle operated speed sign is now in place in the centre of the village.

**12. To receive report from clerk: for information only.** VAT claim now received to the sum of £2,345. Following the purchase of the new printer for the newsletter, the newsletter reserve stood at £385 at the end of this financial year.

**Meeting closed at 2005**

**Dates of next three meetings (second Monday of the month at Spalding Hall) 12 May and 9<sup>th</sup> June and 14<sup>th</sup> July 2025**