

# Halberton Parish Council

## Meeting of Halberton Parish Council will be held on Tuesday 8 July 2025 at 7pm in Ash Thomas 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  
1 July 2025

### AGENDA

| Item      |                                                                                                                                                                                                                                                                                                                                                        | Report Pages |
|-----------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------|
| <b>1</b>  | <b>Apologies</b>                                                                                                                                                                                                                                                                                                                                       | N/A          |
| <b>2</b>  | <b>Declarations of Interest</b>                                                                                                                                                                                                                                                                                                                        | N/A          |
| <b>3</b>  | <b>Public forum</b><br>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.<br>Unless the Chairman elects to put down standing orders, members of the public may not speak during the remainder of the meeting. | N/A          |
| <b>4</b>  | <b>To approve the minutes of the Council meeting on 13 May 2025</b>                                                                                                                                                                                                                                                                                    | 3-15         |
| <b>5</b>  | <b>Chairman's announcement</b>                                                                                                                                                                                                                                                                                                                         | N/A          |
| <b>6</b>  | <b>Mid Devon District Council matters</b><br>a. To receive a report from the MDDC Council Member<br>b. Grand Western Canal Group                                                                                                                                                                                                                       | 16-17        |
| <b>7</b>  | <b>Devon County Council matters</b><br>To receive a report from the DCC Council Member                                                                                                                                                                                                                                                                 | N/A          |
| <b>8</b>  | <b>Police matters</b><br>To consider any correspondence from the Police and Crime Commissioner and the Council Advocate Scheme                                                                                                                                                                                                                         | 18           |
| <b>9</b>  | <b>Vacancies on the Parish Council</b><br>To consider and, if agreed, approve any applications received                                                                                                                                                                                                                                                | 19           |
| <b>10</b> | <b>Consideration of Mid Devon District Council's planning applications</b><br>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           |
| <b>11</b> | <b>Consideration of Mid Devon District Council's Planning Decisions</b><br>The following planning decisions have been received.                                                                                                                                                                                                                        | 21           |

|           |                                                                                                                                                                                                                           |       |
|-----------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------|
| <b>12</b> | <b>Highways matters and the Road and Snow Warden Schemes</b>                                                                                                                                                              | 22    |
| <b>13</b> | <b>Amenity matters</b><br>Update and any new matters pertaining to the amenities located within the parish that are not covered by the <b>Recreation and Amenities Working Group</b>                                      | 23    |
| <b>14</b> | <b>Recreation and Amenities Working Group</b><br>The Recreation and Amenities Working Group                                                                                                                               | 24    |
| <b>15</b> | <b>Community items</b><br>To consider any other community matters                                                                                                                                                         | 25    |
| <b>16</b> | <b>Newsletter Working Group</b>                                                                                                                                                                                           | 26    |
| <b>17</b> | <b>Traffic Issues</b><br>To consider information from the Joint Traffic Working Group and other matters relating to the parish of Halberton                                                                               | 27    |
| <b>18</b> | <b>Financial accounts 2025/26</b>                                                                                                                                                                                         | 28-29 |
| <b>19</b> | <b>Members business including meetings attended, and miscellaneous matters (not for decision)</b><br>Devon Council Climate Network<br>Connecting the Culm/Catchment Visioning Workshop<br>Cullompton Health and Wellbeing | N/A   |
| <b>20</b> | <b>Items for next meeting</b>                                                                                                                                                                                             | N/A   |
| <b>21</b> | <b>Date of next meeting</b>                                                                                                                                                                                               | 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 10 June 2025 | 3-15         |

### Halberton Parish Council Minutes of the Parish Council Meeting held at Halberton Village Hall on Tuesday 10 June 2025 at 7.00pm

#### Present

Councillors Batchelor (Chair), Barnard-Taylor, Browse, Campbell, Fairclough, Furmedge, Graham, and Slade together with Councillors DuChesne (MDDC) and Councillor Raleigh (DCC) and the Clerk, Mrs S McGeever.

Councillor Batchelor (Chair) opened the meeting at 7pm and thanked everyone for their attendance. Councillor Raleigh was introduced to Parish Council members.

#### 242-1 Apologies

Apologies had been received from Councillor Saunders.

#### 242-2 Declarations of interest

There were no declarations of interest.

#### 243-3 Public Forum

The following matter was raised in the public forum:

Crown Hill Timber Yard planning application:

- Confirmation was requested that the Parish Council had called the application
- The PC was requested to take note of the agricultural statement of October 24
- The fire on 19 November 2024 had caused tree damage and this damage makes the proposed building highly visible from the Grand Western Canal
- The Tidcombe Hall appeal would put pressure on the canal

Blundells Road:

Whilst not in the parish of Halberton many residents used the road into Tiverton. The new crossroads giving access to the new estate and the link road had seen the death of four individuals since its installation and another accident occurred two weeks ago.

The original decision had been that a roundabout would be installed but this will not occur until 180 houses had been built which was 2-3 years away.

Could the decision on the roundabout be reconsidered by DCC Highways?

Watton Farm:

The applicant for the Prior Notification planning application advised that it was hoped to create a 3-lane indoor cricket coaching area. There was a demand and a traffic assessment had been submitted with the application.

#### 242-4 To approve the minutes of the Council meeting 13 May 2025

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

#### 242-5 Chairman's Announcements

The Chairman advised that he had no announcements to make.

## **242-6 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.

Additions to that report were:

- the State of the District Debate would not take place in July but in September
- Enforcement had advised that 5 notices were issued in the last week and a further 14 would be issued in the coming days

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- Specific to Halberton were Pleasant Streams (a new planning application was expected to request further caravan pitches) and Selgars Mill (an improved visibility splay).

Works had also taken place opposite Pleasant Streams resulting in trees being taken down and hardcore installed. The Enforcement Notice required the hardcore to be removed and 50 trees planted and maintained for the next five years. However, a planning application was likely and Enforcement would need to wait for the outcome of the planning application.

