



**Minutes of the Cheriton Bishop Parish Council meeting held at 7.00 pm on
Monday, 8th September, 2025 at The Spalding Hall, Cheriton Bishop.**

Present: Vice Char Cllr R Marshall, Cllrs , A. Fry and C. Royle and Mid Devon District Council (MDDC) Cllr S. Chenore and DCC Cllr J Cairney. Two members of the public present (part).

Attending. Parish Clerk – J Clark

- 1. To receive and accept apologies.** Apologies Cllr Peter O'Neill , MDDC Cllr M. Binks.
- 2. To receive Declarations of Interest.** None
- 3. Public Discussion:** A member of the public raised concerns about a planning application for two new dwellings at Little Mounson. Previously, the parish council had responded to MDDC with concerns about the application and requested that it be called in rather than go through the normal planning process. The application was duly called in by MDDC Cllr Chenore and this process is ongoing.

There was concern expressed and shared by district, Devon and parish councillors about the stripping out of an ancient hedgerow associated with this application.

4. Planning

4.1

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

Little Mounson, Cheriton Bishop.

Following a discussion the council resolved to restate strongly its objections to the previous application associated with this address.

The council thought it was unclear from the new proposals how entrances/exits will be managed as they will encroach on the two neighbours' land. Nor is it clear from the block plan if the houses will be cut into the hillside nor what is the visible height of the buildings from ground level at the roadside.

Previously, the applicants have ignored the historic status of a hedgerow associated with this development. Despite legal obligations to the contrary, a hedgerow was unearthed and the current hedge is nothing like the original. All councillors attending, DCC, MDDC and Parish, worried that this shows a lack of understanding and regard for the countryside and the impact of the work to be carried out if this application were recommended for approval by MDDC.

Following this discussion the council resolved unanimously to restate strongly previous comments objecting to this planning application and not to support this second application for the reasons listed above.



The council agreed unanimously that this application must be called in by MDDC Cllr Chenore who agreed to contact the planning team at MDDC. The previous application has already been called in.

Cllr Chenore recommended a member of the parish council attend the relevant meeting. Cllr Chenore to let the clerk know when the meeting is to be held. **ACTION CLLR CHENORE**

4.2 Planning Decisions

25/00798/FULL Erection of an agricultural storage building
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South Pitton Farm, Cheriton Bishop.

Approved by MDDC

4.3

25/01064/NMA Non Material Amendment to allow repositioning of Plots 4 and 5 and change finished levels of Plot 4.

Land and buildings at NGR 277972 95226 (Cheriton Farm Yard) Cheriton Bishop

Approved by MDDC

4.4

25/01008/PNAG Prior Notification for the erection of an extension to an agricultural storage building.
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Beech Down, Tedburn St Mary.

Approved by MDDC.

5. To consider the draft minutes of the June Parish Council meeting as a correct record. The parish council resolved unanimously by a show of hands to approve the minutes of the June meeting as an accurate record.
6. To receive reports from MDDC Councillors - for information only. Cllr Chenore said that she will attend as many meetings as possible but if unable to attend she will send a report. Cllr Chenore reminded councillors that there is a meeting on 'The State of the District' which will discuss the possible impact of the Local Government Review on 17th September and recommended a member of the parish attend. **CLLRS TO ACTION**
7. To receive a report from Devon County Council (DCC). Cllr Cairney reported there has been a strong focus on repairing roads and the parish council agreed that recent activity had improved some roads locally. He also reported there had been a recent DCC vote to make classrooms mobile phone free. He also said that that as changing a speed limit is a lengthy process so MDDC is advocating placing '20 is Plenty' signs encouraging drivers to go moderate their speed. A strategic plan is now developed and Cllr Cairney will forward a copy for the parish council's information.
8. To confirm and approve Cllr A Fry as a bank signatory on behalf of the parish council. Resolved unanimously by a show of hands.



9. To agree dates for public access to conclusion of audit. The period of public access was agreed as 16th September – 16th December 2025 with a £5.00 charge with request coming in via email to the parish clerk unanimously by a show of hands.
10. To consider any actions to be taken as a consequence of 2024-2025 AGAR. Clerk to amend assets value in 2025-2026 AGAR. Issue regarding clerk's pay scales to be put on October agenda. **CLERK TO ACTION**
11. Repairs & Maintenance – to consider any repairs and maintenance needed for PC assets. None
12. To receive and approve the bank reconciliation as at 31st August, 2025. The council resolved to approve the bank reconciliation unanimously by show of hands.
13. To review and approve any changes to the formal documents of the parish council. Deferred to November.
14. To consider and approve the Reserves Policy. The draft Reserves Policy was approved unanimously by show of hands.
15. Accounts - to approve the following payments. (Three months due to cancellation of July meeting and no meeting during August). The council resolved to approve the payments unanimously by a show of hands.

16. JULY

Payee	Service	AMOUNT	VAT	TOTAL
Mrs Jane Clark	Clerk's salary and home working allowance	£378.02	No	£378.02
HMRC	Clerk's PAYE (2 MONTHS)	£182.90	No	£182.90
Spalding Hall	Newsletter storage and collation	£53.00	No	£53.00
Spalding Hall	Hall hire	£15.00	No	£15.00
Clarity Copiers	Newsletter items	£42.83	£8.57	£51.40
YPO	Newsletter staples and paper	£95.49	£19.10	£ 114.59
Lawrence Wilson	11 and 17 June mowing	£140.00	£140.00	£140.00
Penny Clapham	Annual Internal Audit	£109.50	No	£109.50

AUGUST

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
Spalding Hall	Newsletter storage and collation	£106.00	No	£106.00
Spalding Hall	Hall hire	£15.00	No	£15.00
Clarity Copiers	Newsletter items	£42.83	£8.57	£51.40
Savills	Rent for playing field	£327.00	No	£327.00
David Yelland	For mowing and clearing public footpath in Crockernwell	£380.00	No	380.00
Dm Payroll Services Ltd	Payroll	£60.00	£12.00	£72.00
VisionICT	Hosting email account	£35.00	£7.00	£42.00

SEPTEMBER

Payee	Service	AMOUNT	VAT	TOTAL
Mrs Jane Clark	Clerk's salary and home working allowance	£450.82	No	£450.82
HMRC	Clerk's PAYE	£137.10	No	£137.10
Clarity Copiers	Newsletter items	£55.48	£11.10	£66.58
David Yelland	For mowing and clearing public footpath in Crockernwell	£380.00	No	£380.00
PKF Littlejohn	External annual audit	£210.00	£42.00	£252.00
Cheriton Bishop Village Hall	Hire of hall for Garden Club show	£100.50	No	£100.50

- 17.** To receive reports from Councillors: for information only. Cllr Royle reiterated her commitment to work on reaching out to residents to consider joining the parish council. Clerk and Cllr Royle to draft a letter to residents for further discussion. **CLERK AND CLLR ROYLE TO ACTION**

Cllr Fry reported that he had reviewed the parish council website as the current site is out of date. He will report back to council. He asked the clerk if she would let him have a password set up with the current website so Cllr Fry can update the website set up. **CLERK TO ACTION**

- 18.** To receive report from clerk: for information only. None

Meeting closed at 2020.

Dates of next three meetings (second Monday of the month) at Spalding Hall 13th October, 10th November and 8th December