

Halberton Parish Council

Meeting of Halberton Parish Council will be held on Tuesday 11 February 2025 at 7pm in Halberton Village Hall

All members of the Parish Council are hereby summonsed to attend the above meeting for the purpose of considering and resolving the business as set out hereunder.

Members of the public are also invited and may speak in the Public Forum.

Susan McGeever
Clerk, Halberton Parish Council
4 February 2025

AGENDA

Item		Report Pages
1	Apologies	N/A
2	Declarations of Interest	N/A
3	Public forum Members of the public may speak for a period of 3 minutes on matters they wish to bring to the attention of the Parish Council and these matters may be related to the items on the agenda. Unless the Chairman elects to put down standing orders, members of the public may not speak during the remainder of the meeting.	N/A
4	To approve the minutes of the Council meeting on 14 January 2025	3-13
5	Chairman's announcement	N/A
6	Mid Devon District Council matters a. To receive a report from the MDDC Council Member b. Grand Western Canal Group	14-16
7	Devon County Council matters To receive a report from the DCC Council Member	17
8	Police matters To consider any correspondence from the Police and Crime Commissioner and the Council Advocate Scheme	18
9	Vacancies on the Parish Council To consider and, if agreed, approve any applications received	19
10	Consideration of Mid Devon District Council's planning applications The planning application with its supporting documents and comments made by the public and other consultees which are published on the MDDC planning website prior to the meeting will be considered as part of the Council's deliberations on planning applications.	20-21
11	Consideration of Mid Devon District Council's Planning Decisions The following planning decisions have been received.	22

12	Highways matters and the Road and Snow Warden Schemes	23
13	Amenity matters Update and any new matters pertaining to the amenities located within the parish that are not covered by the Recreation and Amenities Working Group	24-25
14	Recreation and Amenities Working Group The Recreation and Amenities Working Group	26
15	Community items To consider any other community matters	27
16	Newsletter Working Group	28
17	Traffic Issues To consider information from the Joint Traffic Working Group and other matters relating to the parish of Halberton	29
18	Financial accounts 2024/25	30-31
19	Members business including meetings attended, and miscellaneous matters (not for decision) Devon Council Climate Network Connecting the Culm/Catchment Visioning Workshop Cullompton Health and Wellbeing	N/A
20	Items for next meeting	N/A
21	Date of next meeting	N/A

*Signed: Susan McGeever
Clerk to Halberton Parish Council*

HALBERTON PARISH COUNCIL

Item		Report pages
4	To approve the minutes of the Council meeting on 14 January 2025	3-13

**Halberton Parish Council
Minutes of the Parish Council Meeting
held at Halberton Village Hall on Tuesday 14 January 2025 at 7.00pm**

Present

Councillors Browse, Campbell, Fairclough, Furmedge, Graham, Barnard-Taylor (formerly Herrod-Taylor) and Saunders together with Councillor Slade (DCC). The Clerk, Mrs S McGeever, was also present.

In the absence Councillor Batchelor (Chair), Councillor Furmedge (Vice-Chair) opened the meeting at 7pm and thanked everyone for their attendance.

237-1 Apologies

Apologies had been received from Councillor DuChesne (MDDC) and Councillor Lock (MDDC) and Councillor Batchelor.

237-2 Declarations of interest

Councillor Browse declared an interest in one of the planning applications.

237-3 Public Forum

The following matters were raised in the public forum:

- Channings, Brithem Bottom

Local residents advised that the owners of the property had closed their commercial operation in Tiverton and moved it Channings. There was a sign outside the door advertising Creative Mojo. Employees had parked in the road and advised that they worked at Channings and there was more traffic to the premises. The Art Studio that had received planning permission had conditions attached to it and it appeared that the condition relating to its use was not being adhered to.

Councillor Furmedge advised that residents were able to use the MDDC website to report 'Breaches of Planning' and the Clerk, if the Parish Council opted to do so, could report the matter on behalf of the Parish Council.

- Merry's Farm

Concerns were expressed about the proposed barn conversion which represented two self-build houses. Local residents were concerned that further families would be moved on to the site there were already 12 people living in the main house. There were also other outbuildings that could be converted.

Councillor Barnard-Taylor advised that there were strict rules regarding the occupancy of self-build homes. The application was due to be discussed during the Parish Council meeting.

- Traffic Matters

- a) water gathering at the top of Chapel Close
- b) following the re-tarmacking of the road the Keep Clear signs at the top of Chapel Close had been re-painted on but they were subsequently removed
- c) a call to re-instate the Traffic Committee
- d) speeding cars on the High Street (59 mph recorded on the VAS unit)

e) car parking on the High Street, at the Hickory Inn and in Lower Town

- Hickory Inn

Can it be registered as a place of community interest?

237-4 To approve the minutes of the Council meeting 10 December 2024

It was RESOLVED to approve the minutes as a true record of the meeting and for the Vice-Chair to initial each page and sign the final page.

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237-5 Chairman's Announcements

In the absence of Councillor Batchelor, Councillor Furmedge wished all present a Happy New Year and excellent 2025.

Councillor Furmedge also thanked parish councillor members and staff for their hard work.

237-6 Mid Devon District Council matters

a. To receive a report from the MDDC Council Member

Councillor DuChesne had submitted a report and it was included on the agenda for the meeting. There were no questions raised by councillors.

b. Grand Western Canal Group

There was nothing to report on the Grand Western Canal. Councillor Browse would attend the next meeting of the Joint Advisory Committee.

237-7 Devon County Council matters

Councillor Slade had submitted a report and it was included on the agenda for the meeting and wished everyone a Happy New Year.

