

CHERITON FITZPAINE PARISH COUNCIL MEETING

Minutes of the Meeting of this council which took place on 19.08.2025

Cheriton Fitzpaine Parish Hall

Clerk: Denise Kingdon. 6 Wordlandcross, Cheriton Fitzpaine, Crediton, Devon. EX17 4JR

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Public Participation: Terry Meakin – Terry raised the question to CCllr Keeble of why the road pass the Parish Hall has not been repaired.

Formal Business:

1. Present - Cllr Dibley (Chair), Cllr Yeandle, Cllr Acton, Cllr Frost, Cllr Steale, Cllr Harlow, Cllr H Kingdon, Cllr Cooke, DCllr Colthorpe, CCllr Keeble.

2. Apologies – None

3. Minutes - It was agreed to approve the Minutes for the July meeting.

4. Declaration of Interest – Cllr Dibley declared an interest in 8.3.4.

5. Actions from July meeting.

5.1 Jacks Acre Quote – We have received a verbal quote for £4,300.00, paper quote to be approved at the next meeting if received.

5.2 Speed Watch – Councillors would like a speed watch carried out, clerk to make contact.

5.3 Village Tidy up – About 20 people turned up for the village clean up on the 17th, work included the bus shelter (cleaned and repainted), Jacks Acre tidy up, litter picking as well as some weeding, councillors plan to carry out a clean-up 4 times a year.

5.4 Sunken Graves - Sunken graves have been refilled, clerk to put a notice in the new cemetery notice board reminding people graves are the responsibility of the family.

6. District Councillor/County Councillor Report.

6.1 District Councillor Report – Business Information Point (BIP) are delivering the UK Shared Prosperity Fund (UKSPF) **farm business Support programme** in Mid Devon (for Devon County Council). **Agri Innovation Support** is designed for farmers looking to maximise their potential and productivity through regenerative and innovative practices. **You must be based in Teignbridge, South Hams or West Devon**, and be keen to commit to an intensive programme with a strong focus on clear outcomes.

If you're looking for more general advice on issues you might be facing, our **Farm Business Support** could be just what you need. If you're in **East Devon, Mid Devon & Teignbridge**, you can get expert, tailored advice on a wide range of areas to help strengthen your farm business for the future.

The 145 programme is going ahead. Enforcement action on moving traffic offences, in Exeter there are 5 places, Wonford Road – Bus Gate, Topsham Road, Fore St Heavitree, Cowick Street and the Iron Bridge - Bus Lane. Free Parking at Christmas - St Saviours Way Crediton, Multi Storey Tiverton, Cullompton Station 22.11, 29.11, 06.12, 13.12, 20.12.

6.2 County Councillor Report – See report attached. State of the district debate 17.09.25 – 5.00pm at Phoenix House, Tiverton, Cllr Cooke and Cllr Kingdon have agreed to attend.

Mid Devon and all the districts are signed up to the 145, 1 being Plymouth, 4 being the four District Council South of the A30 and five being those who are north of the A 30 across to East Devon. Where Devon County is going to be, there's still a kind of a discussion and it really comes down to looking at the data and where the costs are for this and when there is an agreement, these things are being pressured with not enough time to really look at them, ultimately it will be a political decision that is made by government and I think very few people in Devon will have anything really to do with it. On my mailing there are two surveys one by Mid Devon one by Devon County, you may want to take a look at that. Something, though that is completely different, is the mayoral strategic authority, which is all part of government reorganisation, but really this is where the big money is going to come. there are mayoral structures that are in place, and the mayoral structures carry big

budgets and can become the economic powerhouse that is also coordinating and doing a lot more around transport. The small beer on transport is put in there, the confirmation of the railway at Cullompton and I'm doing all the work on the major rail upgrade on the North Devon Railway line, rail is where there's going to be the investment in the future is not really going to happen around roads. The county is now working with Bernardos to get the care homes sorted the future is very much about joint funding initiatives.

7. Roads and Footpaths

7.1 Fly tipping – Rubbish is being left at the bin outside the children's play park – Clerk to contact Mid Devon

7.2 Village Parking – Village parking is becoming more of a problem all the time, the top carpark of the school is available for villagers to park in out of school hours, 17.00pm - 8.00am in the week, Weekends and school holidays.