A cannabis farm had also been closed down. This was not within Halberton Parish.

Councillor DuChesne confirmed that the Crown Hill planning application had been called in by herself and one other councillor but that it was unlikely a site visit would be agreed.

MDDC also recognised the complexities around AD plants and had employed an expert to advise them on the operation of and regulations surrounding such facilities.

Councillor Slade asked in Mid Devon District Council had reverted to one deputy leader and Councillor DuChesne confirmed this was correct.

b. To receive a report on the Grand Western Canal JAC

Councillor Duchesne and Councillor Browse reported that the GWC received the 5 star Pride in the Park Award and this was due to the hard work Mark Baker and his the team. Halberton had the longest section of the canal within the parish boundaries.

**Action:** Email of congratulation to MB

## **242-7 Devon County Council matters**

Councillor Raleigh thanked the Parish Council for the invitation to the meeting and was looking forward to working to improve the lives of all residents.

He had been appointed to the HATOC committee and the recent meeting had agreed that the Parish Council's request for double yellow lines at Church Path, Lower Town and Hickory Inn should move forward to public consultation.

Councillor Raleigh had received a request from Uplowman/Halberton Primary School for monies towards a project to install a wooden building to allow for one to one teaching where needed. £10,000 had been raised to date and a further £6500 was required. Councillor Slade advised that the Locality Budget was a last resort fund and advice should be taken from DCC Officers.

Councillor Raleigh advised a second request had been received to provide mindfulness books to a number of primary schools. He noted that each school would need to make its own application.

Councillor Slade advised that if the application was considered eligible by the Locality Budget officers, the decision was made by the DCC councillor concerned.

## **242-8 Police Matters**

Police Matters

Information had been circulated to Parish Councillors.

Councillor Advocate Scheme

Councillor Browse advised he had nothing to report to the meeting.

### **242-9 Vacancies on the Parish Council**

Councillor Browse advised that he knew of an individual who was still interested and details would be sent to the Clerk when confirmed.

Vacancies continued to be published in the Newsletter.

**Action:** Clerk

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### **242-10 Consideration of Mid Devon District Council's planning applications**

The following planning applications were considered:

#### **25/00590/FULL**

Proposal: Variation of condition 2 of planning permission 24/01026/FULL (Erection of 2 dwellings and garages following demolition of agricultural building to include formation of vehicular access and associated works) to allow substitute plans relating to additional roof light to each dwelling, variations to windows and doors and changes to garage roofs

Location: Land and Buildings at NGR 298968 111744 Manley Farm Tiverton Devon

Grid Ref: 298948 : 111794

Parish: Halberton 25

Change of Description and Revised Drawings

The change compared with the original consultation was that the rear lounge doors are windows.

The Parish Council RESOLVED that it had no objection to the proposed variation.

#### **25/00292/FULL**

Proposal: Change of use of B2/B8 to Sui Generis to include the erection of office and store, detached double cart lodge for domestic use, replacement bat roosting building and associated works

Location: Crown Hill Timber Crown Hill Halberton Tiverton

Grid Ref: 299684 : 112870

Parish: Halberton 25

The revision to the application was to remove the domestic dwelling from the site plan. However, the planning application still referred to the double cart lodge for domestic use.

The Parish Council RESOLVED that it would re-iterate its strong objection to the application which had already been called in. The removal of the domestic site plan required further clarification.

#### **25/00660/MFUL**

Proposal: Erection of an agricultural livestock building

Location: Land at NGR 300663 112446 Bycott Farm Lower Town Halberton

Site Vicinity Grid Ref: 300682 / 112516

Parish: Halberton 25

The Parish Council noted that the proposed agricultural building was 8.4m in height and would only be seen from one property on the lane and those using the Brithem Bottom/Ash Thomas road to Halberton.

The Parish Council noted that Public Health comments that this planning application sought to provide for a dedicated calf unit located further away from the village than the current buildings used which were not designed for their current purpose. There was Government funding available for calf buildings.

The Chair put down standing order to receive a comment from the public which advised that the applicant

was meticulous in the calf welfare. The Chair re-instated standing orders.

Public Health indicated that it was hoped that the new building would alleviate the fly issue currently experienced by the residents of Lower Town.

The Parish Council noted the livestock numbers currently on the farm as being 1850 cows and 250 calves on a farm in close proximity to the village.

Concern was expressed that another building would lead to an increase in numbers and over-development of the farm.

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Following discussion, the Parish Council RESOLVED that whilst it had no objections to the application, it would like to see conditions in place to ensure that the current buildings were removed so that herd numbers remained at their current level and no expansion took place.

It was also essential that adequate drainage was in place to ensure that clean water run-off did not mix with the dirty water resulting from the calf building and that such dirty water was properly managed.

**Action:** Clerk to circulate comments.

#### **25/00714/FULL**

Proposal: Erection of slurry store with building with fitted flexible cover  
Location: Land at NGR 298773 109325 Oburnford Farm Cullompton  
Site Vicinity Grid Ref: 298732 / 109290  
Parish: Halberton 25

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

The Parish Council noted the following prior notifications:

#### **25/00546/PNCOU**

Proposal: Prior notification for the change of use of agricultural building to a dwelling under Class Q  
Location: Land and Building NGR 301402 111897 Hedgelands Willand  
Site Vicinity Grid Ref: 301402 / 111897  
Parish: Halberton 25

The Planning Officer had spoken to the Clerk regarding the application to ascertain if the Parish Council had made any comments which it had not.

Generally speaking, the Parish Council did not comment on PNCOU applications details of which were given for information purposes only.

