

Halberton Parish Council

Meeting of Halberton Parish Council will be held on Tuesday 13 January 2026 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
6 January 2026

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 9 December 2025	3-12
5	Chairman's announcement	N/A
6	Vacancies on the Parish Council To consider and, if agreed, approve any applications received	13
7	Mid Devon District Council matters a. To receive a report from the MDDC Council Member b. Grand Western Canal Group	14-15
8	Devon County Council matters To receive a report from the DCC Council Member	16
9	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.	17-18
10	Consideration of Mid Devon District Council's Planning Decisions The following planning decisions have been received.	19
11	Financial accounts 2025/26 To consider the accounts, budget monitoring, grant applications etc.	20-21

12	Police matters To consider any correspondence from the Police and Crime Commissioner and the Council Advocate Scheme	22
13	Recreation and Amenities Advisory Committee The Committee will meet in January and report to the February meeting	N/A
14	Community items To consider any other community matters	24
15	Highways and Traffic/Road Safety To consider any matters relating to highways, traffic and Road Safety	25-26
16	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
17	Newsletter Advisory Committee The committee met on 6 January 2026	
18	Items for next meeting	N/A
19	Date of next meeting February 2026	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 9 December 2025	3-12

**Halberton Parish Council
Minutes of the Parish Council Meeting
held at Halberton Village Hall on Tuesday 9 December 2025 at 7.00pm**

Present

Councillors Batchelor (Chair), Barnard-Taylor, Browse, Campbell, Fairclough, Furmedge, Graham, Saunders, Slade and Strange together with Councillor DuChesne (MDDC), Councillor Raleigh (DCC) (arrived at Item 9) and the Clerk, Mrs S McGeever.

Councillor Batchelor opened the meeting at 7pm and thanked everyone for their attendance.

248-1 Apologies

No apologies had been received.

248-2 Declarations of interest

There were no declarations of interest.

248-3 Public Forum

Members of the public present at the meeting raised the following matters:

- Who was going to live in all the houses that were being proposed as part of Tiverton Eastern Urban Extension, Hartnoll Farm etc in Tiverton, Halberton, Sampford Peverell and Willand given the cost of the houses being built
- The effect that the proposed slurry at Rhode Farm on water quality and the environment

248-4 To approve the minutes of the Council meeting 11 November 2025

It was RESOLVED to approve the minutes as a true record of the meeting with the following amendment:

c. Snow Warden Scheme

Councillor Campbell advised that he would check all the grit bins in the parish and use the store to refill bins as and when required.

Amended to

c. Snow Warden Scheme

Councillor Campbell advised that he would check all the grit bins in the parish. Councillor Batchelor and Councillor Campbell would use the grit in store to refill bins as and when required.

The Vice-Chair initialled each page and signed the final page given the Chair had not been present at the meeting.

248-5 Chair's Announcements

Councillor Batchelor wished everyone a Merry Christmas.

He asked all council members to consider how attendance at the Annual Parish Meeting could be improved. Suggestions such as including a thank you for all village volunteers and a community showcase would be considered. The meeting could take place on a Saturday but could not start before 6pm.

A decision on format would be taken at the January meeting.

248-6 Vacancies on the Parish Council

There remained one vacancy and the Parish Clerk advised that two individuals had expressed an interest in filling the vacancy. The Parish Clerk was awaiting the completed forms.

Councillor Saunders indicated that he would be willing to step down if both individuals were prepared to stand.

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248-7 Mid Devon District Council matters

a. To receive a report from the MDDC Council Member

Councillor DuChesne had submitted a report which was included in the agenda for the meeting. The key points were:

- Local Government Reorganisation and the need for Parish Council's to engage with the process both in terms of consultations and review of Mid Devon District Council and Devon County Council assets in the parish.
- Issues of water quality should be sent to Councillor DuChesne who would pass them on to Councillor Bradshaw who was meeting South West Water
- Representing the views of the Parish Council with regard to planning matters
- The caravan in the layby could not be moved on by Mid Devon District Council as the land was owned by Devon County Council and the occupant did not wish to work with the Homelessness Team.

Councillor Furmedge congratulated MDDC on the award for its Land Registry services and asked if the Parish Council could make use of those services. Councillor DuChesne undertook to provide an answer at the next meeting.

Councillor Barnard-Taylor advised that the water quality at the houses in Chains Road, Sampford Peverell was very poor often running brown for a number of hours.

Councillor Batchelor felt that the Parish Council was working with a lot of 'what ifs' with regard to Local Government Reorganisation and non-statutory assets and services either belonging to or undertaken by MDDC and DCC in the parish.

Councillor DuChesne advised that MDDC was looking to encourage parishes to look at MDDC assets and noted that the Parish Clerk had already started the process and received a list of assets and was awaiting further financial information. It was recommended that any negotiations were carried out and agreed in 2026-2027 prior to the shadow unitary coming into effect in May 2027 when double approval would be required for any changes. It was likely that MDDC's grant system for local organisations would also no longer be in effect and funding would be tighter. The focus would be on urban not rural areas.

The LGR submissions were with Government who would respond by in March and the preferred plan(s) would then be worked on with a shadow unitary established at the May 2027 elections with the handover being completed by April 2028.

Councillor Browse advised that he had attended an event where Connecting the Culm had given an in-depth explanation of the work they were doing to improve water quality.

Councillors Campbell and Slade congratulated MDDC on the new work hub and believed it was a very useful space.