8. Finance

8.1 The Current Account at Lloyds bank statement dated 15.07.2025 was presented showing a credit of £19283.00. £10,000.00 has been transferred to an instant access savings account.

8.2 The Council agreed to the wage increase for the clerk. - The National Joint Council for Local Government Services has reached agreement on the pay award for 25/26, the new hourly rate for SCP7 is £13.69ph, this is an increase of £0.43ph.

8.3 Accounts to settle.

8.3.1 CFPD - £23.00 – Hall Hire July.

8.3.2 Mike Smith - £660.00.

8.3.3 D Kingdon (Clerks Wages - £689.08, Office Charge - £10.00, (£689.08, less £137.80 PAYE) - £561.28.

8.3.4 Insurance – Bonfire and Fireworks - £98.00.

8.3.5 Earth Anchors – Cemetery Notice Board - £344.34.

8.3.6 Signomatic – Drive Slowly signs - £532.07.

8.3.7 HMRC – PAYE - £137.80.

8.3.8 Village Tidyup - £148.38 (Tools and Food)

It was agreed that 8.3.1 – 8.3.8 to be paid by bacs and verified by 2 councillors – Proposed Cllr Yeandle, Seconded Cllr Steele – All agreed. Cllr Kingdon abstained from voting.

9. Planning

9.1 New applications:

9.1.1 Ref No: 25/00841/FULL

Proposal: Retention of two holiday units, including a hot tub shelter

Location: Land at NGR 289584 107690 West Farleigh, Cadeleigh

Site Vicinity Grid Ref: 289584 / 107690

Parish: Cheriton Fitzpaine 12 - No Objection

9.1.2 Ref No: 25/01086/CAT

Proposal: Notification of intention to remove 1 Apple tree within the Conservation Area

Location: Primrose Cottage Cheriton Fitzpaine Crediton

Site Vicinity Grid Ref: 287104 / 106176

Parish: Cheriton Fitzpaine 12 - No Objection

9.1.3 Ref No: 25/01088/HOUSE

Proposal: Installation of air source heat pump

Location: 1 The Old Almshouses Cheriton Fitzpaine Crediton

Site Vicinity Grid Ref: 287108 / 106229

Parish: Cheriton Fitzpaine 12 - No Objection

9.1.4 Ref No: 25/00988/LBC

Proposal: Listed Building Consent for the installation of air source heat pump, hot water tank, radiators and associated works

Location: 1 The Old Almshouses Cheriton Fitzpaine Crediton

Site Vicinity Grid Ref: 287108 / 106229

Parish: Cheriton Fitzpaine 12 - No Objection

9.2 Determined applications:

9.2.1 Ref No: 25/00791/FULL

Proposal: Erection of 2 holiday lets and associated works following part demolition of existing agricultural building

Location: Perry Farm Cheriton Fitzpaine Crediton Devon

Site Vicinity Grid Ref: 286744/105448

Mid Devon District Council hereby grants full planning permission for the above development.

9.2.2 Ref No: 25/00770/FULL

Proposal: Variation of condition 2 of planning permission 22/02381/FULL (Erection of 4 dwellings following demolition of agricultural buildings, utilising the Class Q fallback position (22/00752/PNCOU)) to allow substitute plans relating to height, massing and orientation

Location: Land and Buildings at NGR 288062 108199 (Court Place Farm) Cheriton Fitzpaine Devon

Site Vicinity Grid Ref: 288050/108197

Mid Devon District Council hereby refuses full planning permission for the above development.

9.2.3 Ref No: 25/00635/FULL

Proposal: Siting of 1 additional pitch, comprising of 1 mobile home, additional parking and associated works for the use of gypsy and traveller family

Location: Springfields Voysey Hill Cheriton Fitzpaine Devon

Site Vicinity Grid Ref: 287564/106810

Mid Devon District Council hereby grants full planning permission for the above development.

9.2.4 Ref No: 25/00635/FULL

Proposal: Siting of 1 additional pitch, comprising of 1 mobile home, additional parking and associated works for the use of gypsy and traveller family

Location: Springfields Voysey Hill Cheriton Fitzpaine Devon

Site Vicinity Grid Ref: 287564/106810

Mid Devon District Council hereby grants full planning permission for the above development.