#### **25/00622/PNCOU**

Proposal: Prior notification for the change of use of agricultural building to 1 dwelling under Class Q  
Location: Seckerleigh Farm Tiverton Devon  
Site Vicinity Grid Ref: 297326 / 109844  
Parish: Halberton 25

#### **25/00668/PNCOU**

Proposal: Prior notification for the change of use of agricultural building to indoor sport, recreation or fitness use (Class E)  
Location: Building at NGR 301845 112550 (Watton Farm) Halberton  
Site Vicinity Grid Ref: 301877 / 112612  
Parish: Halberton 25

**25/00745/PNCOU**

Proposal: Prior notification for the change of use of agricultural building to 1 dwelling under Class Q

Location: The Pethers Crown Hill Halberton

Site Vicinity Grid Ref: 299994 / 112558

Parish: Halberton 25

**Enforcement**

Councillor DuChesne had given an update on Enforcement under 242-6.

**242-11 Consideration of Mid Devon District Council's Planning Decisions**

The following decisions were noted:

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**25/00542/PNDEM – APPROVED – 9 May 2025**

Proposal: Prior Notification for the demolition of an agricultural barn

Location: Land and Buildings at NGR 297367 109834 Seckerleigh Farm Tiverton Devon

**24/01658/FULL – REFUSAL – 16 May 2025**

Proposal: Erection of a detached garage and stables

Location: Land at NGR 301608 112527 The Cottage Halberton Devon

**25/00246/FULL – APPROVED 19 May 2025**

Proposal: Change of use from agricultural land to B8 open storage yard and associated hardstanding, fencing, lighting, drainage works and biodiversity net gain habitat enhancement

Location: Land at NGR 305296 112051 Anthony Way Hitchcocks Business Park Uffculme

**25/00482/FULL – APPROVED – 21 May 2025**

Proposal: Retention for the use of first floor gym and office as ancillary accommodation

Location: Langlands Farm Uffculme Cullompton Devon

**242-12 Highways matters and the Road and Snow Warden Schemes**

The Parish Council noted the Clerk's report as given in the agenda with some updates:

**a. Potholes**

Repairs continue to take place across the Parish.

**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.

Actions from the last meeting were ongoing.

**c. Snow Warden Scheme**

Councillor Campbell

**d. Bollard on High Street**

The broken bollard is yet to be replaced but has been chased up with DCC Highways.

**e. Surface water at the pond**

Reported to DCC Highways who will undertake a site visit at the next occurrence of heavy rainfall.

#### **f. Surface water at Chapel Close**

Reported to DCC Highways who will undertake a site visit at the next occurrence of heavy rainfall.

A request had also been received regarding the lack of the painted KEEP CLEAR road sign at the top of Chapel Close which had not be re-done following resurfacing of the High Street. The Clerk was in contact with DCC Highways on this issue.

#### **g. Tonnage signs on Willand to Halberton road**

The signs had been turned round and DCC had rectified the issue.

#### **h. Speed limit signs**

The signs had been turned round and DCC had rectified the issue but the signs had been hit again.

**Action:** Clerk

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### **242-13 Amenity matters**

The Parish Council noted the Clerk's report as given in the agenda with some updates:

#### **a. Platinum Jubilee Car Park**

DCC had advised that the contract for EV Charges should be signed by the end of June and further information on potential sites would be circulated.

#### **b. Footpaths**

Councillor Furmedge advised he had nothing to report.

The Clerk had received official confirmation that footpaths 7a and 7b had been approved. A new PROW map would be produced and sent to the Parish Council.

**Action:** Clerk convey to contractor

The Clerk was asked to follow up on the Venn Farm footpath being overgrown.

**Action:** Clerk

#### **c. Cemetery**

Items

i) Grave lowering and

ii) safety inspection of the gravestones  
would be taken of the agenda.

iii) Noticeboard

Councillor Batchelor advised he would be installing the noticeboard.

iv) Gravel pathways

Councillor Batchelor advised there was nothing to report.

v) Benches

The Parish Council RESOLVED to purchase two two-seater Dartmoor benches from DCW Polymers Ltd based at Marsh Barton, Exeter. Their benches had been purchased before and had proved to be hard-wearing and using a local firm to purchase sustainable benches assisted the Parish Council's carbon footprint.

**Action:** Clerk to order the benches at a cost of £372.00 including VAT for delivery to Councillor Batchelor.

The memorial plaque from the broken bench currently in the cemetery would be affixed to one of the new benches.

Parish Councillors would send their ideas for the plaque to commemorate Barrie Corden to the Clerk prior to the next meeting.

**Action:** All

Councillor Slade reported that the waste bin had been moved back into the cemetery before it had been emptied by persons unknown.

**Action:** Sign to say out for collection.

Councillor Batchelor advised that the cost of blasting the cemetery gates would be around £500. Councillor Browse felt they should also be galvanised.

**Action:** Councillor Batchelor/Clerk to obtain three quotes.

#### **d. Defibrillators**

Councillor Graham advised that all defibrillators were working.

**Action:** Councillor Graham/Clerk

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#### **e. The Orchard Car Park**

The Clerk advised four of the five spaces have been taken up.

The Parish Council RESOLVED to put notices up on the car park railings advertising the final space and on the village noticeboards.

**Action:** Clerk

#### **f. Ground Maintenance**

The Clerk has circulated the work undertaken in May to the Parish Council.

It was noted that the bank opposite Bycott still required clearing.

Councillor Campbell requested the hedge be cut back on the path to the Recreation Ground.

It was RESOLVED to spray brambles, nettles and thistles on the paths as written in the schedule.

**Action:** Clerk

#### **g. Postbox at Pethertons**

The request to re-instate post box has been refused but this has been challenged.

#### **h) Pond Area**

MDDC had confirmed that they had carried out work under the local improvement scheme/environmental enhancement some 25-years ago. It was not MDDC land and some areas were unregistered. Further information may be in their archives.

**Action:** Clerk

### **242-14 Recreation and Amenities Working Group**

The Recreation and Amenities Working Group had not met since the last Parish Council meeting.

