



CHERITON BISHOP PARISH COUNCIL

Clerk: Jane Clark. Tillerton Barn, Tedburn St Mary, Exeter EX6 6ER.

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Chair: Cllr P. O'Neil

Minutes of the Cheriton Bishop Parish Council meeting held on 8th December, 2025.

Present: Chair Cllr P. O'Neil, Vice Chair Cllr R. Marshall, Cllr A. Fry Devon County Council (DCC) Cllr J. Cairney, MDDC Cllr S. Chenore and MDDC Cllr M. Binks and one member of the public.

Attending. Clerk. Jane Clark.

MINUTES

1. **To receive and accept apologies.** Cllr C. Royle. Accepted.

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

Public Discussion. A member of the public complained about the mud on the road in Church Lane, as a consequence of the Bunny Homes construction work for the new housing development. Pedestrians, particularly parents and carers walking children to school, are at risk from slips and trips, as well as the mud being a skid hazard for cars. The speed of the traffic seems to be faster since the lane has widened. The Chair reported that Bunny Homes have explained that lorries are taking soil away from the site and this is one of the issues causing the problem in addition to damage to the earth bank from heavy vehicles in the wider area. The Chair has contacted Bunny Homes about these and bot problems are is being addressed. The Chair also reported that the PC are using the vehicle operated speed signs in the area and will consider Speedwatch monitoring which results in providing details of speeding vehicles to the police.

The Chair further reported that he has been told that the new footpath will be opened earlier than planned, in January 2026 and that this will, hopefully, ease the problem.

The Chair informed the council that the PC had previously written to DCC Highways about these issues and others but had yet to receive a response. The clerk to forward the correspondence again. **CLERK TO ACTION**

There was also a complaint that vehicles are being parked opposite Glebelands forcing pedestrians into the road. The Chair responded that the vehicles may be legally allowed to park there but it does cause inconvenience to pedestrians. The council agreed no further action required at this time. The Chair thanked the member of the public for their input.

3. Planning

4.1

25/01572/PNDEM Prior Approval for the proposed demolition of an agricultural building
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Old Tellams Yard, Cheriton Bishop.

The council found no reason to comment.

4.2

22/01375/MFUL Condition 17 (25/01212/NMA) - Plot 9 - Detailed drawings of self-build plot
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Land at NGR 277371 93228 East of Church Lane Cheriton Bishop Devon

The council found no reason to comment.



4.3.

25/01640 Notification to remove 1 Sycamore tree; reduce height of 1 horse chestnut tree by 3m; pollard 3 ash trees in garden and 1 ash tree on boundary with a Conservation

Dudshall Cottage, Church Lane, Cheriton Bishop.

The council found no reason to comment.

4. Planning Appeals.

APP/Y1138/C/25/3374916/3374917 24/00105/RURAL. Siting of caravan without planning permission and further building works.

Woodland at NGR 278812 95225 Tillerton Steep, Cheriton Bishop.

This is a matter for the Mid Devon District Council Enforcement team and the PC did not comment.

5. **To consider the draft minutes of the November Parish Council meeting as a correct record.** The council resolved to approve the November minutes as a true record unanimously by a show of hands.
6. **To receive reports from MDDC Councillors.** Cllr Binks gave an update on the Local Government Review. He also reported a new initiative to help local businesses is underway and information is available on the MDDC website. Anyone interested can find out more by using this link on the MDDC website. [Tiverton, Devon – Award winning Networking for Entrepreneurs and SMEs | SIGNAL BiZHUB](#)

Warm Homes Local Grants are now available, details on the MDDC website. You can find out how to apply by going online [Warm Homes: Local Grant DCC - Energy Saving Devon](#)
7. **To receive a report from Devon County Council (DCC).** Cllr Cairney updated the council on the DCC report on the Local Government Review.
8. **To consider a joint approach between the Parish Council and the Community Land Trust to Savill's regarding an expansion of the area rented from the Diocese.**

The Chair reported that the rental agreement associated with the Village Green is under review. The Chair has met with the agents responsible and also discussed the matter with our local Community Land Trust. The Chair asked the council whether the parish council is willing to discuss a joint venture with the CLT to increase the area of land rented for use by the community, potentially to include allotments and a dog walking area. Following a discussion, the council resolved unanimously by a show of hands to pursue this proposal. **CHAIR TO ACTION**

9. **To consider and agree the precept request for 2026-2027.** The Chair shared his view that one of the council's priorities for the next financial year is to keep spending under tight control. The council is currently reviewing its spend on mowing and strimming verges and green spaces in the parish. Cllr Marshall is working on this and will report back to council.

The council discussed reserves and agreed them to be as follows with effect from 8th December 2025: VASS £1,150 (for future maintenance and increasing the number of site options), Contested Election £1,500 and Asset replacement £2,500.

The precept request was agreed at 5%.



Following the discussion the Chair asked the clerk to place the delayed item to discuss and agree the council's priorities for 2026-2027 on the January agenda **CLERK TO ACTION**

10. Repairs & Maintenance – to consider any repairs and maintenance needed for PC assets. The clerk to forward to Highways the Chair's letter regarding the various issues, such as village Gateway signs. Cllr Marshall reported that the finger post at the top of Church Lane will need to be repaired by the parish council. The Council agreed that this could be achieved by fitting a round post into the existing square hole.

11. To receive and approve the bank reconciliation as at 30th November, 2025. The council resolved to approve the bank reconciliation unanimously by a show of hands and it was signed off by The Chair.

12. Accounts - to approve the following payments. Please note payment to Clarity Copiers was updated and approved at the December meeting as this is an ongoing contract and the full payment needs to be made in December. Total £93.03 and not £58.91 as published on the agenda. The council resolved to approve the payments as shown below unanimously by a show of hands.

	Service	AMOUNT	VAT	TOTAL
Mrs Jane Clark	Clerk's salary	£404.64	No	£404.64
HMRC	Clerk's PAYE	£103.04	No	£103.04
Spalding Hall	Storage and collation of newsletter x 2 months	£106.00	No	£106.00
Spalding Hall	Hall hire x 2 months	£30.00	No	£30.00
		£49.09	£9.82	£58.91
Clarity Copiers	Black and colour pages for newsletter	£28.43	£5.69	£34.12
				=£93.03
Cheriton Bishop PTFA	Donation towards school panto trip	£500.00	No	£500
Community Heartbeat	Defib services	£165.00	£33.00	£198.00
DM Payroll Services	Payroll, half year fee	£60.00	£12.00	£72.00
Graham Dicker	Mowing and strimming services verge and play park 2024	£1,220.00	No	£1,220.00
Graham Dicker	Mowing and strimming services verge and play park 2025	£1,015.00	No	£1,015.00
Jane Clark	Reimburse 3 months phone rental (bank card required).	£96.00	No	£96.00

13. To receive reports from Councillors: for information only. The parish council is to raise the matter of caravans past the end of Higher Shippon. **CHAIR TO ACTION**

Following a complaint the parish council resolved to place Dog Fouling notices in Higher Shippon. Clerk to get quotes for signs. **CLERK TO ACTION**

14. To receive report from clerk: for information only. None

Dates of next three meetings (second Monday of the month) at Spalding Hall 12th January 2026,
9th February 2026 and 9th March 2026