



**Minutes of the Cheriton Bishop Parish Council meeting held at 7.00 pm on  
Monday, 9<sup>th</sup> June 2025 at The Spalding Hall, Cheriton Bishop.**

Present: Chair Peter O'Neil, Cllrs , A. Fry, P Mitchell and C. Royle and Mid Devon District Council (MDDC) Cllr M Binks. Seven members of the public present. Attending. Parish Clerk – J Clark

- 1. To receive and accept apologies.** Apologies from DCC Cllr Cairney and MDDC Cllr Chenore and Cllrs Cowley, Marshall. Approved.
- 2. To receive Declarations of Interest.** Cllr O'Neill declared interests in items 4.2 and 9. The chair requested a dispensation as the council would not be quorate. The council resolved to agree to a dispensation to allow Cllr O'Neil to vote.
- 3. Public Discussion:** Cllr Mitchell gave his formal resignation from the council, after many years' service. The Chair thanked him for all his hard work. Paul Mitchel then joined members of the public to participate in the public discussion.

Members of the public attending stressed their dissatisfaction with the way the hedge on Church Lane had been cut back. This was done during the height of the nesting season and it was said birds were very distressed.

When people complained to the site manager they were told that the hedge was cut to allow for ease of exit and access from the site. Bunny Homes initially agreed to take out less of the hedge, however, DCC Highways requested that a larger visual splay was required. The public attending were extremely concerned and angry about the impact on wildlife, particularly the birds and asked why it was allowed to be done at the height of the nesting season yet farmers are not allowed to cut hedges until 1<sup>st</sup> September when nesting season is complete and wanted to know if Bunny Homes had special dispensation to do this? Also, why could this not have been done in the appropriate season?

Two members of the public asked if they could see the Ecological Report for the building site.

There was also strong concern about the widening of Church Lane which, from anecdotal evidence, is causing cars to travel faster than previously.

The widening of the road has also enabled parking of cars where before there was not space for a vehicle. As there is no pavement at this point in the road it forces pedestrians into the road and this is not safe. The Chair responded that this is a point that can be raised by the parish council with Highways. **CHAIR TO ACTION**

There was also speculation about a second phase of housing. The Chair responded that if there was a second phase the appropriate time to discuss this would be once this was confirmed.

It was reported that the footpath at Crockernwell Dip is overgrown and requires attention. Cllr O'Neill asked for an article asking for volunteers for this work. **CLERK TO ACTION**



#### 4. Planning

##### 4.1

25/00528/CLU Certificate of lawfulness for the existing use of a caravan as a dwelling and associated garden area for a period in excess of 10 years.
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Caravan Oakfields, Cheriton Bishop.
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This was approved by Mid Devon District Council before the parish council was able to meet to comment.

##### 4.2

25/0098/FULL Erection of single storey front extension.
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Cheriton Bishop & Teign Valley Practice The Surgery Cheriton Bishop
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The council resolved to support the application. Votes for 2 and one abstention (Cllr O'Neill).

The council, however, wish to raise concerns with MDDC about safety issues in relation to the new exit/entrance to the surgery. Also, the current car park is busy and this forces cars to park on the road by the entrance to the site, thus forcing pedestrians to walk in the road as well as blocking visibility for drivers exiting the car park. Clerk to include above comments when informing MDDC of parish council's resolution. **CLERK TO ACTION**

#### Planning Decisions

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
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Land and Buildings at NGR 274687 94504 (South Pitton Farm) Cheriton Bishop
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Granted by Mid Devon District Council

25/00481/FULL Erection of extension to B8 storage units
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Land at NGR 274145 93705 Thorne Cross Farm Cheriton
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Granted by Mid Devon District Council

5. **To consider the draft minutes of the May Parish Assembly, AGM and Parish Council meetings as correct records.** The council resolved to approve the minutes of the Parish Assembly, AGM and Parish Council meetings unanimously by a show of hands.

6. **To receive reports from MDDC Councillors.** Nothing to report this month.