#### **a. The Mead**

Councillor Campbell reported that:

- Quotes for the work to be undertaken on the path from the Jubilee car park were being requested

- The football nets had been installed and a request to pin them had been received.

**Action:** Clerk to ask contractor if this would present difficulties

The use of The Mead by football teams was ongoing:

Cullompton Rangers Youth Football Club

Saturday and Sunday mornings between 9 and 12.

Uffculme Football Club

Times unknown but whilst Magelake is out of action.

**Action:** Meetings to be arranged

No progress had been made on teenage equipment but it was noted that it needed to be movable.

Councillor Fairclough felt a shelter of some form and trim trail equipment (similar to Sampford Peverell) should be considered.

There was just over £28,000 in S106 monies.

**Action:** Clerk to identify equipment

Councillor Slade advised that the fencing on the footpath by The Mead had been pulled and there was a loose end at eye height.

**Action:** Councillor Campbell to mend

#### **b. Community Growing Area**

The Clerk was yet to submit the S106 application.

**Action:** Clerk

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Councillor Campbell would supply the Clerk with photographs for the Norse Southwest article.

**Action:** Councillor Campbell

#### **c. Halberton Children's Recreation Ground**

i) opening ceremony

A date of Monday, 7 July was identified and Councillors Batchelor, DuChesne, Raleigh and Slade were all available.

**Action:** Clerk to contact Amory Trust

The Parish Council RESOLVED to increase the amount the play park was insured for.

**Action:** Clerk

ii) monthly safety report

Monthly safety reports were undertaken by Councillor Campbell.

iii) ROSPA report actions

The working group were considering the ROSPA inspection report and would carry out any necessary works.

**Action:** Councillor Campbell

#### **d. Fund raising**

Nothing to report.

### **242-15 Community items**

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

Councillor Furmedge advised that there was still work to be done.

**Action:** Councillor Furmedge

b. Anaerobic Digester Liaison Committee

The new application has delayed meeting.

**Action:** Clerk

c. Flies in Halberton

Nothing to report.

**Action:** Clerk

d. Emergency Plan

The Parish Council RESOLVED to hold a Public Meeting on 13 September 2025.  
Information would also be provided on preparing a Neighbourhood Plan.

e. Neighbourhood Plan

The Clerk was organising a meeting for parish councils in September – it would take place in the evening.  
**Action:** Clerk

f. Signs for Footpaths

The clerk was still awaiting a third quote.

g. Parking in the Lower Town

No further update

**Action:** Councillor Campbell/Clerk

h. Government Planning Reforms

Councillor Furmedge gave a short presentation on the Government Planning Reforms which highlighted the importance of a Neighbourhood Plan going forward.

It was important that the Parish Council attended the MDDC Training on 28 July 2025

Councillor DuChesne advised that representation could be made to Rachel Gilmour, MP.

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## **242-16 Newsletter Working Group**

The Clerk reported that:

Issue 179 had been published and distributed

The decision to move to Advisory Committee and delegate content to the Clerk required ratification together with approval of updated Terms of Reference which had been circulated to the Newsletter Working Group and Parish Council and incorporated comments received.

The Parish Council RESOLVED to move to an Advisory Committee, delegate the content of the Newsletter to the Clerk and approve the revised Terms of Reference.

**Action:** Updated Terms of Reference to go on the website.

Next meeting : 1 July 2025

Next issue: 180 August/September

## **242-17 Traffic**

Ongoing Halberton matters:

Flashing lights at the school in Lower Town

Councillor Batchelor questioned if the SIM pod should be held by the school.

**Action:** Clerk to contact school

The Clerk was arranging for the contractor to deliver the blue weight limit sign.

It was felt that the school sign further down the road at Lower Town could be moved to the flashing lights as it was frequently covered in foliage.

A sign would be required for the flashing lights at the Ash Thomas end.

**Action:** Clerk

The pavement at Church Path

Ongoing

**Action:** Clerk to arrange a meeting

VAS units

Councillor Furmedge briefly ran through the June data which indicated more vehicles and a little faster speeds. Feedback from the police was awaited.

Discussion took place on whether the VAS units should be moved and it was noted that the VAS units did need to be moved and the Parish Council would consider alternative sites.

**Action:** Clerk to contact DCC

Councillor Browse felt the Community Speedwatch would provide valuable information once sufficient volunteers were in place. Councillor Fairclough advised she would join the scheme.

Potential pavement at The Hickory Inn

Councillor Raleigh had advised the double yellow line application was going to public consultation.

Lorries on the Halberton to Willand road

The situation continued to be monitored and reported.

Rose Cottage Bridge

As and when re-surfaced

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Lorries between Halberton and Brithem Bottom

Work was ongoing to move the signs.

### **Community Speed Watch**

Councillor Browse has undertaken the training and a meeting would be held when the volunteers were available.

**Action:** Councillor Browse/Clerk to organise a meeting

### **20mph limits**

No information had been received from DCC.

### **Portable Air Quality Monitor**

Councillor Furmedge

- No progress this month

## **Annual Review of Governance and Accounts**

### **242-18 Internal Audit Report 2024/25**

The Clerk had circulated the internal audit's report to the Parish Council.

The following recommendations had been made:

1. *It is recommended that both Standing Orders and Financial Regulations are updated. In particular it is suggested that Council adopts the latest NALC model versions of both documents to reflect the new Procurement Act 2023 and ensure both Standing Orders and Financial Regulation limits match.*  
The new Standing Orders are on the agenda for approval at this meeting.  
The new Financial Regulations have been approved by the Council and need uploading to the website.
2. *The VAT should be reclaimed on a yearly basis.*  
The VAT reclaims are in hand for 2023-24 and 2024-25 and will be actioned by the next meeting.

3. *The Risk Management Scheme should be updated.*

This has been circulated to Parish Councillors for approval at this meeting.

