

Halberton Parish Council

Meeting of Halberton Parish Council will be held on Tuesday 14 April 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
7 April 2026

AGENDA

Item		Report Pages
1	Election of Chair Following Councillor Batchelor's resignation as Chair, a new Chair will be elected to serve until the Annual Meeting of the Parish Council in May when the election of both the Chair and Vice-Chair will take place	N/A
2	Apologies	N/A
3	Declarations of Interest	N/A
4	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
5	To approve the minutes of the Council meeting on 10 March 2026	3-13
6	Chairman's announcement	N/A
7	Vacancies on the Parish Council To consider and, if agreed, approve any applications received	14
8	Mid Devon District Council matters a. To receive a report from the MDDC Council Member b. Grand Western Canal Group	15-16
9	Devon County Council matters To receive a report from the DCC Council Member	17
10	Consideration of Mid Devon District Council's planning applications The planning application with its supporting documents and comments made by the public and other consultees which are published on the MDDC planning website prior to the meeting will be considered as part of the Council's deliberations on planning applications.	18-20

11	Consideration of Mid Devon District Council's Planning Decisions The following planning decisions have been received.	21-22
12	Financial accounts 2025/26 To consider the year-end accounts And Financial accounts 2026/27 Accounts, budget monitoring, grant applications etc.	23-25
13	Police matters To consider any correspondence from the Police and Crime Commissioner and the Council Advocate Scheme	26
14	Recreations and Amenities Advisory Committee The Committee will met on 25 March 2026 and the minutes will be circulated	27
15	Community items To consider any other community matters	28
16	Highways and Traffic/Road Safety To consider any matters relating to highways, traffic and Road Safety	29-30
17	Members business including meetings attended, and miscellaneous matters (not for decision) Devon Council Climate Network - Emails circulated to Parish Councillors Connecting the Culm/Catchment Visioning Workshop - Councillor Browse Cullompton Health and Wellbeing - Next meeting: Tuesday 28 th April 10am - 12.00pm (arrival at 9.45am)	N/A
18	Items for next meeting	N/A
	Date of next meeting 12 May 2026 – Annual Meeting of the Parish Council 14 May 2026 – Annual Parish Meeting	N/A

*Signed: Susan McGeever
Clerk to Halberton Parish Council*

HALBERTON PARISH COUNCIL

Item		Report pages
5	To approve the minutes of the Council meeting on 10 March 2026	3-13

Halberton Parish Council
Minutes of the Parish Council Meeting
held at Halberton Village Hall on Tuesday 10 March 2026 at 7.00pm

Present

Councillors Batchelor (Chair), Browse, Campbell, Fairclough, Furmedge, Graham, Saunders and Slade 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.

251-1 Apologies

Apologies had been received and were approved for Councillors Barnard-Taylor, Prout and Strange.

251-2 Declarations of interest

There were no declarations of interest.

251-3 Public Forum

Members of the public raised the following:

- Noted that funding and the precept is on the agenda. MDDC had signed off its budgets and it appeared there could be increasing demands on Parish Councils. The average parish/town precept across Mid Devon was £106000.00 with Halberton's precept being 17% below this average. If the Parish Council was mindful to consider a Finance Committee with resident input then individuals would be prepared to put themselves forward.

251-4 To approve the minutes of the Council meeting on 10 February 2026

It was RESOLVED to approve the minutes as a true record of the meeting and the Chair initialled each page and signed the final page.

251-5 Chair's Announcements

Councillor Batchelor had no announcements to make.

251-6 Vacancies on the Parish Council

The Parish Council was at its full complement but would have a vacancy in May 2026. No requests for information had been received by the Clerk.

251-7 Mid Devon District Council matters

a. To receive a report from the MDDC Council Member
Councillor DuChesne had submitted a written report which had been published in the agenda for this meeting. The key points were MDDC's balanced budget, Business Rates, Local Government Reorganisation and Community Hubs.

A consultant had been engaged to consider applications for AD digestors and compliance to planning conditions in Mid Devon.

Councillor Batchelor noted that MDDC had new electric car charging facilities and asked how this had been

delivered. Councillor DuChesne advised that she would find out.

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

Councillor Browse advised that he attended the JAC meeting on Monday, 2 March 2026.

There was a new representative from Holcim (quarry at Westleigh) who advised that they were working on the plan for water replacement for the canal. Once the proposed scheme was completed, it would require approval from the Environment Agency. It was hoped that work could start in November.

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This work should have been done as part of the planning application and was overdue. The Canal Manager was being kept up-to-date with progress.

The Local Devon Recovery Strategy was allowing for a 'green space' along the canal corridor.