7. **To receive a report from Devon County Council (DCC).** None

8. **Update on the School's Year 6 Civic Award project.** Pupils from the primary school are organising a survey for children and parents to find out what type of facilities they would like to be funded by the money that will be available to the parish council as part of the levy paid by the developers of the new housing scheme on Church Lane. The Chair reported that so far, they have sent out a questionnaire and these have now been returned. Once the feedback has been collated and considered, a final report will be presented to the parish council for consideration.



- 9. To consider and approve the council's response to recent complaints made about light pollution on Woodpecker Way.** (See item 3 of the minutes of the 12 May 2025 Annual Assembly meeting).

The Chair reported that DCC are currently reviewing lighting times and he has written to DCC to clarify if Cheriton Bishop is going to be a part of this. He will report back to council when he receives a response. **CHAIR TO ACTION.**

- 10. To consider and approve the council's response to recent complaints made on social media about people parking on the bus stop site in the village and consequently obscuring the view for pedestrians crossing the road and use the bus service.** (See item 3 of the minutes of the 12 May 2025 Annual Assembly meeting).

The Chair has written to Highways Complaints and they have replied that where parking is illegal, they can ask Highways teams to monitor the situation.

- 11. To consider the complaints about the cutting of the hedges in Church Lane as part of the work on the new housing development and any further action.**

The Chair suspended Standing Orders and brought item 11 forward to follow the open public session, so members of the public interested in Item 11 about the cutting of hedges on the Bunny Homes building site could hear the parish council's decisions.

The council resolved to request the Ecological Report on the new housing site. **CLERK TO ACTION**

Cllr Fry raised the subject of speed control on Church Lane now the road has been widened. Cllr O'Neil will contact the Speedwatch Team to organise Speedwatch sessions over the next few weeks. The visually activated speed signs are due to be moved to Church Lane and this will also capture speeds that can help with a report to Highways. **CHAIR TO ACTION**

As requested by members of the public, the Chair will raise concerns about pedestrian safety in Church Lane and request a consideration of traffic calming options. **CHAIR TO ACTION**

Chair reinstated Standing Orders.

- 12. Repairs & Maintenance – to consider any repairs and maintenance needed for PC assets.**  
None

- 13. To receive and approve the bank reconciliation as at 31st May 2025.** The bank reconciliation was received and approved unanimously by a show of hands and signed by the Chair.

- 14. To review and approve the formal documents of the parish council, update and publish on the website.** Deferred until September **CLERK TO ACTION**



- 15. Accounts - to approve the following payments.** Note - the first payment of £43.51 to Clarity Copiers is no longer needed. The council resolved to approve the 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	£91.45	No	£91.45
Spalding Hall	Newsletter storage and collation	£53.00	No	£53.00
Spalding Hall	Hall hire	£15.00	No	£15.00
Clarity Copiers	Paper for newsletter	£36.26	£7.25	£43.51
Glasdon	Two benches for Memorial Cross area	£1,630.66	£326.13	£1,956.79
Clear Councils	Parish council annual insurance fee	£881.24	No	£881.24
Cheriton Bishop Baby and Toddler Group (K. Wilson)	Donation towards equipment	£250.00	No	£250.00
David Yelland	To build gate, replace posts and fencing at Village Green	£428.67	No	£428.67
Clarity Copiers	Newsletter items	£45.39	£9.08	£54.47
Play Safety	Annual risk assessment for play area	£96.00	£19.20	£115.20
Lawrence Wilson	Mowing and strimming (Feb and May)	£200	No	£200

- 16.** To receive a report from the Chairman: for information only. The chair wished to express his thanks to Paul Mitchell for his forty years of service to the village serving as a councillor. MDDC Cllr Binks remarked there were few people that had served 40 years with their parish councils.

- 17.** To receive reports from Councillors: for information only.

Cllr Royle offered to work on raising awareness of the need for new councillors to join the parish council. The Chair thanked her and encouraged her to go ahead. **CLLR ROYLE TO ACTION**

Cllr Fry offered to review the current website and report back to council. **CLLR FRY TO ACTION**

- 18.** To receive report from clerk: for information only. Bank account transfer almost complete.

**Dates of next three meetings (second Monday of the month) at Spalding Hall**

**14th July , no August meeting, 8<sup>th</sup> September and 13th October 2025**