4. *It is recommended that regular budget reports against expenditure and income are presented and reviewed by Full Council at least on a quarterly basis. These can be generated directly from the Scribe Accounting system.*

Budget reports have been generated and circulated to Full Council and full budgetary information provided at a six month period to set the precept. This needs to be recorded in the minutes.

The Parish Council noted all the recommendations and that these were being implemented by the Clerk.

#### **242-19 Annual Governance Statement 2024/25**

The Clerk presented the Annual Governance Statement to the Parish Council.

The Parish Council RESOLVED that the Annual Governance Statement should be approved at the meeting on 10 June 2025 and recorded as minute reference 242-19 in the minutes of that meeting.

The Chair and the Clerk signed the document at the meeting where approval was given.

#### **242-20 Accounting Statements 2024/25**

The Clerk presented the signed Accounting Statement which had been prepared in Scribe to the Parish Council and signed prior to the meeting.

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The Parish Council RESOLVED that the Accounting Statement should be approved at the meeting on 10 June 2025 and recorded as minute reference 242-10 in the minutes of the meeting.

The Chair signed the document at the meeting where approval was given.

The dates for 'Making-provision-for-the-exercise-of-public-rights-2024-25' would be Monday, 23 June 2025 – Friday, 1 August 2025.

#### **242-21 Core Documents**

The Clerk had prepared the following documents which had been circulated to the Parish Council:

Standing Orders

Risk Management Scheme

Asset Register

The Parish Council RESOLVED to approve the three documents with the provision that all locations of the noticeboards were listed.

#### **242-22 Financial accounts 2025/26**

##### **a. Financial report for the year 2025/26**

Current account

Opening balance 01/05/25 £ 4958.99

Payments

|           |                                   |          |           |
|-----------|-----------------------------------|----------|-----------|
| 31-May-25 | Service Charge                    | -6.00    |           |
|           |                                   | -        |           |
| 27-May-25 | Kompan - recreation ground        | 13672.78 |           |
| 27-May-25 | Carol Graham - newsletter         | -50.00   |           |
| 27-May-25 | R Saunders - cemetery             | -110.00  |           |
| 27-May-25 | Mrs S McGeever - wages            | -679.30  |           |
| 27-May-25 | Upcott - ground maintenance Apr   | -830.00  |           |
| 27-May-25 | DCC COUNTY FUND                   | -75.00   |           |
| 27-May-25 | HMRC - PAYE                       | -234.38  |           |
| 01-May-25 | Direct Debit (MDDC DIRECT DEBITS) | -43.00   |           |
| 01-May-25 | Direct Debit (MDDC DIRECT DEBITS) | -19.25   | -15719.71 |

#### Receipts

|                   |   |          |          |
|-------------------|---|----------|----------|
| PROW              | £ | 360.00   |          |
| Newsletter        | £ | 156.50   |          |
| Cemetery          | £ | 35.00    |          |
| Utility Warehouse | £ | 1246.45  |          |
| Transfer          | £ | 15000.00 | 16797.95 |

#### Closing balance 31/05/25

**£6037.23**

#### Reserve account

Opening balance 01/05/25 £35154.22

#### Receipts

#### Payments

Transfer £15000.00

#### Closing balance 31/05/25

**£20154.22**

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The cumulative bank reconciliation form produced in Scribe had been brought to the meeting and was duly signed by Chairman.

The monthly budget report had been circulated to members of the Parish Council and it was noted that the expenditure reflected the installation of the new play park equipment which had been primarily paid for through an earmarked reserve of S106 monies and grants.

#### b. Payments to approve (Council):

|                            |   |         |
|----------------------------|---|---------|
| Google (Workspace)         | £ | 15.28   |
| Upcott (grass maintenance) | £ | 1200.00 |
| Source for Business        | £ | 26.35   |
| HMRC (PAYE/NI)             | £ | 234.58* |
| S McGeever (Wages)         | £ | 679.10  |
| C Graham (Newsletter)      | £ | 50.00   |

\*Clerk to contact HMRC as letter received to say account in credit by £166.91.

The Parish Council RESOLVED to make the above payments.

It was noted that there was a direct debit in place for Valda Energy and the first payment of £19.40 had been taken on 2/6/2025.

The Parish Council RESOLVED to join Devon Communities Together at a cost of £50 per annum.

b. Halberton Children's Recreation Ground

Bank accounts to finalise.

c. Unity Debit Card

The application had been re-submitted.

d. Clerk Review

Councillors Batchelor/Furmedge would meet with the Clerk on 30 June 2025.

e. Utility Warehouse

There had been a further rebate of £1246.45 and the clerk would present the review of all invoices to the next meeting.

f. Valda Energy

Direct debit set up

**242-23 Members business including meetings attended, and miscellaneous matters (not for decision)**

Nothing to report.

**242-24 Items for next meeting**

No items were brought forward.

**242-25 Date of the next meeting**

The next meeting would take place on 8 July 2025 at Ash Thomas Village Hall.

The Chairman closed the meeting at 9.30pm.

Signed: \_\_\_\_\_  
Chairman

Date: \_\_\_\_\_

## HALBERTON PARISH COUNCIL

| Item     |                                                                                                                                  | Report pages |
|----------|----------------------------------------------------------------------------------------------------------------------------------|--------------|
| <b>6</b> | <b>Mid Devon District Council matters</b><br>a. To receive a report from the MDDC Council Member<br>b. Grand Western Canal Group | 16 - 17      |

a. To receive a report from the MDDC Council Member

### **Tidcombe Hall Development Appeal Ref: APP/Y1138/W/24/335800**

On 24 June 2025 we received the Planning Inspectorates decision in relation to the Tidcombe Hall appeal and that the Inspector has found in favour of the appellant (and against Mid Devon), granting outline permission for the development of the site (for up to 100 dwellings). The whole appeal is available to read on line. One of the grounds for allowing the appeal is that we could not demonstrate sufficient land housing supply for 5 years. This will become increasingly difficult now that the government has increased housebuilding targets. Personally I find it frustrating when permission is given and the homes still aren't built. For MDDC there is a further blow as the costs of the appeal proceedings - limited to those costs incurred in contesting the second reason for refusal - will have to be paid by MDDC.