9.2.5 Ref No 25/00675/FULL

Proposal: Erection of dwelling and formation of vehicle access

Location: Land at NGR 287371 106317 Cheriton Fitzpaine Devon

Site Vicinity Grid Ref: 287482/106363

Mid Devon District Council hereby grants full planning permission for the above development.

9.3 Planning Information

9.3.1 Ref No: 25/01072/PNAG

Proposal: Prior Notification for the erection of an extension to an agricultural building Location: Land and Buildings at NGR 289908 106741 Wolland Farm Cheriton Fitzpaine Site Vicinity Grid Ref: 289908 / 106709 Parish: Cheriton Fitzpaine 12.

9.3.2 Ref No: 25/00941/PNAG

Proposal: Prior Notification for the erection of extension to an agricultural building

Location: Land and Buildings at NGR 289400 109021 North Combe Farm Cadeleigh

The above application has now been withdrawn.

9.3.3 25/01079/PNCOU

Proposal: Prior notification for the change of use of agricultural building to dwelling under Class Q

Location: Building at NGR 285517 105936 Holly Water Road Cheriton Fitzpaine

Site Vicinity Grid Ref: 285547 / 105882

Parish: Stockleigh English 46

These types of applications are not determined in line with Local Plan Policy but through an assessment based on the conditions and limitations of the permitted development rights as set out with the Town and Country Planning (General Permitted Development) Order 2015 (as amended).

10. Correspondence.

10.1 Councillor Resignation – Paperwork has been sent to MDDC, notice of vacancy posted.

Date of Next Meeting

16.09.2025



Cllr STEVE KEABLE August 2025

County Councillors Report - Creedy, Taw & Mid Exe for:

Bickleigh • Brushford • Cadbury • Cadeleigh • Chawleigh Cheriton Fitzpaine • Coldridge • Cruwys Morchard • Down St. Mary • Eggesford • Kennerleigh • Lapford • Morchard Bishop • Newton St. Cyres • Nymet Rowland • Poughill Puddington • Sandford • Shobrooke • Silverton • Stockleigh English • Stockleigh Pomeroy • Thelbridge • Thorverton • Upton Hellions • Washford Pyne • Wembworthy • Woolfardisworthy • Zeal Monachorum

Mid Devon Councillors Report - Taw Vale for:

Chawleigh • Lapford • Nymet Rowland • Wembworthy

Mayoral Strategic Authority

All Council Leaders in Devon are advocating for the creation of a South West Peninsula Mayoral Strategic Authority (MSA) to represent £1.2 million residents and a £25 billion economy.

This proposed MSA would replace the recently formed Devon and Torbay Combined County Authority, aiming to become an "economic powerhouse" to drive growth.

This Mayoral Strategic Authority is distinct from the Local Government Reorganisation (LGR) in Devon.



Local Government Reorganisation

All Parish Councils in Mid Devon District Council area are being invited to the Annual State of the District Debate on September 17th, 5pm at Phoenix House, Tiverton.

Both Devon County and Mid Devon District have Surveys. We need your help to shape the future of local government in Devon, by letting us know what matters to you in your community.

MDDC survey closes at the end of August:

<https://www.middevon.gov.uk>



DCC Survey link is open until 14th October:

<https://devoncountycouncil.commonplace.is/en-GB/proposals/v3/accessible-survey?step=step1>

County working with Barnardo's on new homes for care leavers

The council is partnering with Barnardo's to create eight new homes for care leavers with complex needs. These homes, located at Aldens Farm in Alphington, Exeter, and Silverhills in Barnstaple, will help young people aged 16 and over transition to independent living.

Each site will have four self-contained homes and accommodation for a support worker to provide tailored guidance.

Barnardo's is investing £950,000 per site, supported by an £18 million donation from the Katherine Martin Charitable Trust, while the council will lease the land for 125 years. Construction is expected to finish by March 2027.

Railway funding confirmed

Funding for Cullompton's new railway station has been confirmed by the Department for Transport and HM Treasury. This marks a major milestone after years of campaigning. The funding will support new stations at Cullompton and Wellington, improving connectivity and enabling growth. Cullompton station, originally opened in 1844 and closed in 1964, will reopen near Junction 28 of the M5, supporting the Culm Garden Village development with around 5,000 homes.