Devon County Council had written to the Government with regard to the Devolution White Paper and advised that it wished to be included in the plans and would look to become a strategic unit with a mayor.

DCC were planning for the re-organisation required to become a unitary authority and this may mean that the elections due in May were postponed for a year.

As a unitary authority there would be no County Council and no District Council. A possible proposal was that Exeter, Mid Devon and East Devon became a unitary authority and Plymouth linked with Torbay and South Hams.

Unitary authorities were required to have 500,000 people.

A Combined County Authority would come into force soon with DCC and Torbay acting as one unit and Plymouth as the other. This had brought £16m to the region and MDDC had received some of that money.

The Combined County Authority would be governed by the Leaders and Deputy Leaders of Torbay and DCC together with the Police and Crime Commissioner. There would also be a Scrutiny Committee, an Audit Committee and a number of advisory groups including housing and environment. The key priorities would be:

- economic potential
- local transport
- net zero
- investment
- economy

District Councils and Town Parishes would be unaffected under a Combined County Authority.

Under a unitary authority, there would be local councillors (probably two) elected to each division.

237-8 Police Matters

Police Matters

Information had been circulated to Parish Councillors

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Councillor Advocate Scheme

Councillor Browse advised he had attended a meeting in Cullompton and the emphasis had been on 'scams'. He had leaflets and stickers available.

There would be an announcement on Wednesday, 15 January 2025 from the Police and Crime Commissioner.

237-9 Vacancies on the Parish Council

Councillor Browse advised that he had knew an individual who might be interested. Details would be sent to the Clerk when confirmed.

Vacancies would continue to be published in the Newsletter.

Action: Clerk

It was noted that Councillor Herrod-Taylor had change his name to Barnard-Taylor. Mid Devon District Council had been informed.

237-10 Consideration of Mid Devon District Council's planning applications

24/01748/PNCOU

Proposal: Prior notification for the change of use of land to a temporary campsite under Class BC for a period of 60 days from 22/07/2025 - 30/09/2025

Location: Land at NGR 302298 108992 (Herons Bank) Cullompton Devon

Site Vicinity Grid Ref: 302344 / 108978

Parish: Halberton 25

Whilst this application had been provided for information purposes only, the Parish Council RESOLVED to make its concerns, given the location of the entrance, regarding road safety and vehicles turning across the oncoming traffic.

Action: Clerk

24/01810/PNCOU

Proposal: Prior notification for the change of use of land to a temporary campsite for consisting of 50 campervan pitches and associated structures under Class BC for a period of up to 60 days from 21/07/2025 - 24/09/2025

Location: Land at NGR 299668 113039 (Mid Devon Show Park and Ride Field) Crown Hill

Site Vicinity Grid Ref: 299668 / 113041

Parish: Halberton 25

Whilst the Parish Council did not object in principle to the application, it RESOLVED to make its concerns, given the location of the entrance, regarding road safety and vehicles turning across the oncoming traffic.

Action: Clerk

24/01703/CAT

Proposal: Notification of intention to remove overhanging branches from 3 Walnut trees and 1 American Beech tree within a Conservation Area

Location: 6 and 10 Lower Town Halberton Tiverton

Site Vicinity Grid Ref: 300434 / 112683

Parish: Halberton 25

The Parish Council RESOLVED that it had no objections to this application.

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24/01771/FULL

Proposal: Change of use and conversion of linhay barn to 2 'self build' dwellings, with associated parking and landscaping

Location: Land and Buildings at NGR 301166 110362 Merrys Farm Brithem Bottom

Site Vicinity Grid Ref: 301167 / 110363

Parish: Halberton 25

The Parish Council noted the concerns raised by residents and would consider these when making its response to the application.

The Parish Council noted that the barn was redundant and that this was not strictly a barn conversion given that the 2 self-build dwellings would require the roof to be raised and the appearance of the linhay barn would be lost which was potentially why a Class Q fallback position had not been given.

The Chair put standing orders down and further concerns were raised about drainage and the assurance that an adequate system would be put in place. Standing orders were re-instated.

The Parish Council would ask that MDDC Planning ensured that all criteria for a self-build were being met and that the applicants would occupy the houses and not bring in new people to the village given that the applicant was listed as a business.

Given that Brithem Bottom was designated as an unsustainable village with no settlement boundary and no new builds had been permitted for many years, the Parish Council felt self-build rather than conversion could be setting a precedent.

The Parish Council would also look to have some safeguards put in place if MDDC were mindful to grant permission:

- a) that no permitted development rights be attributed to the self-builds and
- b) that any further development on the site would require full planning and Class Q fallback would not be permitted

The Parish Council RESOLVED to ask the Clerk to write a response taking all these points into consideration and circulate to councillors for approval.

Action: Clerk

25/00010/HOUSE

Proposal: Replacement windows and doors

Location: Meadow Lea Uffculme Cullompton

Site Vicinity Grid Ref: 304778 / 112764

Parish: Halberton 25

The Parish Council RESOLVED that it had no objection to this application.

Existing applications:

21/01576/MOUT

Re-determination of Appeal

Proposal: Outline for the extension of existing business park for up to 3.9ha of employment land and up to 150 dwellings with associated infrastructure and access with all other matters reserved - APPEAL DISMISSED

20.10.23 - Quashed by High Court of Justice 05.06.24 - Redetermination of Appeal
Location: Land at NGR 298976 112882 (Hartnoll Farm) Tiverton Devon
Application No: 21/01576/MOUT
Appeal Ref No. APP/Y1138/W/22/3313401
Appellants Name: Waddeton Park Ltd

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The Clerk advised that MDDC had written to the Planning Inspectorate advising that the changes to the National Planning Policy Framework in December 2024 did not affect the information they had put forward and their reasons for refusal were valid.