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

Councillor Browse advised that there was no update for this meeting whilst Councillor DuChesne advised that progress was being made on the Fengate water transfer scheme with the Environment Agency and Holcim.

247-8 Devon County Council matters

Councillor Raleigh gave his report after the Parish Council had considered Item 9. The key points were:

- 25/00961/FULL – DCC Highways had forwarded their response to the application which recommended refusal
- Speed Limit Reduction – B3440 (Willand to Uffculme)
Efforts were ongoing to reduce the speed limit on the Uffculme Straight, however, funding was not available.

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- Halberton Cemetery Footpath Proposal
Efforts were ongoing to receive approval for a permissive path from Lower Town to the cemetery. Councillor Raleigh was looking to have an on-site meeting with DCC officers in January (proposed dates 12/15/19 and 22) and asked if two council members could attend. The deadline for a submission would be 31 January 2026.
- Pavement Vegetation
DCC did not have the funding to clear pavement vegetation. Green Future Devon was an initiative between DCC, DALC and Exeter University to run a consultation on weed management in parishes and offer advice on the use of pesticides.
- Caravan on Post Hill
Ongoing

Councillor Browse advised that working parties could clear vegetation but strictly speaking were not allowed to take it away as it was considered waste and a licence was needed. Councillor Raleigh advised he would seek clarification and report back to the next meeting.

The Chair put standing orders down to receive a question from the public:

Land that had been approved for development was often left for several years and became home to all sorts of obnoxious weeds. Could MDDC or DCC ask that such land be regular cut to prevent spread of seeds. Councillor Raleigh undertook to investigate and report back to the next meeting.

The Chair put standing orders up.

Councillor Raleigh confirmed the timescales for Local Government Reorganisation and would seek clarification on how Parish Councils could work with DCC to identify assets.

248-9 Consideration of Mid Devon District Council's planning applications

The following planning applications were considered bearing in mind that Mid Devon District Council was in tilted balance due to having insufficient housing developments being built to meet Government targets. The lack of funding to improve Junction 28 at Cullompton meant only 500 of the agreed 7500 houses could be built.

24/01472/MARM

Proposal: Reserved matters for the erection of 200 dwellings including access, appearance, layout, scale and landscaping following outline approval 17/01346/MOUT

Location: Land at NGR 301536 107900 North of Tiverton Road Cullompton Devon

Grid Ref: 301560 : 107570

Parish: Cullompton 21

The Parish Council noted that Revised Drawings and Revised Information had been submitted for this development which formed part of the North West Cullompton Urban Extension and was part of MDDC's Local Plan with a total of 1350 dwellings being built. In this application only 10% of the proposed homes were classified as affordable housing. The development would contribute to the new link road to join housing to the NW of Cullompton with the Tiverton Road and Willand Road.

The Parish Council felt that given the development was in the Local Plan, its comments should be restricted to the practicalities on another 200 houses in the area especially considering other applications which were

being discussed at this meeting.

The Parish Council believed that Devon County Council should take a holistic approach when considering the impact of such developments on:

- Roads and road safety and the cumulative effect of increased traffic in the area
- Education
- Policing
- Infrastructure in terms of facilities available – doctors, dentists, leisure facilities etc

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Whilst the Parish Council understood the rationale behind building houses close to good transport links (A361/M5 and Tiverton Parkway), this should only be done with a sustainable plan for dealing with the higher traffic levels. This would include the proposed new slip road on the A361, the Cullompton relief road and upgrades to J28 and J27.

Any closure of the A361 or the M5 had a significant effect on the ability for the existing roads to handle the traffic load with the roads from Tiverton to Halberton and Cullompton to Willand being the main diversion routes. Recent closures had brought gridlock to the area and this raised significant concerns over the ability of emergency vehicles to access the area if needed.

The Parish Council believed that a minimum of 30% of new builds should be affordable housing to ensure that the younger generation could afford to stay and work in the area.

Construction traffic should use the major roads for access and public spaces associated with any development should be ring-fenced and not form part of the construction site in order to ensure that its quality was not compromised.

25/01564/HOUSE

Proposal: Erection of single storey rear extension

Location: Rosebank Ash Thomas Tiverton

Site Vicinity Grid Ref: 300328 / 110829

Parish: Halberton 25

The Parish Council had considered this application before and had no objections to the erection of a single storey rear extension.

25/01498/MOUT

Proposal: Outline for the erection of up to 130 dwellings together with landscaping, open space, access and associated works with all other matters reserved

Location: Land at NGR 303184 110348 Silver Street Willand

Grid Ref: 303184 / 110348

Parish: Willand 59

The Parish Council noted that this development was not part of the Local Plan and ran alongside an already approved but not commenced development of 130 houses. The proposed site was outside of the Parish Settlement Area boundary and was therefore in open countryside.

The Parish Council noted that Willand Parish Council had objected to the application and was recommending refusal.

DCC Highways had also objected to the application and given information on how the access could meet DCC requirements.

The Parish Council RESOLVED to object to the application given that it was not part of the Local Plan, was outside Willand's Parish Settlement Area boundary, was on agricultural land and did not represent the Local

Plan definition that Willand was a rural settlement and designated as a village suitable for limited development. If both this and the existing approved application were developed it would be an increase of 260 houses.

The comments made under 24/01472/MARM relating to affordable housing, infrastructure and sustainability were equally relevant and would be included in the objection comments submitted.