Looking for the positives, expectation is that 30% of the residential units will be affordable as a mix of shared ownership and social rented. And, in addition, there is a Statement of Intent outlining how the hall and its gardens and outbuildings could be restored and converted into residential use. This includes the removal of modern alterations, the reinstatement of lost features such as the loggia, and the retention and addition of planting. While the principles are high-level, it would be possible to secure sympathetic works via suitably worded conditions tied to the overall proposal.

### **Other news:**

The Council Cabinet Meeting in Cullompton Tuesday 17 June – we move around in order to give local residents in the area an opportunity to attend in person. Residents are always welcome.

**MDDC Tenant Satisfaction Survey** went live you can find it on [Let's Talk Mid Devon](#)

**Local Government Reorganisation** there is a survey on [Let's Talk Mid Devon](#) to help shape the future of local government in Devon. I'd be interested in others views on the survey.

### **Consultation - Mid Devon District Council Local Validation Checklist.**

Since 2008 local planning authorities have been required to publish a list of information they require to "validate" the planning applications they receive. This validation list forms two components, the national requirements, including the application form, the fee, certificates etc and secondly, specific local validation requirements known as the "Local List". The Government requires local planning authorities to review the "local list" every two years.

**The proposed Local List is open to public consultation from 30 June 2025 until 5pm on 8 August 2025**

- [Mid Devon District Council Local Validation Checklist](#)

You may comment upon the draft list by email to [DMConsultations@middevon.gov.uk](mailto:DMConsultations@middevon.gov.uk). After the consultation period, the Local Planning Authority will consider all the comments received and amend the Local List as appropriate. Once approved this will form the basis on which planning applications are deemed valid by Mid Devon District Council. Please note, although it will not be possible to respond to specific comments all comments will be recorded and fed into the consultation process.

You will receive an acknowledgement of your correspondence by email and your response will be held on our database for audit purposes.

### **Training/updates available to all Town and Parish Council's in the District 28 July from 5:30pm.**

MDDC has offered the above to include information on the New Housing Targets for Planning Authorities, Planning and Infrastructure Bill and the New Plan for Mid Devon. There has been good take up on this but some spaces are still available. The training can be in person, via teams or by briefing note. If you are interested please contact **Angie Howell** at [ahowell@middevon.gov](mailto:ahowell@middevon.gov)

## Let's Talk Mid Devon

I keep putting in the links for Let's talk Mid Devon, and would encourage everyone to have a look on this site it – it's really easy to navigate around. For those who have not already registered for the site please consider doing so. I had a look before writing this and there were links to:

Information about **Mid Devon Green Enterprise Grant 2025 – offering businesses grants up to £5k towards investments to shrink their carbon footprint.** This scheme offers capital grants of up to 50% of the cost of investments. The scheme is to help deliver savings in greenhouse gas emissions by investing in energy efficiency or renewable energy or by saving water and other resources or material. Grants can be from £500 to £5000! Have a look at the full information to find out if the scheme suits you.

**Residents Financial Support – resources to support residents financially.** From aid with food and energy expenses to navigating the cost of living, our resources offer a lifeline for those seeking assistance within their community. Learn about childcare provisions, expert budgeting advice, and aid with rent and council tax payment

**Climate and Sustainability – a project showing the work we are doing to reach our carbon neutral ambitions.** This page talks about what Mid Devon is doing – and there is a lot going on from Transport and waste to homes and insulation.

**Plan Mid Devon 2023 – 2042 this will guide development in the district over a 20 year period.**

**My Mid Devon – this is the destination for personalised online services and information** You can even get a weekly reminder for which bins are being collected.

[Let's Talk Mid Devon](#)

## Grants

We would like to highlight that we have a few live grant schemes open for application or expression of interest at the moment. Town and Parish Council's might be interested to apply (if eligible) and / or pass the information onto the relevant organisations / businesses in their area:

[Business Grants and Financial Support - MIDDEVON.GOV.UK](#)

[Love your Town Centre funding](#) – (Shopfront Enhancement Scheme (town centres only) and Creative Communities) 'Love Your Town Centre' is a flexible funding mechanism offering small grants through a competitive bidding process with four strands aimed at improving the town centre

## [New Grant Scheme NOW OPEN - Community Commercial Hubs - CALL FOR EXPRESSIONS OF INTEREST](#)

A Capital grant scheme to support the creation of or improvements to community delivered commercial space\* located in Mid Devon's towns and villages. This could include but are not limited to – the creation or improvement of community retail spaces, pubs, cafes and workspace i.e. hot desk facilities, work hubs and industrial space. These can be 'standalone' spaces or incorporated into multi use centres such as town, village and community halls.

## [New Grant Scheme NOW OPEN - Improving our Visitor Economy Assets - CALL FOR EXPRESSIONS OF INTEREST](#)

A **capital** grant scheme to improve Mid Devon's Visitor Economy assets (tourism, cultural or heritage assets).

## [Green Enterprise Grants \(2025\) - NOW OPEN](#)

This scheme offers capital grants of up to 50% of the cost of investments that shrink the annual carbon of your enterprise. Projects that deliver savings on carbon / greenhouse gas emissions either directly or from e.g. saving energy, water or other resources / materials

Gwen DuChesne

GDuChesne@middevon.gov.uk

b. Grand Western Canal Group (Councillor Browse)  
Report at the meeting.