Enforcement

There are currently 13 enforcement issues in the parish of Halberton. Two meetings have been held with the enforcement officer and work was ongoing on the various issues. Such work was confidential until available in the public domain.

The Parish Council asked the Clerk to lodge the 'potential breach of planning' raised by residents with Enforcement.

Action: Clerk

237-11 Consideration of Mid Devon District Council's Planning Decisions

The following decisions were noted:

24/01311/FULL – APPROVED – 13 December 2024

Proposal: Conversion of outbuilding to additional ancillary accommodation and erection of double garage with log store (following approved scheme 22/01012/FULL)

Location: Land and Buildings at NGR 300553 110978 (Bradley Farm) Ash Thomas Devon

24/01559/CLU – CERTIFICATE OF LAWFUL USE OR DEVELOPMENT – 16 December 2024

First Schedule

Erection and existing use of agricultural building for the period in excess of four years.

Second Schedule

The Pethers Crown Hill Halberton Tiverton Devon EX16 7AY

Land edged red on site location plan reference 2024036-HC-EX-XX-DR-E-7080-01 received 21.10.2024

24/01066/FULL – APPROVED – 20 December 2024

Proposal: Erection of self build dwelling following demolition of garage

Location: 59 High Street Halberton Tiverton Devon

237-12 Highways matters and the Road and Snow Warden Schemes

The Clerk had reported as follows:

a. Potholes

Repairs continue to take place across the Parish including some patching. Road narrowing due to flood waters have also been reported.

b. Road Warden Scheme

Councillors Browse and Furmedge were the Parish Council's Road Wardens.

There was nothing to report on training at this meeting.

Pond Hill still required clearing and the Clerk was still trying to set up a meeting with the contractor.

Action: Clerk

Lower Town pavements etc.

The working party had agreed to meet on 18 January at 10.30 am in the Jubilee Car Park to start tidying up the area. The Clerk had written new letters to residents advising of the work.

The Clerk was waiting for a response from MDDC regarding the foliage on the boundary wall at Britton Close which was their responsibility.

Action: Clerk

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c. Snow Warden Scheme

In the absence of Councillor Batchelor, no update was given.

Other matters:

The Give Way sign had been replaced.

A broken sign going out the village towards the Farm Shop had been reported as had the broken speed monitor.

BT would be checking the two poles that had been hit by lorries. The suggestion was made to highlight them in some way.

237-13 Amenity matters

a. Platinum Jubilee Car Park

Nothing to report.

b. Footpaths

Councillor Furmedge reported as follows:

- the documents for the P3 grant had to be submitted by 28 March 2025. These forms have been revised and now co-ordinated by Jon Boyd - PRoW Officer at DCC.
- the footpaths would need to be walked and he would create an online sheet for volunteers to complete and report on walks undertaken.

This would be publicised in Newsletter and social media.

c. Cemetery

The Clerk confirmed the following items:

- i) Grave lowering completed – letters ongoing
- ii) safety inspection of the gravestones completed – letters ongoing
- iii) Noticeboard – be put up
- iv) Gravel pathways – to be costed
- v) Wood from fallen tree – to be removed

d. Defibrillators

Councillor Graham advised the defibrillators were in working order. A training day would be held at Ash Thomas.

Action: Councillor Graham/Clerk

e. The Orchard Car Park

A notice would be put in the Newsletter advising parishioners to contact the Clerk regarding the five permit parking places. A mail drop would be carried out to local residents.

The paperwork was awaited from MDDC.

Action: Clerk

f. Ground Maintenance

A meeting with the current contractor is being arranged to cover all aspects of the ground maintenance contract and discuss any improvements to the schedule. The Clerk would also investigate the use of a robotic mower at the Mead.

Action: Clerk

g. Parish Maps

An update on the repairs to the PRow printer is awaited.

Action: Clerk

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h. Postbox at Pethertons

The request to re-instate post box had been sent and a response was now awaited.

Action: Clerk

237-14 Recreation and Amenities Working Group

No meeting had taken place since the last Parish Council meeting.

a. The Mead

Nothing to report.

b. Community Growing Area

The Clerk had gone out to contractors again for three quotes on the revised fencing. Once received an S106 application could be made to cover half of the costs.

Councillor Browse and the Clerk were delegated to make a decision on which quote given the time restrictions to erect the fence before the adjoining field was planted.

Action: Clerk

c. Halberton Children's Recreation Ground

i) update on installation of new equipment and financing

The Clerk £1000 grant from DCC Community Growing Fund and the £1000 from the Locality Budget needed to be spent before end February 2025. The Clerk would, therefore, contact the company and ask them to raise the first payment on the equipment. As resolved at the previous meeting, the Parish Council had identified funds to allow the work to be commissioned but would continue to pursue other funding.

A response from the Heathcoat Amory Trust was awaited.

Action: Clerk

ii) monthly safety report

Councillor Campbell advised that the monthly reports were being recorded

iii) ROSPA report actions

As reported above the action on the fencing was outstanding.

iv) safety gate instead of five bar gate

The Clerk reported that a delivery date was awaited.

Action: Clerk

v) work is ongoing on finding the additional funding required

d. Fund raising

Nothing to report.

e. Mid Devon Wildlife Warden Scheme

Nothing to report.

f. Ideas for solar farm cooperation

It was noted that the site was due to be developed in 2025.

237-15 Community items

a. Council IT tools Working Group to include Facebook page/Website/Communicating with Parishioners
Councillor Furmedge reported that the first IT Tools Review virtual meeting was to be arranged.

