

Minutes of the Cheriton Bishop Parish Council meeting held at the Spalding Hall on

Monday, 13th July, 2026.

Present Chair Cllr P. O'Neill, Vice Chair Cllr R. Marshall and Cllrs C. Royle, A. Fry and N Savage. Three members of the public present.

Attending. Parish Clerk – J. Clark

- 1. Declarations of Interest.** None
- 2. Public Discussion.** Two members of the public wished to make it known that the application for Little Mounson is misleading. Their personal knowledge is such that they are sure that the site in question has not been occupied for over 30 years.
- 3.** Apologies. DCC Cllr J. Cairney. MDDC Cllr S. Chenore.
- 4. Planning**

4.1

26/00286/FULL Wellfield Farm Cheriton Cross Cheriton Bishop
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Erection of agricultural buildings for sheep/lambing and straw/machinery storage

Following a discussion the parish council are happy to leave the decision to the MDDC planning team.

4.2

26/00812/HOUSE Erection of an extension and removal of existing chimney
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13 Glebelands, Cheriton Bishop

Following a discussion the parish council are happy to leave the decision to the MDDC planning team.

4.3

26/00849/PNDEM Prior Approval for the proposed demolition of an agricultural storage building
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Holewell Moor Farm Cheriton Bishop

Following a discussion the parish council are happy to leave the decision to the MDDC planning team.

4.4 The Chair suspended Standing Orders to take input from the public.

26/00805/FULL Little Mounson Cheriton Bishop

Erection of two replacement dwellings and associated works

CHAIR REINSTATED STANDING ORDERS

Following a discussion the parish council resolved unanimously by a show of hands to object to the application for the following reasons.

The parish council strongly feel that many of the objections it has made about the previous applications pertaining to the site are valid and apply to the current application; as follows:-

The new access (the application form states that no new vehicle access is required) would require significant additional damage to the hedge on the northern roadside to achieve access and the required vision splays. In a 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". The applicant had previously illegally removed 12 metres of this hedge and 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.

The council believe it is still unclear how entrances/exits will be managed as they will encroach on the two neighbours' land.

Previous outline permissions have lapsed and development is time barred.

The caravans on which this application is made were removed from the site over 6 years ago.

The landscape plans appear inaccurate and confusing:- Landscape Plan showing original red block plan and N.W. 10' access. The Site Location Plan showing a larger red block plan and 10ft N.W. access and the Block Plan showing a larger red block plan and new access in the middle of the northern hedge.

As previously reported, the houses shown in the plan are not "cut into the hillside" as per the original permission but are free standing within the hillside.

The application does not fit with the MDDC Local Plan and conflicts with Para 135 of the National Planning Policy Framework.

The site is now a rewilded green field and wild life haven as per the applicants BNG report.

4.5

26/00806/FULL Land at NGR 274144 93956 North of Thorne Cross Farm Cheriton Bishop
Erection of a self-build agricultural workers dwelling and associated works

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5. **To consider the draft minutes of the June meeting as a correct record.** The council resolved to approve the minutes of the June meeting unanimously by a show of hands.
6. **To receive reports from MDDC Councillors - for information only.** Cllr Chenore's report received and shared.
7. **To receive a report from Devon County Council (DCC).** None
8. **To consider parish council's response to a complaint about a Highways contractor digging a large drainage hole through the hedge and into a local farmer's field (near 4 Ways Cross, in the Hittisleigh direction) and damaging the existing drainage from the road.** Following a discussion, it was agreed that this was a significant issue and – as the complainant had not received any response from Highways to details and photos of the action – the clerk should forward the original complaint to the appropriate Highways office (quoting the case number), cc'd to DCC Cllr J. Cairney and Cllr Julian Brazil, requesting a response. **CLERK TO ACTION.**

Due to a significant number of unanswered or on-going Highways issues, the parish council resolved to write to DCC Highways and cc in Cllr Julian Brazil requesting a site meeting in Cheriton Bishop to address these highways issues affecting the village. Clerk to draft a letter and Cllrs O'Neill and Marshall to compile a list of the ongoing highway's issues raised by the parish council to Devon County Council to which no response has been received. Cllr Marshall to take photographs to illustrate the problems and support the request for a site meeting to discuss. **CLLRS O'NEILL, MARSHALL and the CLERK TO ACTION**

9. **To approve the council's formal documents and policies as published on the parish council website; note originally recorded on the documents for approval in April 2026 but deferred due to cancellation of meeting being non-quorate. Documents marked as approved April now formally recorded as approved July 2026 meeting.** The council resolved unanimously by a show of hands to approve the documents and to note the deferred approval date.
10. **To approve and sign off the 2026-2027 budget for publication on the website, unsigned due to cancellation of April meeting.** The council resolved to approve the budget unanimously by a show of hands and it was signed by the Chair and Vice Chair. Clerk to publish on parish council website. **CLERK TO ACTION**
11. **From the June meeting:**

- 11.1 **To consider the suggestion that there is a need for a path between Glebelands and the GP surgery.** Following a discussion the council agreed that the pending extension of the 20 mph zone will help to address some of these issue. However, this would not fully address the risks of pedestrians going to and from the GP surgery and this exacerbated when parked cars often force them into the road. The parked cars also block visibility when pulling out of the surgery car park in a vehicle. Cllr O'Neill proposed a review of the structure of the road. Cllr Marhsall proposed that he take photographs to illustrate the problem and the council approach DCC Highways to consider a traffic calming scheme, such as the one in the neighbouring village, Tedburn St Mary. This issue to be added to the list of concerns to be discussed at a meeting with DCC Highways representatives. **CLERK TO ACTION**
CLERK TO PLACE ON SEPTEMBER AGENDA.