## HALBERTON PARISH COUNCIL

| Item     |                                                                                                                                | Report<br>Pages |
|----------|--------------------------------------------------------------------------------------------------------------------------------|-----------------|
| <b>8</b> | <b>Police matters</b><br>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<br>Pages |
|----------|----------------------------------------------------------------------------------------------------------|-----------------|
| <b>9</b> | <b>Vacancies on the Parish Council</b><br>To consider and, if agreed, approve any applications received. | 19              |

No new applicants have come forward.

A call for councillors will included in the next Newsletter.

Posters on the Noticeboards?

## HALBERTON PARISH COUNCIL

| Item |                                                                                                                                                                                                                                                                                                                                                     | Report Pages |
|------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------|
| 10   | <b>Consideration of Mid Devon District Council's planning applications</b><br>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           |

### New applications:

#### 25/00730/HOUSE

Proposal: Erection of replacement garage

Location: 59 High Street Halberton Tiverton

Site Vicinity Grid Ref: 300948 / 112856

Parish: Halberton 25

Deadline for comments – 2 July 2025 extension to 10 July 2025

Existing applications:

#### 25/00660/MFUL

Proposal: Erection of an agricultural livestock building

Location: Land at NGR 300663 112446 Bycott Farm Lower Town Halberton

Site Vicinity Grid Ref: 300682 / 112516

Parish: Halberton 25

There are several consultee comments on the planning portal requesting documentation:

Natural England state there is insufficient information to comment.

Devon County Historic Environment Team recommends that this application should be supported by the submission of a Written Scheme of Investigation (WSI) setting out a programme of archaeological work to be undertaken in mitigation for the loss of heritage assets with archaeological interest. The WSI should be based on national standards and guidance and be approved by the Historic Environment Team.

Waste And Transport Manager

Paragraph 8 of the National Planning Policy for Waste and Policy W4 of the Devon Waste Plan requires major development proposals to be accompanied by a Waste Audit Statement.

A number of consultee comments reflect the lack of information on drainage.

### 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. A request for an update on Enforcement has been requested.

### Other matters

Planning - MDDC Local Validation Checklist 2025 (short presentation)

- Decision - should we respond ?

## HALBERTON PARISH COUNCIL

| Item |                                                                  | Report Pages |
|------|------------------------------------------------------------------|--------------|
| 11   | Consideration of Mid Devon District Council's Planning Decisions | 21           |

The following decisions have been received:

**25/00546/PNCOU – REFUSAL – 11 June 2025**

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

Location: Land and Building NGR 301402 111897 Hedgelands Willand Devon

**25/00367/LBC – REFUSAL – 17 June 2025**

Proposal: Listed Building Consent to re-thatch roof with water reed

Location: 91 High Street Halberton Tiverton Devon

**25/00336/FULL – APPROVED – 19 June 2025**

Proposal: Conversion of barn to 1 self build agricultural workers dwelling

Location: Land and Building at NGR 298041 109611 Lower Ford Farm Cullompton Devon

**25/00590/FULL – APPROVED – 23 June 2025**

Proposal: Variation of condition 2 of planning permission 24/01026/FULL (Erection of 2 dwellings and garages following demolition of agricultural building to include formation of vehicular access and associated works) to allow substitute plans relating to additional roof light to each dwelling, variations to windows and doors and changes to garage roofs

Location: Land and Buildings at NGR 298968 111744 Manley Farm Tiverton Devon

**25/00622/PNCOU – APPROVED – 27 June 2025**

Proposal: Prior notification for the change of use of agricultural building to 1 dwelling under Class Q

Location: Seckerleigh Farm Tiverton Devon EX16 4PJ

**25/00431/HOUSE – APPROVED – 1 July 2025**

Proposal: Erection of single storey front and rear extensions and external and internal alterations

Location: Cordwents Crown Hill Halberton Tiverton

**25/00668/PNCOU – APPROVED – 2 July 2025**

Proposal: Prior notification for the change of use of agricultural building to indoor sport, recreation or fitness use (Class E)

Location: Building at NGR 301845 112550 (Watton Farm) Halberton Tiverton

## HALBERTON PARISH COUNCIL

| Item |                                                       | Report<br>Pages |
|------|-------------------------------------------------------|-----------------|
| 12   | Highways matters and the Road and Snow Warden Schemes | 22              |

### **a. Potholes**

Repairs continue to take place across the Parish.

### **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 Campbell

### **d. Bollard on High Street**

The broken bollard is being replaced.

### **e. Surface water at the pond**

Reported to DCC – will look when it next rains.

### **f. Surface water at Chapel Close**

### **g. Tonnage signs on Willand to Halberton road**

The signs have been turned round and DCC will rectify.

### **h. Speed limit signs**

The signs have been turned round and DCC will rectify.

## HALBERTON PARISH COUNCIL

| Item      |                        | Report Pages |
|-----------|------------------------|--------------|
| <b>13</b> | <b>Amenity matters</b> | <b>23</b>    |

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**

Awaiting update on EV Charges

### **b. Footpaths**

Councillor Furmedge

Footpaths (short presentation)

- MDDC Parish Paths Partnership - 2025/26
  - Minor maintenance (£330)
  - Major maintenance (£1200) grant.

Clerk – confirmation of footpaths 7a and 7b has been received – new map will then be produced

### **c. Cemetery**

i) Noticeboard

With Councillor Batchelor for installation.

ii) Gravel pathways

Councillor Batchelor to report

iii) Benches

Two benches have been ordered.

iv) gates

Quotes for sand-blasting the gates to be considered

### **d. Defibrillators**

Update from Councillor Graham.

**Action:** Councillor Graham/Clerk

### **e. The Orchard Car Park**

Four of the five spaces have been taken.

A notice will be put up on the car park railings advertising the final space.

Is another mail drop required?

### **f. Ground Maintenance**

The Clerk has circulated the work undertaken in June to the Parish Council.

Consideration to be given to the need to continue to cut grass during the winter months.

### **g. Postbox at Pethertons**

Request to re-instate post box has been refused – this has been challenged.