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b. Anaerobic Digester Liaison Committee

New email sent to arrange meeting

Action: Clerk awaiting response

c. Flies in Halberton

EHO notice in place

d. Neighbourhood Watch Scheme

The Parish Council RESOLVED to take this item off the agenda.

e. Emergency Plan

The Clerk is liaising with Councillor Batchelor to put together a draft plan updating the existing plan to the new format. A meeting will be held for residents and funding applied for.

f. Neighbourhood Plan

Funding is available to start the process of an neighbourhood plan (£10,000). It would be useful to have a consultant outline the processes particularly given the changes to the National Planning Policy Framework and the Government White Paper on Devolution.

g) Signs for Footpaths

Quotes are awaited for the making of the signs.

Action: Clerk

h) Parking in the Lower Town

Issues surrounding parking during school pick-up and drop-off have been raised by parishioners.

This would be discussed at the meeting with Devon County Council Highways, Safety Officers and the police.

The request for double yellow lines was with HATOC.

Action: Clerk

237-16 Newsletter Working Group

The Clerk advised that the Working Group had met and articles for Issue 177 should be submitted as early as possible.

The reimbursement of those delivering the Newsletter along the High Street and Pethertons/Lower Town and Crosslands was discussed. The sum would be raised from £15 to £20 for the High Street and £15 to £30 for the area of Pethertons/Lower Town and Crosslands given it required two people with immediate effect.

Action: Councillor Graham

237-17 Traffic

Ongoing Halberton matters:

Flashing lights at the school in Lower Town

The posts have been installed – the lights had been ordered (see payments).

Action: Clerk

The pavement at Church Path – ongoing
The wall alongside Church Path is quite overgrown and impacting road safety.

The solar batteries for the VAS units have been received.
Councillor Furmedge advised that the solar panels would be fitted in the next month.

Potential pavement at The Hickory Inn would be discussed with Devon County Council Highways, Safety Officers and the police.

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Lorries on the Halberton to Willand road would be discussed at a meeting with DCC Highways, Safety Officers and the police.

Rose Cottage Bridge will have signage as and when re-surfaced.

Lorries between Halberton and Brithem Bottom would be discussed at a meeting with DCC Highways, Safety Officers and the police.

Councillor Browse advised that the Traffic Committee had been disbanded as people had stopped attending. Work on improving Road Safety had continued directly through the Parish Council and was ongoing.

Community Speed Watch

Councillor Browse has undertaken the training.

Action: Councillor Browse/Clerk to organise a meeting

20mph limits

The Clerk is also looking into the cost of a parish council funded 20mph limit for Lower Town – response awaited from Devon County Council.

The Clerk has submitted a new application for the DCC funded programme.

Portable Air Quality Monitor

No further progress this month

237-18 Financial accounts 2024/25

The Parish Council noted the financial information provided by the Clerk.

Current account

Opening balance 30/11/24		£ 3175.15	
Receipts			
Newsletter		£ 651.00	
Devon County Council		£ 1000.00	
Transfer		£ 3000.00	£4651.00
Payments			
Service Charge	-6.00		
Direct Debit (UTILITY WAREHOUSE)	-43.85		
B/P to: Pennon Water Servi	-27.59		
B/P to: HMRC	-225.17		
B/P to: Carol Graham	-30.00		
B/P to: Mrs S McGeever	-844.30		
B/P to: Brightsea Print	-926.00		
Direct Debit (MDDC DIRECT DEBITS)	-43.00		
Direct Debit (MDDC DIRECT	-17.52		

DEBITS)

	£ 2163.43
Closing balance 31/12/24	£ 5662.72
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Reserve account	
Opening balance 30/11/24	£32816.13
Receipts	
Interest	£ 190.05
Payments	
Transfer	£ 3000.00
Closing balance 31/12/24	£30006.18

The cumulative bank reconciliation form had been produced in Scribe and had been duly signed by Chairman.

b. Payments to approve (Council):

Google workspace (December)	£ 48.00
HMRC (PAYE - December)	£ 140.48
S McGeever (wages December)	£ 642.93
Nico Page (PROW)	£ 360.00
Halberton Children's Recreation Ground	£1500.00
Fasthosts (reimbursement)	£ 100.26
Street Lighting Supplies Ltd	£2841.41

Other information:
UW £41.45

The Parish Council RESOLVED to make the payments listed above.

Councillor Campbell apologised for not providing the Clerk with an electricity reading in December and this was likely to result in another out of proportion bill that would subsequently be re-imbursed. The Parish Council would consider changing to another provider.

c. Halberton Children's Recreation Ground

The Charity Return has been submitted.

d. New Financial Regulations

The regulations had been circulated to councillors in August 2024 and would be brought forward to the February meeting.

e. Budget and precept

The budget information had been circulated to councillors prior to the December meeting together with the precept calculations.

Having given due consideration to the figures, the Parish Councillors RESOLVED to set the precept at £38,900. Councillor Browse abstained on the vote whilst all other councillors voted for the increase noting that the desire to hold the precept down prior to the 2024-25 figure had resulted in reserves being used to achieve projects in the village and thus the Parish Council holding a General Fund below the Joint Accounting Committee's best practice level.

f. Unity Debit Card

The Clerk would chase the application.

g. Grant applications

The Parish Council RESOLVED to make a grant payment of £100 to each of the three applications:

- CAB
- Mid Devon mobility
- CHAT

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Legislation did not currently provide for a Parish Council making a contribution to the restoration of the bells.

237-19 Members business including meetings attended, and miscellaneous matters (not for decision)

Devon Council Climate Network

Nothing to report.

Connecting the Culm/Catchment Visioning Workshop

Nothing to report.

Cullompton Health and Wellbeing

Nothing to report.