- 11.2 To consider what work might be carried out to refurbish the bus stops before autumn.**
Following a discussion, the council agreed that this summer the council will repaint preservative on appropriate parts of the bus stops and Cllr O'Neill consider dates for a working party and speak to the volunteer team who carry out the village tidy up and request help.

Cllr Royle updated the council that with regard to other road issues, she is waiting for the school to arrange a meeting to discuss the 20 mph zone and how to raise awareness of the speed limit in the village, including by displaying signs produced by pupils – perhaps as part of next year's Civic Awards.

12. From the drop-in session:-

- 12.1 To consider if action is needed on the issues of faded road markings and potential dropped kerbs on the Yeoford Road junction by the shop.** This issue to be added to the list of issues to be raised at the meeting with DCC and DCC Highways.
- 12.2 To consider if action is needed regarding the blocked drain at Crockernwell Dip.** This issue to be added to the list of issues to be raised at the meeting with DCC and DCC Highways
- 12.3 To consider the installation of a hand rail on the path between the Old Thatch car park and Hescane Park.** Cllr Marshall to draw up a specification for the work with supporting photographs and clerk to obtain three quotes for the work.
CLLR MARSHALL AND CLERK TO ACTION
- 12.4 To consider if action is needed regarding the high number of farm thefts in the area recently.** Cllr O'Neil commented that Neighbourhood watch is in place and that this is a seasonal problem. Cllr O'Neill to speak to the Police Community Liaison regarding what actions may be considered to help with this matter. **CLLR O'NEILL TO ACTION**
- 12.5 To consider if the s106 money could fund a bicycle track on the Village Green and/or an outdoor gym.** This to be considered when feedback from consultation with residents has been collected via the suggestion boxes, etc.

- 13. To consider the replacement of the village gateway signs and the still outstanding request for Highways action on these and on the missing 30mph limit sign.** Clerk to place on agenda for September, if no actions result from the meeting with Highways representatives. Cllr Marshall to find previous quotes. **CLLR MARSHALL AND CLERK TO ACTION**

- 14. To consider a complaint from a local farmer that action by a Highways contractor has damaged road drainage near 4 Ways Cross.** No action as duplication of previous matter.

- 15. To plan a process for collecting further suggestions from our community for the use of S106 funding from the Bunny Homes development.** Cllr Savage has drafted a poster and gained permission to place the suggestion boxes at sites in the village. She also suggested that a table is manned by the parish council at the village show to place a suggestion box. Cllr O'Neill suggested the council should gather community ideas during the summer and then prioritise / cost and put forward the suggestions to at a public meeting to be held later in the year. Cllr Royle to approach the school to get input from pupils and parents about how the money to be spent. Clerk to place on September or October meeting, when appropriate. **CLERK TO ACTION.**

16. To consider actions to be taken if the parish council is to press for a traffic calming scheme on Church Lane. See above.

17. Repairs & Maintenance – to consider any repairs and maintenance needed for PC assets. Cllr Marshall is looking into replacing the gate to the Glebelands Play Area as it is unsafe and he now has quotes for the work. Cllr Marshall will report back to council later in the year.

Following complaints about the state of the roundabout at Woodleigh Junction the parish council has now agreed to include this in the mowing jobs undertaken by the council. The frequency to be up to 6 times a year when appropriate at a charge of £30 a time. **CLERK TO INFORM CONTRACTOR**

18. To receive and approve monthly income and expenditure report and bank reconciliation as at 30th June, 2026. The income and expenditure report was approved and signed by the chair.

19. Accounts - to approve the following payments. There was a change of payments from the published agenda, due to an earlier overpayment. Payments listed as follows-

Supplier	Service	AMOUNT	VAT	TOTAL
Mrs Jane Clark	Clerk's salary	£404.56	No	£404.56
HMRC	Clerk's PAYE	£103.05	No	£103.05
Clarity Copiers	Newsletter pages	£61.38	£12.28	£73.66
Spalding Hall	Hall hire	£30.00	No	£30.00
Lawrence Wilson	Mowing play area (PRE PAID £150 for May) and June £75 paid June	£150.00 £75.00	No	£150.00 £75.00
VisionICT	SSL Certificates (PRE PAID)	£50.00	£10.00	£60.00
YPO	Paper for village newsletter	£264.06	£52.81	£316.87
Clarity Copiers	Print pages for village news letter	£61.38	£12.28	£73.66
Devon Federation	Hire of venue for village event	£70.00	No	£70.00

21. To receive reports from Councillors: for information only. Chair, Cllr O'Neill reported that the Village Bring and Share party on July 5th was an enjoyable event, 26 people attended. The Chair thanked Steve Coldridge for arranging live music, the kitchen volunteers and Jon Whitehead for the loan of marquee. It was generally agreed that next year the event may benefit a bigger number of attendees if it is held earlier in the year when there is less sport and other events taking place.

The Chair updated the council that the brook and ditch associated with the footpath on the new housing development in Church Lane is to be discussed at the next project meeting.

He also reported that recent changes to the Community Infrastructure Levy (CIL) charges now mean the proposed farm shop at Woodleigh Junction will not be subject to heavy CIL fees.

Cllr Savage reported that she has attended New Councillor training which she found useful. It was agreed that Cllr Savage attend the Devon Association of Local Councils AGM in October. Cllr Savage to book the event. **CLLR SAVAGE TO ACTION**

22. To receive report from clerk: for information only. Clerk has contacted The Devon Rural Hub to ask if they would consider storing any materials delivered by DCC for use in filling potholes. They were open to

the idea but required further information regarding size and appearance of container and frequency of deliveries.

Dates of next three meetings (second Monday of the month) at Spalding Hall, 14th September 2026

and 12th October 2026 and 9th November 2026.