### **h) Pond Area**

Update

## HALBERTON PARISH COUNCIL

| Item |                                               | Report Pages |
|------|-----------------------------------------------|--------------|
| 14   | <b>Recreation and Amenities Working Group</b> | 24           |

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

**a. The Mead**

Football Team

Footpath from Platinum Jubilee Car Park to Mead

Teenage equipment

**b. Community Growing Area**

Article for DCC - submitted

Submission for S106 monies.

**c. Halberton Children's Recreation Ground**

i) Opening of new equipment

ii) monthly safety report

iii) ROSPA report actions

Report on fencing

Report on the ROSPA inspection.

**d. Fund raising**

## HALBERTON PARISH COUNCIL

| Item      |                        | Report Pages |
|-----------|------------------------|--------------|
| <b>15</b> | <b>Community items</b> | 25           |

To consider any other community matters.

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

IT Tools Working Group (short presentation)

- IT Tools Review

- update on status of migration

- email mailbox sizes

- Google Groups (email digest)

b. Anaerobic Digester Liaison Committee

New application may delay meeting.

**Action:** Clerk awaiting response

c. 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.

d. Neighbourhood Plan

Clerk organising a meeting of Parish Councils with a planning consultant and Devon Communities Together

e. Signs for Footpaths

Awaiting third quote and looking to ensure all fittings are correct.

f. Parking in the Lower Town

No further update

## HALBERTON PARISH COUNCIL

| Item      |                                      | Report<br>pages |
|-----------|--------------------------------------|-----------------|
| <b>16</b> | <b>Newsletter Advisory Committee</b> | 26              |

Councillor Graham and Councillor Slade

The Newsletter Advisory Committee met on 1 July 2025 to discuss the production of Issue 180 and the minutes will be circulated to the Parish Council prior to this meeting.

## HALBERTON PARISH COUNCIL

| Item      |                | Report pages |
|-----------|----------------|--------------|
| <b>17</b> | <b>Traffic</b> | <b>27</b>    |

Joint Traffic Group: Councillor Batchelor, Browse and Slade

Ongoing Halberton matters:

Flashing lights at the school in Lower Town

Awaiting date to pick up sign

Purchase of school signs

**Action:** Clerk

The pavement at Church Path

Ongoing

VAS units (Councillor Furmedge)

VAS units (short presentation)

- Review of data collection/correspondence from residents

- Feedback on VAS data

- VAS unit locations

Potential pavement at The Hickory Inn

- HATOC proposal for double yellow lines (short presentation)

Lorries on the Halberton to Willand road

Ongoing

Rose Cottage Bridge

As and when re-surfaced

Lorries between Halberton and Brithem Bottom

Ongoing

### **Community Speed Watch**

Councillor Browse has undertaken the training.

**Action:** Councillor Browse/Clerk to organise a meeting

### **Portable Air Quality Monitor**

Councillor Furmedge

- No progress this month

# HALBERTON PARISH COUNCIL

| Item      |                                   | Report pages |
|-----------|-----------------------------------|--------------|
| <b>18</b> | <b>Financial accounts 2025/26</b> | <b>28-29</b> |

## a. Financial report for the year 2025/26

### Current account

|                                   |               |           |         |
|-----------------------------------|---------------|-----------|---------|
| Opening balance 01/06/25          |               | £ 6037.23 |         |
| Receipts                          |               |           |         |
| Newsletter                        |               | £ 661.00  |         |
| Cemetery                          |               | £ 165.00  | 826.00  |
| Payments                          |               |           |         |
| Service Charge                    |               | -6        |         |
| B/P to: Rob Furmedge              | GOOGLE MAY 25 | -15.28    |         |
| B/P to: Rob Furmedge              | GOOGLE APR 25 | -38.2     |         |
| B/P to: Upcott                    | May-25        | -1200     |         |
| B/P to: Pennon Water Servi        | 1689100901    | -26.35    |         |
| B/P to: Mrs S McGeever            | WAGES MAY 25  | -679.1    |         |
| B/P to: HMRC                      | 070/AZ13079   | -234.58   |         |
|                                   | NEWSLETTER    |           |         |
| B/P to: Carol Graham              | DISTRIB       | -50       |         |
| Direct Debit (MDDC DIRECT DEBITS) | 1277346       | -43       |         |
| Direct Debit (VALDA ENERGY LIMIT) | VALDAENERGY   | -19.4     |         |
| Direct Debit (MDDC DIRECT DEBITS) | DTW 953043    | -19.27    | -       |
|                                   |               |           | 2331.18 |
| Closing balance 30/06/25          |               | £ 4532.05 |         |

### Reserve account

|                          |           |
|--------------------------|-----------|
| Opening balance 01/06/25 | £20154.22 |
| Receipts                 |           |
| Interest                 | £ 152.00  |
| Payments                 |           |
| Closing balance 31/05/25 | £20306.22 |

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

The three-monthly budget report would be circulated to councillors prior to the meeting.

## b. Payments to approve (Council):

|                               |          |
|-------------------------------|----------|
| C Graham (Jubilee bed)        | £ 75.09  |
| Brightsea (newsletter)        | £ 926.00 |
| Scribe (accounts/cemetery)    | £ 619.20 |
| HMRC (PAYE)                   | £ 163.49 |
| S McGeever (Wages)            | £ 514.59 |
| Upcott (grass maintenance)    | £ 910.00 |
| R Furmedge (Google Workspace) | £ 6.00   |
| Devon Communities Together    | £ 50.00  |

Norton (Clerk's computer) £ 64.99

Valda Energy (DD) £ 18.80

b. Unity Debit Card  
Re-submitted

c. Clerk Review/Expenses  
Mandatory yearly review carried out 30 June 2025.  
Reported to be circulated to councillors

d. Utility Warehouse  
Review of all invoices to be carried out.