The Parish Council considered that a reduction in the speed limit on the B3181 from Willand to Cullompton would be required. The road had been the scene of a fatal accident and increased traffic would only increase the risk.

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25/00961/MFUL

Proposal: Construction of a clay lined slurry store

Location: Land at NGR 297512 111044 Rhode Farm Tiverton Devon

Grid Ref: 297548 : 110977

Parish: Tiverton 52

The Parish Council considered the Revised Information provided and concluded that there was nothing that would alter its decision to strongly object to the application.

The Parish Council noted that revised visibility splays had been submitted but these did nothing to alleviate its concerns. It also noted that:

- The Historic Environment Team required a Written Scheme of Investigation (WSI)
- The Tiverton Civic Society objected on the basis of traffic volumes, that there were dwellings within 400 metres and the risk of air pollution.
- Public Health had raised the question of sustainability and why the slurry store needed to be located so far away on this isolated site
- Tiverton Town Council objected and advised there was significant concern from the committee, who echoed the statements presented by the members of the public present
- In total there were 84 objection comments from members of the public

The Parish Council had also received representations from its own parishioners who were concerned about traffic volumes not only on Lower Town (slurry was being produced at Bycott Farm) but also the impact of the proposed circular route and the impact on the small, narrow lanes on that route and noted DCC Highways recommendation of refusal.

Concerns had been raised and studies undertaken on the impact that seepage could have on the water supply of properties who used bore holes as well as environmental concerns given the area had SSSI status.

The Parish Council noted that the proposed slurry store did not appear to be located at Rhode Farm but on land adjacent to Gogwell.

The Parish Council RESOLVED to continue its strong objection to the application.

25/01638/MOUT

Proposal: Outline with all matters except access reserved for the erection of up to 170 dwellings, pedestrian and cycle facilities, associated open space and SUD's drainage

Location: Land at NGR 303878 111905 West of The B3181 Uffculme

Site Vicinity Grid Ref: 304004 / 111790

Parish: Halberton 25

The Parish Council noted that a consultation process had been undertaken in October 2023 but the application had not been submitted to MDDC.

The Parish Council RESOLVED to object to the application that it was not part of the Local Plan, was outside both Halberton's and Willand's Parish Settlement Area boundaries, was on agricultural land noting that both parishes were rural settlements and designated as suitable for limited development. Taken alongside the proposed 260 homes in Willand, this would represent an additional 430 homes using the B3181 and the local facilities.

The Parish Council noted the 30% affordable housing and open space and an indication that the developer might be amenable to putting in a footway to link the development to Willand. The Parish Council considered that this should also include pedestrian access to Hitchcocks and through the exiting permissive paths to Uffculme and its secondary school and Muxbeare Lane.

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The comments made under 24/01472/MARM relating to affordable housing, infrastructure and sustainability were equally relevant and would be included in the objection comments submitted.

25/01319/FULL

Proposal: Change of use of agricultural land and erection of 2 dwellings

Location: Land at NGR 300301 112448 Lower Town Halberton Devon

Grid Ref: 300364 : 112448

Parish: Halberton 25

The Parish Council noted the Revised Drawings and Additional Information provided which amounted to a change to the colour of the cladding on the advice of the Conservation Officer who considered that the houses should be well screened to avoid impacting the conservation area.

Highways had noted that there would be no loss of pavement as the result of the proposed access.

The Parish Council RESOLVED to continue its strong objection to the application on the basis that the PIP application had been granted on the basis that the housing would be affordable and not market value and that policy DM6 was still relevant.

25/01692/CAT

Proposal: Notification of intention to fell 1 Mimosa tree and reduce the height of 1 Laurel tree by 3-4m within the Conservation Area

Location: 3 Pond Hill Halberton Tiverton

Site Vicinity Grid Ref: 300763 / 112933

Parish: Halberton 25

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

25/01652/MOUT

Proposal: Hybrid application for the erection of up to 650 dwellings consisting of 161 dwellings, vehicle accesses, estate roads, pedestrian and cycle connections, SUDs, public open space, landscaping and associated works in detail together with outline proposals (to establish access only) for the erection of up to 489 dwellings, care/retirement home (Use Class C2/C3), up to 1000sqm of commercial floorspace (Class E and F.2), public open space and associated works reserved

Location: Tiverton Eastern Urban Extension (Area B) Land to The South of Post Hill & Mayfair & West of Manley Lane

Grid Ref: 298698 / 112693

Parish: Tiverton 52

The Parish Council noted that this application was part of the Tiverton East Urban extension and included in the Local Plan.

The Post Hill junction was designed to encourage traffic to flow westbound and this was in line with the

original vision that the new A361 junction with the new westbound and eastbound slip roads would limit any increase in the amount of traffic utilising the road Tiverton to Sampford Peverell through Halberton.

The development itself with its village centre, school, community centre, store and open space alongside the canal had its merits.

The key issue for the Parish Council was traffic volumes given that if the Hartnoll Farm development was approved, it would be an additional 800 plus homes within and on the parish boundary.

The Parish Council considered that the flyover and eastbound slip road should be in place before any further development noting that the roundabout opposite the junction to the A361 needed to be in place once 200 homes had been built on the existing Blundells development.

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Many of the comments made under 24/01472/MARM relating to affordable housing, infrastructure and sustainability were equally relevant and would be included in the objection comments submitted together with a request for a reduction in the speed limit from Halberton to Tiverton.