237-20 Items for next meeting

237-21 Date of the next meeting

11 February 2025 – Parish Council Meeting – 7.00pm
to be held at Halberton Village Hall.

The Chairman closed the meeting at 9.30pm.

Signed: _____
Chairman

Date: _____

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HALBERTON PARISH COUNCIL

Item		Report pages
6	Mid Devon District Council matters a. To receive a report from the MDDC Council Member b. Grand Western Canal Group	14-16

a. To receive a report from the MDDC Council Member

Planning applications

Mid Devon Planners have welcomed an appeal decision, following a lengthy and costly planning determination, regarding development at Hartnolls Farm near Tiverton.

The appeal, lodged by Waddeton Park Ltd, sought to overturn the refusal decision made by the Council for the proposal, which included a 3.9 hectare extension to the existing business park and up to 150 homes. This was a second appeal.

Read the full press release at:

<https://www.middevon.gov.uk/hartnolls-farm-planning-appeal-dismissed-again/>

There is a really lengthy appeal determination relating to this application. It highlights how thorough the planners were both in determining the application and then responding to the appeal. I have copied Councillor Steve Keable's comment as I believe it to be extremely relevant:

"The Planning Inspector has made a clear rebuttal of the second planning appeal to the Hartnolls Farm application, based upon the robust planning policies of the Council. I would like to thank Mid Devon's planning team who have worked tirelessly and diligently on this application, and the subsequent appeals, to defend the Council's position. It is an unfortunate feature of the planning system that the significant cost of defending these appeals falls to the local tax payer, but this decision is great news to the many local voices of opposition to this proposal."

APP/Y1138/W/24/3358001 Appellants Name: Tidcombe Holdings LLP TOWN AND COUNTRY PLANNING ACT 1990 - APPEAL UNDER SECTION 7

Outline for the erection of up to 100 dwellings to include the conversion of Tidcombe Hall and outbuildings, provision of community growing area, public open space, associated infrastructure, ancillary works and access with all other matters reserved Location: Tidcombe Hall Tidcombe Lane Tiverton Application No: 24/00045/MOUT Appeal

As with Hartnoll there will be a Rule 6 status:

Rule 6 Status – Public Inquiry only For any group or organisation who wish to take an active part in the Inquiry, the opportunity is available to apply for what is known as Rule 6 status. Although unusual, there is also scope for interested individuals to take part on the same basis. Rule 6 status means that you would be able to present your evidence on a formal basis and cross examine the evidence of others. You can find guidance at the following link: <https://www.gov.uk/government/publications/apply-for-rule-6-status-on-a-planning-appeal-or-called-in-application>

Culm Garden Village

Located to the east of Cullompton, the Garden Village has the potential to deliver up to 5,000 sustainable new homes in a country park landscape, with jobs, community facilities and transport, all integrated with Cullompton itself.

A modern take on traditional Garden City principles developed in the 19th Century, Culm is intended to have its own Garden Village vision and principles developed with the local community and reflected throughout the development. Culm is proposed to be a healthy and sociable new settlement set within a natural environment and offering high-quality affordable housing and locally accessible jobs. It is intended that Culm is integrated with Cullompton and provides benefits for existing and new residents and businesses alike. It has the potential to be an ambitious modern new community that is right for Mid Devon and Cullompton. Although not close to Halberton – the provision of so many houses, underpinned by the right infrastructure has helped to demonstrate our 5 year housing supply. I have attached the link below for

those who wish to know more.

[Home | Culm Garden Village](#)

Rent Increase for Mid Devon Housing

Each year Mid Devon Housing (MDH) calculates rent by following a formula set by the Government. As a result MDH are proposing a rent increase of 2.7% from April 2025. This is a reduction from the previous year which saw an increase of 7.7%. The proposed increase will be discussed at full Council on Wednesday the 19th February 2025 where a final decision will be made by Councillors. If the increase is approved, all tenants will then receive a rent increase letter which will explain what the new rent amount will be, which will begin from the 1st April 2025.

letstalk@middevon.gov.uk/proposed-rent-for-2025-26 or email tenantinvolvement@middevon.go.uk or call 01884 255255 or send a DM

County Elections & Devolution.

At time of writing we are being told that there is likely to be a decision this week (Week ending 7 February) on whether County elections will be postponed or take place, Devon County Council has been warned that there is a very high bar on postponing. County Elections and Devolution are intertwined and talks are taking place across all areas of Local Government. Whatever way forward is chosen, one thing is certain – the role of Towns and Parishes will become increasingly important.

Disposal of moorings

As a member of GWC JAC it was good news to see that DCC's Land and Property Committee has decided to remove The Moorings from its disposal list. There were two highlights of the meeting Colin Slade gave a presentation of the value of that property to the Canal's operation and its educational importance, and secondly, an acknowledgment that the Land Canal Property Committee hadn't behaved well by not advising the GWCJAC and others of its intention to dispose of The Moorings.

Retail Hospitality and Leisure relief

'Retail Hospitality and Leisure relief' has been reduced from **75% to 40%** the change was brought in at the autumn statement not a local decision. Around 300 of our businesses will see a reduction, all will be written to at the same time as the bills go out, 13 March 2025. MDDC will work with any businesses that may find it hard to pay the increase the letter will ask them to contact us via the portal.

Mid Devon District Council has taken enforcement action following a major fly-tipping incident at Market Place, Tiverton.

After investigation of the dumped waste, an individual was identified and invited to an interview where they admitted to illegally dumping a significant amount of waste. Following this admission a Fixed Penalty Notice (FPN) of £400 was issued, which has since been paid by the offender.