Councillor Steve Keable, Mid Devon District Council Cabinet Member for Planning & Economic Regeneration, said:

"I am delighted to see this significant progress. This builds on the positive momentum of the relief road project and shows real progress towards delivering infrastructure that supports Cullompton's future. I am hopeful that funding for major improvements to Junction 28 will be re-confirmed by the Government later this year, as that is a critical piece of infrastructure that is essential to planned Culm Garden Village, and further support the growth and sustainability of the town centre."

Strategy aims to create Brighter Futures for young people in Devon <https://www.devon.gov.uk/news/strategy-aims-to-create-brighter-futures-for-young-people-in-devon/>

Councillors backed the “Brighter Futures – Employment, Education and Training Strategy” which not only sets out a long-term vision to tackle the levels of young people Not in Education, Employment or Training (NEET) but also looks to address the root causes of disengagement of young people aged 16-25.

New grant scheme to boost essential skills across Devon

<https://www.devon.gov.uk/news/new-grant-scheme-to-boost-essential-skills-across-devon>

Essential Skills Devon is designed to support innovative, community-led projects that help people aged 16 and over to overcome barriers to learning and unlock new opportunities.

Mid Devon - A year of achievement

MDDC Council Leader's Report

Mid Devon District Council has continued to make improvements across the district. Resident satisfaction with the council has risen by 11%, reaching 52%, with 60% of residents now feeling well informed which is a 15% increase.

Overall satisfaction from housing tenants sits at 70%, with 79% feeling safe in their homes and 72% happy with the repairs service.

The council is listed in the top five per cent of districts nationally for recycling, 11th out of 197 councils, with residual waste reduction placing it 9th. Recognised as one of the fastest improving councils for recycling, Mid Devon is shortlisted for a national Local Government Chronicle Environmental Services Award.

The rebranded Active Mid Devon service has cut operating costs by around £500,000, and memberships are at a record 7,000 members. The council is supporting care leavers, carers, and low-income households with free and discounted memberships — ensuring health and wellbeing are not a luxury, but something that is accessible to all.

The leisure centres themselves are improving too with new facilities, accessible toilets, and major energy efficiency upgrades thanks to additional grant funding. Across the district, there are more electric vehicle chargers, more trees, and greater biodiversity, showing real action to support the council's climate ambitions.

On infrastructure, the £33.5 million Cullompton Relief Road funding was secured in February with work starting in 2026. This, alongside the railway station announcement, shows the ...

Edging closer to major rail upgrade

The 15-year Local Transport Plan, approved on Monday, July 28 by the Board of the newly formed County Combined Authority, outlines a long-term strategy for improvements across all modes of transport, with implementation set to begin in April 2026.

Tim Steer, Chair of the Devon and Cornwall regional branch of Railfuture and founder of the Northern Devon Railway Development Alliance (NDRDA), described the plan as “a vitally necessary point of reference for all those campaigning for sustainable transport improvements.”



Tim Steer (centre) with David Northey & Cllr Steve Keable at Kings Nympton Rail 200 Event

.... enormous effort by officers and members to deliver what communities have been waiting for. Planning application decision times are also well above national targets.

Economically, the council attracted more than £1m in project funding to be invested into communities — including the Tiverton Work Hub.

The council was 11th nationally for business rates collection in 2023/24 and has now surged to 2nd in 2024/25, hitting 99.83%. Council tax collection continues to improve, even in tough times, alongside continued support for those who most need it.

£250,000 in food and energy vouchers has been distributed through the Household Support Fund to those who need it most.

Cllr Luke Taylor, Leader of the Council, said:

“We have faced many challenges over the past few years and there are some big hurdles ahead, particularly around government funding and changes to national targets.

“These changes will affect our housing targets and planning service particularly, while a lack of clarity over large scale projects such as improvements to Junction 28 and the Local Government Reorganisation programme causes uncertainty for us all.

“But the progress we have already made together is real, measurable, and nationally recognised. We are a council delivering on its promises, adapting to change, and placing residents at the heart of everything we do.”