The Parish Council RESOLVED to write to Rachel Gilmour, MP to have the Government consider part funding the eastbound flyover as originally intended.

The Chair put standing orders down to receive a comment from the public relating to this development being on one of few areas of Grade 1 listed agricultural land in Mid Devon. The Chair put standing orders up.

The Clerk would write the planning responses and circulate to council members for review before submission.

Appeals

25/00046/OPDEV

The Parish Council noted that a decision was awaited.

Other matters:

Two Trees Solar Farm

The Clerk has followed up on the Community Benefit offer and an increase was being considered but no offer had been received.

Willand AD Plant

The Clerk had attended a meeting with Acorn Bioenergy regarding the re-opening of the plant in 2026 with a 120,000 tons of power crops per annum. The S106 agreement provides for HGVs to use the A38/A361/M5 but this does not apply to tractors. The need for tractors to be monitored and asked to use the same routes was stressed to avoid additional traffic through Halberton and Sampford Peverell. Acorn Bioenergy would be setting up a Community Fund.

248-10 Consideration of Mid Devon District Council's Planning Decisions

The following decisions were noted:

25/01276/FULL – APPROVED – 6 November 2025

Proposal: Construction of roof over two existing concrete slurry stores

Location: Land and Buildings at NGR 300044 108998 and 300022 109082 Kettlewell Farm
Brithem Bottom Devon

25/01321/CAT – APPROVED – 6 November 2025

Proposal: Notification of intention to reduce the crowns of 2 Beech trees by 2m within the Conservation Area

Location: The Old Rectory Lower Town Halberton Tiverton

25/01255/FULL – APPROVED – 7 November 2025

Proposal: Variation of condition 2 of planning approval 24/00333/FULL (Change of use of agricultural land to garden and erection of detached garage/garden store) for substitution of plans to allow repositioning of garage/garden store

Location: Barley Barn Ash Thomas Tiverton Devon

25/00948/CLU - CERTIFICATE OF LAWFUL USE OR DEVELOPMENT – 20 November 2025

Merrimead Bungalow, Five Bridges, Cullompton

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Other:

25/01316/PNHH – APPLICATION WITHDRAWN – 10 November 2025

Proposal: Prior Approval for the erection of an extension, extending 5.8m to the rear, maximum height of 3.20m and eaves height of 2.30m

Location: Rosebank Ash Thomas Tiverton

The Clerk had spoken to the Enforcement Officer who was working on a number of cases in Halberton parish and had indicated that action would be taken in some cases. Further information could not be given until notices were in the public domain for legal reasons.

248-11 Finance

The Parish Council noted the report prepared by the Clerk:

a. Financial report for the year 2025/26

Current account

Opening balance 01/11/25				£ 4830.65	
Receipts					
	Cemetery			£ 40.00	
	Newsletter			£ 331.50	£371.50
Payments					
03-Nov-25	MDDC DIRECT DEBITS	1277346		-43.00	
03-Nov-25	MDDC DIRECT DEBITS	DTW 953043		-17.80	
04-Nov-25	B/P to: Halberton VH	ROOM JAN24-SEP25		-566.00	
04-Nov-25	B/P to: Rob Furmedge	GOOGLE		-7.00	
14-Nov-25	B/P to: Rob Furmedge	GOOGLE		-7.00	
14-Nov-25	B/P to: HMRC	070/AZ13079		-272.03	
14-Nov-25	B/P to: Mrs S McGeever	WAGES OCT 25/NALC		-764.69	
14-Nov-25	B/P to: Upcott		Oct-25	-1200.00	
14-Nov-25	B/P to: Parish Online	18UDO25-0010		-96.00	
14-Nov-25	B/P to: DALC	HALBERTON 6899		-120.00	
14-Nov-25	B/P to: SJ Trees		1667	-336.00	
30-Nov-25	Service Charge			-6.00	-3435.52

Closing balance 30/11/25 **£ 1766.63**

Reserve account

Opening balance 01/11/25 £28393.21

Receipts

Payments

Closing balance 30/11/25 **£28393.21**

The cumulative bank reconciliation form had been produced in Scribe and was duly signed by the Chair at the meeting.

The monthly budget report had been circulated to councillors prior to the meeting and reflected the financial situation at eight-months.

b. Payments to approve (Council):

HMRC (PAYE)	£219.46
S McGeever (Wages)	£644.21
S McGeever (Expenses)	£ 26.00
R Furmedge (Google Workspace)	£ 7.00
South West Water (Cemetery)	£ 26.42

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Brightsea (Newsletter)	£926.00
C Graham (Newsletter distribution)	£ 50.00
PKF Littlejohn (external audit)	£378.00
Newsletter advertising refund (S)	£ 32.00 (details awaited)

The Parish Council RESOLVED to make the payments listed above.

b. Unity Debit Card

The application could take up to six months.

c. Utility Warehouse

Review of all invoices to be carried out – ongoing

d. Local Government Reorganisation

MDDC assets and services.

Information had been circulated to Parish Councillors and discussions with MDDC were ongoing.

The Parish Council received a presentation from Councillor Furmedge outlining the potential procedure for moving forward on assets and a decision on the make-up of a Working Group would be considered at the January meeting.

e. Budget/Precept discussions

In conjunction with the Chair, the Clerk had circulated a draft budget and precept calculation to council members and ran through the document and the rationale behind the figures given in the spreadsheet which considered the budget levels for the continuation of existing services, assets and designated projects for the 2026-27 together with the aspiration to improve the maintenance of all village areas in line with requests from parishioners. The budget did not include S106 funding which was designated for a specific purpose with the money being received and expended on that project.