Councillor Josh Wright, Cabinet Member for Service Delivery and Continuous Improvement said:

"Mid Devon District Council takes fly-tipping very seriously, and through the dedication of the Environment & Enforcement team, were able to identify the individual responsible leading to a successful outcome. I would like to extend my thanks to the Street Cleansing team for their work in removing and disposing of the waste. This case highlights the Council's commitment to maintaining a clean and safe environment for everyone."

The Council encourages the public to dispose of waste responsibly and report any instances of fly-tipping. If you witness someone fly-tipping, or have information regarding a fly-tip, [please report this by filling out our online form](#), or by calling Customer Services on 01884 255 255.

If you are unsure of how to dispose of your household waste or would like further assistance on waste and recycling issues, please [check our dedicated waste and recycling webpages](#) or call 01884 255 255.

If you need to make arrangements for large amounts of waste to be removed, please ensure that the person who takes control of your waste is licensed to do so. You can check

online: <https://environment.data.gov.uk/public-register/view/search-waste-carriers-brokers>

b. Grand Western Canal Group

Grand Western Canal

In line with DCC's policy to dispose of surplus assets, "The Moorings" aka "Canal House" was listed for disposal.

This historic building has for many years served as the office and base for The Canal Manager, rangers and volunteers, as well as providing educational facilities, and in the garden, pond dipping for school children. At the meeting of the Land & Property Committee held on 31st January I spoke as local councillor and Chair of the Grand Western Canal Joint Advisory Committee. I put forward strong arguments as to why this important building should continue in its current role.

The committee agreed and voted to remove it from the disposals list.

I am pleased to have achieved this result and am grateful to all the JAC members who added their voices to the case.

Colin Slade, DCC

HALBERTON PARISH COUNCIL

Item		Report pages
7	Devon County Council matters To receive a report from the DCC Council Member	17

DCC news

DCC is currently going through its budget setting process. The budget proposals were considered by all three scrutiny committees in the week commencing January 27th, with their recommendations going to Cabinet on February 14th and on to Full Council for final approval on February 20th.

The Council has to set a balanced budget. You will be able to see the budget proposals published in the agendas for the above meetings on the DCC website.

Judicial Review of Devon's Safety Valve Agreement

Legal challenges have been raised in relation to Devon County Council and Bristol City Council's Safety Valve agreements with government. Devon entered into an agreement in March 2024 for an extra £95 million of national funds set aside to reduce the Council's deficit on special needs education. You can read more about it [on the news page of the SEND Local Offer website](#).

The High Court has been considering the challenges week at a 2.5 day hearing in Bristol. The court will be reserving the decision to a later date.

Schools in all districts across Devon now covered by Mental Health Support Team

Children and Family Health Devon (CFHD) is proud to announce that schools across all districts in Devon are now able to access support from The Mental Health Support Team in Schools (MHST). This milestone achievement ensures that from 2025 nearly 70 per cent of children attending schools within Devon and Torbay can access early intervention that supports children and young people with their mental health and emotional wellbeing.

MHST's initiative represents a significant investment in the future of children and young people across Devon and Torbay, bringing specialised mental health support to the classroom. With this rollout, MHST is not only levelling the playing field for students across all backgrounds but is also providing educators with powerful tools to create an enriched and mindful learning environment.

Emails about EHCPs are now easier to open

We're no longer using Egress to send emails to families about Education Health and Care Plans (EHCPs). It's because parents and carers have said that using the Egress system makes life difficult. It means that now parents and carers will be able to open emails related to an EHCP in the same way as for any other email that is received. You'll be able to open them, view and forward the contents without logging in to Egress or any other similar service.

We'll update you on how it's going in April 2025. In the meantime, please always send your emails to educate.specialeducationcommunications-mailbox@devon.gov.uk if you want to contact the SEND Statutory Team. Please include an EHC Hub reference number in the subject line so that your message can automatically be redirected to the right person.

I will give a verbal update on more issues at the Parish Council meeting.

As always please feel free to get in touch on any DCC matters.

Colin Slade

Devon County Councillor for Tiverton East

Colin.slade@devon.gov.uk

07948 432942

HALBERTON PARISH COUNCIL

Item		Report Pages
8	Police matters To consider any correspondence from the Police and Crime Commissioner and the Council Advocate Scheme	18

Police Matters

Information circulated to Parish Councillors

Councillor Advocate Scheme

Councillor Browse to report

HALBERTON PARISH COUNCIL

Item		Report Pages
9	Vacancies on the Parish Council To consider and, if agreed, approve any applications received.	19

No applicants have come forward.

A call for councillors was included in the latest Newsletter.

HALBERTON PARISH COUNCIL

Item		Report Pages
10	Consideration of Mid Devon District Council's planning applications The planning application with its supporting documents and comments made by the public and other consultees which are published on the MDDC planning website prior to the meeting will be considered as part of the Council's deliberations on planning applications.	20-21

New applications:

25/00047/CAT

Proposal: Notification of intention to fell 1 fir tree in a Conservation Area

Location: 4 Mill Stream Gardens Halberton Tiverton

Site Vicinity Grid Ref: 300942 / 112798

Parish: Halberton 25

Deadline for comments: 3 February 2025 extension to 12 February 2025

25/00092/PIP

Proposal: Permission in Principle for the erection of up to 2 dwellings

Location: Land and Buildings at NGR 300538 113073 High Street Halberton

Site Vicinity Grid Ref: 300540 / 113077

Parish: Halberton 25

Deadline for comments: 17 February 2025

24/01658/FULL

Proposal: Erection of a detached garage and stables

Location: Land at NGR 301608 112527 The Cottage Halberton

Site Vicinity Grid Ref: 301621 / 112500

Parish: Halberton 25

Deadline for comments: 19 February 2025

25/00141/MARM

Proposal: Variation of condition 1 of planning permission 23/01172/MARM (Reserved Matters application 19/00364/MARM, pursuant to Outline application 15/01332/MOUT, for employment development of up to 5,256m² of B1, 2,651m² of B2 and 4,919m² of B8 units together with internal access roads, parking and associated infrastructure) to allow substitute plans in respect of the layout for Plot A

