



**Minutes of the Cheriton Bishop Parish Council meeting held at 7.00 pm on
Monday, 13th October, 2025 at The Spalding Hall, Cheriton Bishop.**

Present: Chair Cllr P. O'Neill, Vice Chair Cllr R. Marshall, Cllrs, A. Fry and C. Royle and Mid Devon District Council (MDDC) and Devon County Council (DCC) Cllr J Cairney. No members of the public were present.
Attending. Parish Clerk – J Clark

1. To receive and accept apologies. Cllr Chenore.
2. To receive Declarations of Interest. NONE
3. Public Discussion. None

4. Planning

4.1

125/01332/CAT 23 Notification of intention to fell 1 Western Cedar tree within the Conservation Area

Brackenwood Church Lane Cheriton Bishop

No comment

4.2

25/01281/CLU Certificate of lawfulness for the existing occupation of a dwelling in breach of occupancy condition B of permission 4/11/88/3049 for a period in excess of 10 years (<i>please note the parish council has been granted an extension to the consultation deadline in order to comment</i>).
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Crossways Farm Cheriton Bishop Exeter Site Vicinity Grid Ref: 276504
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No comment

4.3 Planning Decisions

FORESTRY DEVELOPMENT No Objection – Prior Approval Not Required

25/00553/PNCOU Land and Buildings at NGR 276478 93950 (Crossways Farm) Cheriton Bishop

Prior Notification for the change of use of agricultural buildings to flexible use within mixed Commercial use under Class R
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Approved by MDDC

4.4

25/00919/HOUSE Southcombe Hill Farm Cheriton Bishop
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Erection of detached garage and office for ancillary use Location: Southcombe Hill Farm Cheriton Bishop Exeter EX6 6JX
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Granted by MDDC

4.5

25/00826/FULL Woodleigh Caravan Park Cheriton Bishop Exeter EX6 6JL
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Variation of Condition 3(i) of planning permission 23/01014/FULL (Variation of Condition 2(1) of Planning Permission EK2416 for the period of occupation of touring caravans to be from 1 January to 31 December in each year and removal of Condition 3 which states No one caravan shall remain on the land no longer than three weeks in any one year) to reduce 22 touring caravans to 15 static holiday caravans Location: Woodleigh Caravan Park Cheriton Bishop Exeter.
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Granted by MDDC

4.6

25/01151/PNAG Prior notification for the erection of a general purpose agricultural storage building

Land at NGR 276878 95311 Adj Chapel Down Farm Cheriton Bishop

Granted by MDDC

4.7

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

Land at NGR 276783 94569 (Little Mounson) Cheriton Bishop

Refused by MDDC



4.8

25/01212/NMA Bunny Homes PROPOSED NON-MATERIAL AMENDMENT Non-Material Amendment under S.96a to apply a further planning condition to the original full planning permission 22/01375/MFUL to allow for the submission of conditional details to the design, layout and landscaping of the custom build plot 9

East of Church Lane Cheriton Bishop

Granted by MDDC

5. To consider the draft minutes of the September Parish Council meeting as a correct record. The council resolved by a show of hands to approve the minutes of the September 2025. Vote 3 for and 1 abstention due to absence from the September meeting.
6. To receive reports from MDDC Councillors - for information only. None
7. To receive a report from Devon County Council (DCC) – Cllr J Cairney updated the council on the latest news regarding the Local Government Review.
8. To consider a complaint from a parishioner about the MDDC supply of Garden Waste Bags as follows:- These have not been available from the only two venues in Crediton and the public have been told it will be at least another month until they are. Alternatives, such as a brown bin carries a higher charge and the option of driving to a recycling centre is another cost and unnecessary pollution.

The council asked Cllr Cairney to raise this with the local authority and to feedback to the council.

CLLR CAIRNEY TO ACTION

9. To consider a request from the Cheriton Bishop Primary School PTFA for a donation towards the pupils' annual trip to the Exeter pantomime. Following a discussion the council agreed unanimously by a show of hands to donate £500 towards the annual school trip. **CLERK TO ACTION**
10. To consider a response to a proposal by Savill's, on behalf of the Diocese, to review the terms of our rental of the 'Village Green' area. The council resolved unanimously by a show of hands to engage in further discussion without commitment. Councillors expressed concern that any resultant increase in rental should be phased over a period to allow for this to be gradually incorporated into the budget planning.
11. To review our options regarding requests for changes to street lighting in the village, as raised at previous meetings. No replies have been received to Cllr O'Neill's queries about inclusion in the lighting reduction trial. With regard to the main road and bus shelter additional lights, Cllr O'Neill advised the council that these were projects that would be covered by the Bunny Homes Open Space levy and should wait until this is available later in the year.
12. Repairs & Maintenance – to consider any repairs and maintenance needed for PC assets. Cllr O'Neill to email Highways to ask the following questions
 - Can the parish council repair the finger post at the top of Church Lane, or is this a Highways responsibility?
 - There is some deterioration on the village entrance signs. Are Highways planning to restore or replace?



- And in relation to the Crockernwell direction, can we have the missing 30mph sign replaced as a matter of urgency?

13. To receive and approve the bank reconciliation as at 30th September, 2025. The council resolved unanimously by a show of hands to approve the bank reconciliation and the Chair signed the hard copy for the files.
14. To consider council's response to item vi of the 2024-2025 Internal Audit regarding clerk's pay scale. The council resolved unanimously by a show of hands for the clerk's salary to go up to the next local government pay scale with effect from 1st November 2025. **CLERK TO ACTION**
15. To discuss budget for 2025-2026 in response to clerk's budget summary shared at the September meeting and identify requirements for the next financial year for clerk to draw up proposal for precept request and for the council to consider at the November meeting. Discussion to continue and to be placed on next agenda. Clerk and Chair to meet to discuss. **CLERK TO ACTION**
16. Accounts - to approve the following payments The council resolved unanimously by a show of hands to approve the payments.

	Service	AMOUNT	VAT	TOTAL
Mrs Jane Clark	Clerk's salary and home working allowance	£392.62	No	£392.62
HMRC	Clerk's PAYE	£91.60	No	£91.60
Spalding Hall	Newsletter storage and collation (2 months Aug & Sept)	£106.00	No	£106.00
Spalding Hall	Hall hire	£15.00	No	£15.00
Clarity Copiers	Newsletter items	£40.70	£8.14	£48.84
Lawrence Wilson	Mowing play area	£240.00	No	£240.00
Vision ICT	Annual fee for hosting emails	£70.00	£14.00	£84.00
Vision ICT	Hosting emails	£60.00	£12.00	£72.00
Jane Clark	6 months' travel expenses and offices expenses	£57.13	No	£57.13

17. To receive reports from Councillors:

Cllr Marshall reported that he is monitoring the function of the Vehicle Activated Speed signs and is adjusting the process to deliver the most benefits. He will share the stats with the council. Cllr O'Neill reported that he had previously been told that if the recorded information highlights a problem with speeding then the Police would consider an intervention. **CLLR MARSHALL TO ACTION**

Cllr O'Neill thanked John Whitehead for a donation of £125 to the council from a charity shooting event

Cllr O'Neill also wished to thank the organisers and all those involved with the village 'Autumn tidy up'.

The ACV status of the Old Thatch public house to be renewed

18. To receive a report from the clerk. None

Date of the next 3 meetings Monday 10th November, Monday 8th December 2025 and Monday 12th January 2026