Consideration had also been given to Local Government Reorganisation and the possible acquisition of assets and services from DCC and MDDC which could related to car parks, play areas, emptying of litter and dog bins as well as clearing pavements, footpaths and hedges.

The Clerk ran through the budget document line by line and provided the rationale for the amounts allocated and the Parish Council discussed the figures given.

The figures represented the aspirations of the Parish Council together with the need to build up a reserve equivalent to one year's precept and an allocation for Local Government Reorganisation. In previous years, the Parish Council had used reserves to meet its expenditure.

The precept calculations had provided figures with and without an LGR contingency fund which the Clerk recommended on the basis of webinars attended on Local Government Reorganisation and the experiences towns and parishes in Cornwall and Somerset who had been through the process. The LGR contingency would only be used, if required, and unused funds would not be used for other purposes and thus could lead to a surplus at the year end.

The Clerk's recommendation was a 37% increase which would see the Band D precept rise from £59.41 per year to £81.12 per year. Historically, Halberton had been significantly below the Mid Devon average which had meant reserves had been used. The situation changed somewhat in 2025/26 when the precept was raised from £37.19 to £53.36. In 2026/27, the existing precept would mean a payment of £59.41. The average in 2025/26 Band D precept payment had been £76.38.

The Chair advised that he favoured a 25% rise in the precept and asked for council members feedback noting that the parish had not commented on last year's precept rise and positive results had been achieved.

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Parish Councillors felt that any increase in the precept would need to show a real benefit for the parish in terms of maintenance undertaken and improvements and that the LGR contingency was an earmarked reserve. Overall, council members felt the Parish Council could do better in keeping the parish well maintained and encouraging the use of amenity area which this budget would allow.

Parish Councillors were divided on the amount to increase the precept but agreed it should not be less than 25% to provide an LGR contingency.

The Clerk would rework the figures to achieve a 25% increase without taking out the proposed LGR contingency fund.

The Parish Council would make its decision at the meeting on 13 January 2026 to meet the deadline of 23 January 2026.

f. Pension Regulator

The information has been updated to comply with the submission deadlines.

248-12 Police Matters

Police Matters

Information had been circulated to Parish Councillors and there were a number of scams taking place.

Councillor Advocate Scheme

Councillor Browse advised that he had nothing to report.

248-13 - Recreation and Amenities Advisory Committee

The Recreation and Amenities Advisory Committee had met on 26 November 2025 under its new Terms of Reference and the minutes had been circulated and the Clerk gave a brief report. The minutes are posted on the Parish Council website and included recommendations for teenage equipment on The Mead.

The Parish Council RESOLVED to approve a spend of up to £500 on improving the Greenway permissive path.

The Parish Council RESOLVED, in line with the recommendation from the Institute of Cemetery and Crematorium Management that where the Parish Council held the Exclusive Rights of Burial for a public grave in the cemetery, it could be sold to the family of the individually concerned provided that no other family was involved. The purchase price would be the current parishioner rate.

248-14 Community items

To consider any other community matters.

a. Council IT tools Working Group to include Facebook page/Website/Communicating with Parishioners
Councillor Furmedge advised that he had negotiated a reduced rate for continuing with the halberton.org email accounts used by parishioners to a cost of £55 per year.

The Parish Council RESOLVED to agree this expenditure.

b. Anaerobic Digester Liaison Committee

The Parish Council felt that the current planning applications should be resolved prior to a meeting.

c. Emergency Plan

The Parish Clerk was working on the Emergency Plan and draft information specific to Halberton had been circulated. Work would continue on the full draft Emergency Plan which would be brought to the January meeting.

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d. Neighbourhood Plan

The Clerk had organised a meeting of Parish Councils with a planning consultant and Devon Communities Together on 20 January 2026.

e. Parking in the Lower Town

No further update

248-15 Highways and Traffic/Road Safety

The Parish Council noted the Clerk's report as given in the agenda.

Highways

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. Clerk to chase.

Lower Town pavements etc.

The Clerk was meeting with the current ground maintenance contractor to obtain a price for clearing the pavements etc during the winter months.

c. Snow Warden Scheme

Councillor Campbell advised that he had nothing to report.

d. Surface water at the pond

Reported to DCC – will look when it next rains.

Update awaited

e. Surface water at Chapel Close

Reported to DCC – will look when it next rains.

Update awaited

f. Flooding at the Farm Shop

This had been due to SouthWest Water works, the drains had been cleared in October.

Traffic and Road Safety

Joint Traffic Group: Councillor Batchelor, Browse and Slade
Meeting being arranged for January

Ongoing Halberton matters:

Flashing lights at the school in Lower Town
The SIM pod is with the school
The weight limit sign has been delivered to DCC Highways and will be replaced.
School signs have been put up.
Fault in lights reported.
Action: Clerk

Double yellow lines in Lower Town/at the Hickory Inn
Response from Highways: If the site and extent of lines as been approved, then I would anticipate a further 12 months for consultation and possible amendments before anything will happen on the ground.

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The pavement at Church Path
Ongoing

VAS units
Due to time constraints Councillor Furmedge did not provide a report.

Potential pavement at The Hickory Inn
See information above. The pavement could not move forward until the double yellow lines are in place.