Location: Land at NGR 303681 111677 (North Of Mid Devon Business Park) Muxbeare Lane

Site Vicinity Grid Ref: 303680 / 111678

Parish: Willand 59

Deadline for comments: 25 February 2025

Existing applications:

21/01576/MOUT

Re-determination of Appeal

Proposal: Outline for the extension of existing business park for up to 3.9ha of employment land and up to 150 dwellings with associated infrastructure and access with all other matters reserved - APPEAL DISMISSED

20.10.23 - Quashed by High Court of Justice 05.06.24 - Redetermination of Appeal

Location: Land at NGR 298976 112882 (Hartnoll Farm) Tiverton Devon

Application No: 21/01576/MOUT

Appeal Ref No. APP/Y1138/W/22/3313401

Appellants Name: Waddeton Park Ltd

The appeal was dismissed.

Appeal Reference: APP/Y1138/W/24/3347484

Appeal By: Mr Ray Radford

Proposal: Permission in Principle for the erection of 2 self-build dwellings

Site Address: Land at NGR 301040 112882

Decision awaited.

24/01810/PNCOU

Proposal: Prior notification for the change of use of land to a temporary campsite for consisting of 50 campervan pitches and associated structures under Class BC for a period of up to 60 days from 21/07/2025 - 24/09/2025

Location: Land at NGR 299668 113039 (Mid Devon Show Park and Ride Field) Crown Hill

Information received from the Planning Officer has been circulated to Parish Council's in relation to road safety concerns which are scheduled to be addressed.

Enforcement

Outstanding Enforcement issues will be placed on the agenda as and when there is further information.

There are currently 13 enforcement issues in the parish of Halberton. Two meetings have been held with the enforcement officer.

HALBERTON PARISH COUNCIL

Item		Report Pages
11	Consideration of Mid Devon District Council's Planning Decisions	22

The following decisions have been received:

24/00271/FULL – APPROVED – 10 January 2025

Proposal: Demolition of agricultural building, erection of commercial building and change of use of agricultural land to Use Class B8

Location: Land and Buildings at NGR 304054 111974 Willand Road Business Park Uffculme Devon

24/01703/CAT – APPROVED – 20 January 2025

Proposal: Notification of intention to remove overhanging branches from 3 Walnut trees and 1 American Beech tree within a Conservation Area

Location: 6 and 10 Lower Town Halberton Tiverton Devon

HALBERTON PARISH COUNCIL

Item		Report Pages
12	Highways matters and the Road and Snow Warden Schemes	23

Update and any new matters to report excluding those reported under the Traffic Committee:

a. Potholes

Repairs continue to take place across the Parish.

Potholes on the road from Five Bridges to Canal Hill and Brithem Bottom to Sutton Barton have been reported and some mended.

b. Road Warden Scheme

Councillors Browse and Furmedge are the Parish Council's Road Wardens

Councillor Furmedge – strimmer training on hold awaiting response from P3 scheme

Lower Town pavements etc.

Update on work undertaken, clearing area as you come into the High Street, working party and letters

c. Snow Warden Scheme

Councillor Batchelor to update on moving salt

HALBERTON PARISH COUNCIL

Item		Report Pages
13	Amenity matters	24-25

Update and any new matters pertaining to the amenities located within the parish.
Given the setting up of the Recreation and Amenities Working Group – items under their Terms of Reference have been moved to a separate agenda item.
General safety checks on all Parish Council assets should be carried out.

a. Platinum Jubilee Car Park

Nothing to report

b. Footpaths

Councillor Furmedge

- Revised footpath pages added to website - feedback please
- Need to walk our footpaths for P3 submission (required by 28th March)
- Newsletter article requesting volunteers published
- Same on social media
- Spreadsheet showing paths to be walked added to website along with checking criteria
- Awaiting volunteers

c. Cemetery

i) Grave lowering completed

Action: Clerk to contact EROB holders - ongoing

ii) safety inspection of the gravestones completed - ongoing

Action: Clerk to contact EROB holders

iii) Noticeboard

With Councillor Batchelor for installation.

iv) Gravel pathways

Councillor Batchelor to report

v) Wood from fallen tree

Councillor Batchelor to report

d. Defibrillators

Update from Councillor Graham.

Action: Councillor Graham/Clerk

e. The Orchard Car Park

Documentation received from MDDC. Circulated to Parish Councillors.

PC notice in the Newsletter.

Wording for the letter to be agreed at the meeting.

Mail drop

f. Ground Maintenance

A meeting with the current contractor is being arranged to cover all aspects of the ground maintenance contract and discuss any improvements to the schedule.

g. Parish Maps

An updated parish map following the boundary changes is now available.

A request has gone to PROW to have two A2 footpath maps. Maps awaited

h. Postbox at Pethertons

Request to re-instate post box has been sent.

HALBERTON PARISH COUNCIL

Item		Report Pages
14	Recreation and Amenities Working Group	26

Councillors Batchelor, Browse and Campbell to raise any issues relating to:

a. The Mead

- Quotes for work to be undertaken on the path from the Jubilee car park
- Request to install football nets
- The new lease starts in March 2025 – details of the equipment to be installed together with risk assessments needs to be sent to DCC.

b. Community Growing Area

The request to allow stock fencing to be used has been approved.