Lorries between Halberton and Brithem Bottom
The Clerk was awaiting update on moving the existing signs to Herne Bridge.
Another two lorries had become stuck in the lanes and had run over ditches etc in their attempts to reverse.

Community Speed Watch

Nothing to report
Action: Councillor Browse/Clerk

Portable Air Quality Monitor

Councillor Furmedge had nothing to report.

248-16 Members business including meetings attended, and miscellaneous matters (not for decision)

Nothing to report.

248-17 Items for next meeting

248-18 Date of the next meeting

The next meeting would take place on 13 January 2026 at Halberton Village Hall.

The Chair closed the meeting at 9.20pm.

Signed: _____
Chairman

Date: _____

HALBERTON PARISH COUNCIL

Item		Report Pages
6	Vacancies on the Parish Council To consider and, if agreed, approve any applications received.	15

A call for councillors was included in the latest Newsletter.

Posters have been put on all the noticeboards and at the Farm Shop/Steamers/Hitchcocks.

Two expressions of interest has been received – update at the meeting.

HALBERTON PARISH COUNCIL

Item		Report pages
7	Mid Devon District Council matters a. To receive a report from the MDDC Council Member b. Grand Western Canal Group	14 - 15

a. To receive a report from the MDDC Council Member. Gwen Duchesne, MBE.

Happy New Year

Tiverton Bus Shelter Vandalism and Repairs

You may be aware that during the early hours of Saturday, 6 December (around 2:30am) each pane of glass in the shelter in Phoenix Lane was damaged by vandals, resulting in thousands of pounds of damage. The Council aimed to repair the damaged bus shelters in Tiverton before Christmas, but due to supplier problems, the glazing will be replaced in early January 2026.

Cllr Jane Lock, Cabinet member for Housing, Assets and Property Services, said:

"It was a sad sight to see so much purposeful damage caused to the bus shelter. It is hard to fathom why anyone would do such a thing, but we would like to reassure our residents that work is underway to repair the shelters as soon as possible."

Christmas Tree Collections in January

The Garden waste Service will collect Christmas Trees put out for collection by all residents up to and including 31 January 2026. The tree trunk must be no wider than 4 inches (100mm) in diameter and under 6FT tall (cutting it in half before collection would be helpful). Please place the tree next to the blue food caddy or, if you have a brown garden bin, it can be placed inside or next to the bin.

Please recycle all you can this Christmas season by putting the wrapping paper, cardboard, plastic containers, bottles and food waste into the right containers. It will not only help our hard-working crews out but also help us maximise our recycling rate and reduce our carbon footprint. Not only is this our Climate Change strategy in action but it also gives all residents the opportunity to make their own household contribution.

Warm Homes Local Grant

Warm Homes grants are being delivered in partnership with Devon County Council and other local authorities in Devon. It's a government backed scheme to make homes across Devon warmer, greener and more affordable to heat. The scheme offers fully funded energy efficiency upgrades for eligible households, including measures such as cavity wall and loft insulation, double glazing, air source heat pumps, solar panels and insulated doors.

visit [Warm Homes: Local Grant DCC - Energy Saving Devon](#)

Cabinet Decisions

1. Car parking & Permit Proposals 26/27

Reintroduction of a day permit option for car park users available to all residents across the district.

Development of proposals around a new business permit for the Multi Storey Car Park.

A 5% rise for Car Parking charges to be introduced as part of the budget setting process for 2026/2027.

The granting of additional free parking days for Crediton and Cullompton Town Councils to designate as they see fit to support their town centre activity.

For permits visit middevon.tarantopermits.com.

2. Tax Base Calculation 2026/27

That the calculation of the Council's Tax Base for 2026/27 be approved in accordance with The Local Authorities (Calculation of Tax Base) (England) Mid Devon District Council – Decisions taken by the Cabinet on Tuesday, 2 December 2025 Agenda Item No Topic Decision 6 Regulations 2012 **at 31,180.16 an increase**

of 447.25 Band D equivalent properties from the previous financial year.

The current collection rate of 97.5% will remain the same

New Funding Formulae Published

The Government has set out how councils in England will be funded from 2026/2027, with new funding formulae based on 2025 indices of deprivation, population projections and service demand.

As part of the fair funding review 2.0, it has also pledged: £2.4 billion for children's social care reforms; £2.4 billion for a new ring-fenced and combined homelessness, rough sleeping and domestic abuse grant; and a £600 million recovery for areas with the greatest immediate needs and less ability to raise income locally. There will be an all member briefing on the 2026/2027 budget 19 January which should hopefully provide an answer as to how all of these changes will relate to Mid Devon?

Business Rates Day 17/02/2026 (Phoenix House)

Dean Emery, Head of Revenues, Benefits, Corporate Recover, Corporate Fraud, welfare & Leisure has arranged a Business Rates Day. The purpose of this day is to help businesses understand the changes which are being made to Business Rates. People can come in and speak to someone, more dates will be agreed after the bills are issued.

Impact

Businesses will see their bills increase in many instances there are Government schemes in place to help smooth the extra costs, these may not take the full financial impact away. Link below for information on the changes.

[Important changes to Business Rates 2026 - MIDDEVON.GOV.UK](https://www.middevon.gov.uk/important-changes-to-business-rates-2026)

Police and Crime Commissioners

Police and Crime Commissioners are to be abolished from 2028. However, the strong link between police and the local communities will be maintained particularly in areas that will see the introduction of new local authority-led policing boards. Local area authority policing boards are part of the new governance structure introduced by the government's devolution agenda in England.

Alison Hernandez issues a statement 13 November – in which she said.

"...I want to assure all members of the public that my office and I are still going to be here for the next two and a half years and we will continue to hold the police to account on your behalf. My team and I have a lot to be proud of. We have a record number of police officers – 3,610 - and are one of the areas with the most reopened police stations. We also believe Devon & Cornwall Police is the most financially stable force in England thanks to the good financial planning of my office.

"I am doubtful the change announced today will save the estimated £100 million that has been stated by the Home Office minister. The duties of my office must remain independent of policing and will continue to incur a cost to the public regardless of where the responsibility for delivering them rests. This includes providing services for victims, being the appeals body for complaints against the police and having responsibility for elements of the misconduct process for all police officers..."

National LGR analysis

State of local Government Reorganisation :

Averages can mask a lot, but this was the result of their national analysis:

Across all the proposals submitted to MHCLG, we find that the average reduction in councillor numbers is 55.2%, the average estimated transition costs is £54.8m, the average estimated recurrent annual savings is £42.0m, the average population size of a new unitary is 515,430. However, this varies significantly across the devolution areas and the proposals submitted.

So across the country (21 areas), it's a fair assumption that we're looking at a cost of over £1bn to do this, for a system that will reduce Cllrs by over half, and see new authorities created probably somewhere in line with the government's 500k 'ideal'.

b. Grand Western Canal Group (Councillor Browse)

HALBERTON PARISH COUNCIL

Item		Report pages
8	Devon County Council matters To receive a report from the DCC Council Member	16

To receive a report from Councillor Neale Raleigh

HALBERTON PARISH COUNCIL

Item		Report Pages
9	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.	17-18

New applications:

25/01732/LBC

Proposal: Listed Building Consent for the replacement of 2 external timber doors Location: Halberton Primary School Church Path Halberton
Site Vicinity Grid Ref: 300550 / 112856
Parish: Halberton 25

Deadline for comments 5 January 2026 – extension requested

25/01725/FULL

Proposal: Erection of a self-build dwelling and detached garage following demolition of an agricultural building utilising the Class Q fallback position
Location: The Pethers Crown Hill Halberton
Site Vicinity Grid Ref: 299994 / 112558
Parish: Halberton 25

Deadline for comments 5 January 2026 – extension requested

25/01795/ADVERT

Proposal: Advertisement Consent to display 1 illuminated freestanding advertising board
Location: Keywise Commercials Unit 9 Forge Road
Site Vicinity Grid Ref: 304722 / 112218
Parish: Halberton 25

Deadline for comments 8 January 2026 – extension requested

25/01812/FULL

Proposal: Retention of Change of Use from Use Classes B1 (Business), B2 (General Industrial) and B8 (Storage/Distribution to Classes E(g) (Commercial, Business and Service), B2 (General Industrial), B8 (Storage/Distribution) and Sui Generis (Display and Sale of Vehicles)
Location: Keywise Cars Units 9, 10 and Part of 11 Forge Road
Site Vicinity Grid Ref: 304722 / 112218
Parish: Halberton 25

Deadline for comments: 12 January 2026 -extension requested

Devon County Council applications:

DPX/DCC/4449/2025

Town and Country Planning General Regulations 1992 - Regulation 3 Replacement external doors at Halberton Primary School, Church Path, Halberton, Devon, EX16 7AT

Determination date: 29/01/2026

Appeals

25/00046/OPDEV – ENFORCEMENT ORDER UPHELD IN MDDC’S FAVOUR – 10 December 2025

Appeal A Ref: APP/Y1138/C/25/3368147

Appeal B Ref: APP/Y1138/C/25/3368148

Land at NGR 305111 111808, (Adj. Pleasant Streams), Uffculme, Devon, EX15 3DA

Other matters:

Two Trees Solar Farm

The Clerk has followed up on the Community Benefit offer and an increase is being considered.

Willand AD Plant

The Clerk attended a meeting with Acorn Bioenergy regarding the re-opening of the plant in 2026 with a 120,000 tons of power crops per annum. The S106 agreement provides for HGVs to use the A38/A361/M5 but this does not apply to tractors. The need for tractors to be monitored and asked to use the same routes was stressed to avoid additional traffic through Halberton and Sampford Peverell.

Acorn Bioenergy will be setting up a Community Fund.

HALBERTON PARISH COUNCIL

Item		Report Pages
10	Consideration of Mid Devon District Council's Planning Decisions	19

The following decisions have been received:

25/01737/NMA – APPROVED – 19 December 2026

Proposal: Non-Material Amendment for 25/01144/FUL to allow amendment of proposed wording to Erection of self build dwelling following partial demolition of existing dwelling

Location: Lower Herne Ash Thomas Tiverton

NON MATERIAL AMENDMENT:

1. Alteration to the wording of description of planning permission 25/01144/FULL to read "Erection of self build dwelling following partial demolition of existing dwelling"