The legal documentation (an email to be attached to the lease) has been received and circulated.

Work ongoing to have three quotes to submit to S106.

c. Halberton Children's Recreation Ground

i) update on installation of new equipment and financing

£1000 received from the Heathcoat-Amory Trust. Thank you letter being sent.

Equipment ordered and deposit paid.

ii) monthly safety report

iii) ROSPA report actions

Report on fencing

The next ROSPA inspection will take place in March.

iv) safety gate instead of five bar gate

The gate and posts are ready for delivery.

v) work is ongoing on finding the additional funding required

d. Fund raising

e. Mid Devon Wildlife Warden Scheme

f. Ideas for solar farm cooperation

HALBERTON PARISH COUNCIL

Item		Report Pages
15	Community items	27

To consider any other community matters.

a. Council IT tools Working Group to include Facebook page/Website/Communicating with Parishioners
Councillor Furmedge:

- IT Tools Review - update on progress

b. Anaerobic Digester Liaison Committee

New email sent to arrange meeting

Action: Clerk awaiting response

c. Flies in Halberton

EHO notice in place

d. Emergency Plan

The Clerk is liaising with Councillor Batchelor to put together a draft plan updating the existing plan to the new format. A meeting will be held for residents and funding applied for.

e. Neighbourhood Plan

Funding is available to start the process of an neighbourhood plan (£10,000). It would be useful to have a consultant outline the processes

f. Signs for Footpaths

Councillor Browse and the Clerk have walked the route, identified the signage required and quotes are awaited for the making of the signs.

g. Parking in the Lower Town

Issues surrounding parking during school pick-up and drop-off have been raised by parishioners. Update following meeting with DCC and the police.

h. MDDC Community Risk Register

Consideration by councillors

HALBERTON PARISH COUNCIL

Item		Report pages
16	Newsletter Working Group	28

The Newsletter Working Group met on 7 January 2025 and the minutes were circulated prior to the Parish Council.

Issue 177 has now been produced and distributed.

HALBERTON PARISH COUNCIL

Item		Report pages
17	Traffic	29

Ongoing Halberton matters:

Flashing lights at the school in Lower Town
The flashing lights have been installed.
Clerk following up on programming etc.
Action: Clerk to monitor

The pavement at Church Path – ongoing
The wall alongside Church Path is quite overgrown and impacting road safety.
Letters delivered – working party organised.

The solar batteries for the VAS units have been received.
- Verbal update on data collection
- Verbal update on solar installation

Potential pavement at The Hickory Inn – Councillor Slade advised double yellow line application ongoing.

Lorries on the Halberton to Willand road – report on meeting circulated to Parish Councillors

Rose Cottage Bridge – as and when re-surfaced

Lorries between Halberton and Brithem Bottom – asked for signage to be moved

Community Speed Watch

Councillor Browse has undertaken the training.

Action: Councillor Browse/Clerk to organise a meeting

20mph limits

The Clerk is also looking into the cost of a parish council funded 20mph limit for Lower Town – response awaited from Devon County Council.

The Clerk has submitted a new application for the DCC funded programme.

Portable Air Quality Monitor

No further progress this month

HALBERTON PARISH COUNCIL

Item		Report pages
18	Financial accounts 2024/25	30-31

a. Financial report for the year 2024/25

Current account

Opening balance 31/12/24 £ 5662.72

Receipts

Newsletter £ 864.00

Payments

Service Charge 6.00

Direct Debit (UTILITY WAREHOUSE) 8220048/8220048/22 966.14

B/P to: Rob Furmedge GOOGLE DEC 24 48.00

B/P to: Rob Furmedge FASTHOSTS 100.26

B/P to: Mrs S McGeever WAGES DEC 24 642.93

B/P to: HMRC 070/AZ13079 140.48

B/P to: Street Lighting HALBERTON 0155 2841.42

B/P to: Recreation Ground ANNUAL GRANT 1500.00

B/P to: Rob Furmedge GOOGLE 48.00

Direct Debit (MDDC DIRECT DEBITS) 1277346 43.00

Direct Debit (MDDC DIRECT DEBITS) DTW 953043 17.52 6353.75

Closing balance 31/01/25 £ 172.97

Reserve account

Opening balance 31/12/24 £30006.18

Receipts

Payments

Closing balance 31/01/25 £30006.18

A cumulative bank reconciliation form produced in Scribe will be brought to the meeting to be signed by Chairman.

A transfer of £10,000 was processed at the start of February to carry forward the decision to start the playpark.

Payments made since the last meeting not shown in the bank statement:

N Page (PROW) £ 360.00

Kompan (Play Park deposit) £4557.60

b. Payments to approve (Council):

Google workspace (January)	£ 48.00
HMRC (PAYE – January)	£ 140.28
S McGeever (wages December)	£ 643.13
C Graham (Newsletter delivery)	£ 50.00
Brightsea (Newsletter)	£ 926.00

Other information:

UW December £966.14

UW January

The majority of this money will be refunded. Imperative a reading is given to the Clerk to put in at the month end.

Investigations for a new provider indicate that a minimum usage of 1000kw is needed. The car park currently uses 100kw.

c. Halberton Children's Recreation Ground

Charity Return has been submitted

d. New Financial Regulations

Circulated to councillors in August 2024.

e. Precept

The precept paperwork has been submitted to MDDC.

f. Unity Debit Card

Completion of the unity debit card paperwork.

g. Quote for Footpath work 2025-26

h. Additional signatories on the Unity Trust Bank Account

i. Pond area

Do we wish to obtain land registry information with view to exploring ownership/usage further