25/01564/HOUSE – APPROVED – 19 December 2025

Proposal: Erection of single storey rear extension

Location: Rosebank Ash Thomas Tiverton Devon

Devon County Council

BGX/DCC/4441/2025 – CONDITIONAL APPROVAL – 1 December 2025

County Matter Planning Application Mid Devon District Council: Extension to existing Waste Transfer Station and Recycling Depot and associated works, including removal of existing temporary cabins from application site and drainage works. Extension is for the undercover storage of sorted and baled recyclate because of imminent enforcement of Environmental Agency changes in legislations regards storage of baled recyclate. at Unit 3, Carlu Close, Hitchcocks Business Park, Uffculme, Devon, EX15 3FG

HALBERTON PARISH COUNCIL

Item		Report pages
11	Financial accounts 2025/26	20-21

a. Financial report for the year 2025/26

Current account

Opening balance 01/12/25			£ 1766.63	
Receipts				
Transfer from reserve account			£ 5000.00	
Newsletter			£ 963.00	£5963.00
Payments				
01-Dec-25	MDDC DIRECT DEBITS	1277346	-43.00	
01-Dec-25	VALDA ENERGY LIMIT	VALDAENERGY	-19.45	
01-Dec-25	MDDC DIRECT DEBITS	DTW 953043	-17.78	
12-Dec-25	B/P to: Pennon Water Servi	1689100901	-26.42	
12-Dec-25	B/P to: Brightsea Print	HALB-INV 116484	-926.00	
12-Dec-25	B/P to: Mrs S McGeever	WAGES NOV 25	-644.21	
12-Dec-25	B/P to: HMRC	070/AZ13079	-219.46	
12-Dec-25	B/P to: PKF Littlejohn	DV0170 HALBERTON NEWSLETTER	-378.00	
12-Dec-25	B/P to: Carol Graham	DISTRIB	-50.00	
30-Dec-25	Direct Debit (VALDA ENERGY LIMIT)	VALDAENERGY	-19.19	
31-Dec-25	Service Charge		-6.00	-2349.51
Closing balance 31/12/25			£ 5380.12	

Reserve account

Opening balance 01/12/25		£28393.21
Receipts		
Interest		£ 136.56
Payments		
Transfer to current account		£ 5000.00
Closing balance 31/12/25		£23529.77

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

The monthly budget report will be circulated to councillors prior to the meeting. This budget will reflect the situation at nine-months.

b. Payments to approve (Council):

December payment awaiting authorisation:

R Furmedge (Google Workspace)	£ 7.00
HMRC (PAYE)	£
S McGeever (Wages)	£644.41
S McGeever (Expenses)	£ 26.00

R Furmedge (Google Workspace)	£ 7.00
Ken Browse (moss spray)	£ 11.95
Newsletter advertising refund (S)	£ 32.00 (details awaited)

b. Unity Debit Card

The application could take up to six months.

c. Utility Warehouse

Review of all invoices to be carried out – ongoing

d. Local Government Reorganisation

MDDC assets and services.

Information circulated to Parish Councillors – awaiting financial information

e. Budget/Precept discussions

The updated paper has been circulated to Parish Councillors in advance of the meeting and the final budget will be published on the website.

The deadline for setting the budget is 23 January 2026 so further adjustments could be made at the January meeting.

HALBERTON PARISH COUNCIL

Item		Report Pages
12	Police matters To consider any correspondence from the Police and Crime Commissioner and the Council Advocate Scheme	22

Police Matters

Information circulated to Parish Councillors

Councillor Advocate Scheme

Councillor Browse to report

HALBERTON PARISH COUNCIL

Item		Report Pages
13	Recreation and Amenities Advisory Committee	23

The Recreation and Amenities Advisory Committee will meet on and bring any recommendations to the next Parish Council meeting.

HALBERTON PARISH COUNCIL

Item		Report Pages
14	Community items	24

To consider any other community matters.

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

- Update on Google Groups (email digest)

b. Anaerobic Digester Liaison Committee

On hold until planning applications.

c. Emergency Plan

The Parish Clerk is working on the Emergency Plan and will bring a draft to the December meeting

d. Neighbourhood Plan

The meeting has been organised for 20 January 2026.

e. Parking in the Lower Town

No further update

HALBERTON PARISH COUNCIL

Item		Report Pages
15	Highways and Traffic/Road Safety	25-26

Highways

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.

Work ongoing

c. Snow Warden Scheme

Councillor Campbell

Update of grit bins

d. Surface water at the pond

Reported to DCC – will look when it next rains.

Update awaited

e. Surface water at Chapel Close

Reported to DCC – will look when it next rains.

Update awaited

f. Flooding at the Farm Shop

Southwest Water works

Traffic and Road Safety

Joint Traffic Group: Councillor Batchelor, Browse and Slade

Meeting being arranged

Ongoing Halberton matters:

Flashing lights at the school in Lower Town

The SIM pod is with the school

The weight limit sign has been delivered to DCC Highways and will be replaced.

School signs have been put up.

Fault in lights reported.

Action: Clerk

Double yellow lines in Lower Town/at the Hickory Inn

Response from Highways: If the site and extent of lines as been approved, then I would anticipate a further 12 months for consultation and possible amendments before anything will happen on the ground.

The pavement at Church Path
Ongoing

VAS units
Councillor Furmedge - short presentation
- Review of data collection

Potential pavement at The Hickory Inn
Double yellow lines have been agreed.
See comment above

Lorries between Halberton and Brithem Bottom
Awaiting update on moving existing signs

Community Speed Watch

Councillors Browse, Fairclough and Strange have undertaken the training.
Action: Councillor Browse/Clerk

Portable Air Quality Monitor

Councillor Furmedge
- No progress this month