There had also been a presentation from the Enforcement Officer who worked part-time and had a full-time assistant. Work was being done but major breaches of planning regulations took precedence over small breaches.

A study was going to be undertaken on invasive species in the canal.

In response to questions, Councillor Browse advised that the quarry was now working well under the level of the canal and did pump water back into the canal. The canal levels have not dropped this year.

The Clerk had received information from the Canal Manager to add to the Emergency Plan and also what people should look out for when walking the canal. The later would be included in the upcoming Newsletter.

251-8 Devon County Council matters

Councillor Raleigh had provided a written report prior to the meeting and it is published in these minutes. There were two points:

Permissive Path at Lower Town

Approval had been received from DCC.

He thanked the Parish Council for their support.

Councillor Batchelor raised the point that local farming users of Lower Town could be asked to contribute to the cost.

The Clerk advised that she was in correspondence with DCC and was looking to provide a specification as per the Jubilee Path for consideration. Planning permission would also be required from MDDC. Councillor Browse had been active in putting in both the Jubilee and Greenway permitted paths so there was knowledge within the Parish Council to achieve this work.

Highways

He had met the Clerk to review works put forward by the Neighbourhood Highways Officer for road improvements and advised he would be supporting those plans.

The Parish Council thanked Councillor Raleigh for his support and raised the question of the caravan in the layby at Hartnoll. Councillors DuChesne and Raleigh agreed to discuss the matter outside the meeting whilst the Clerk would contact Highways in regard to road signs that had been left.

251-9 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.

26/00139/MFUL

Proposal: Variation of conditions 2 and 4 of Planning Permission 20/00876/MFUL (Construction of Cullompton Town Centre Relief Road comprising new 1350 metre road connecting Station Road to Duke Street and associated works) to allow substitution of approved plans to modify the design of the northern section of the relief road and noise mitigation

Location: Land at NGR 302456 107324 Cullompton Devon

Grid Ref: 302456 / 107324

Parish: Cullompton 21

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

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25/01469/FULL

Proposal: Erection of two dwellings

Location: Land and Buildings at NGR 300539 113085 High Street Halberton Devon

Grid Ref: 300539 : 113085

Parish: Halberton 25

The Parish Council had already commented on this application and since the publication of the agenda, a decision notice had been received and the application had been approved.

26/00189/PNCOU

Proposal: Prior Approval for the change of use of an agricultural building to Class R (flexible business use) 557sq.m

Location: Land and Buildings at NGR 304202 111957 (Langlands Chicken House 3) Uffculme

Site Vicinity Grid Ref: 304202 / 111957

Parish: Halberton 25

The Parish Council noted that it did not have to submit a consultee comment due to the application being for prior approval. The Parish Council could comment if it felt that there would be traffic or road safety issues.

The Parish Council RESOLVED to contact the planning officer with regard to the possibility of increased traffic and use of the new entrance which was not shown on the planning application.

26/00186/PNAG

Proposal: Prior approval for the erection of an agricultural storage building and access track

Location: Land at NGR 305021 112600 Bridwell Avenue Halberton

Site Vicinity Grid Ref: 305028 / 112587

Parish: Halberton 25

The Parish Council noted that it did not have to submit a consultee comment due to the application being for prior approval. The Parish Council could comment if it felt that there would be traffic or road safety issues.

A decision notice had been received post the publication of the agenda and the application had been approved.

26/00159/MFUL

Proposal: Construction of an earth-banked slurry lagoon, two silage clamps with associated retaining wall, yard extension, fencing and drainage

Location: Land at NGR 298043 107664 (Honey Park Farm) Butterleigh

Grid Ref: 298230 / 107587

Parish: Cullompton 21

The Parish Council noted the objections on the portal from residents within Parish: Cullompton 21.

These objections gave concerns over the water table and the lagoon size calculations.

The Parish Council had requested clarification from MDDC as to the calculation used to determine size but no response had been received. In the absence of this information, the Parish Council considered the comments from Natural England, Public Health, South West Water, Historic Environment Team and noted the Environment Agency was yet to comment. Slurry pits were controlled by Government legislation and were part of DEFRA's drive for cleaner farms.

The Parish Council RESOLVED that it had no objection to this application provided that the recommendations from statutory consultees were met.

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26/00275/MARM

Proposal: Variation of condition 1 of Planning Permission 23/01172/MARM (Variation of condition 1 of planning permission 19/00364/MARM to allow substitute plans (Reserved Matters application, pursuant to Outline application 15/01332/MOUT, for employment development of up to 5,256m² of B1, 2,651m² of B2 and 4,919m² of B8 units together with internal access roads, parking and associated infrastructure) to allow amendments to the approved site layout to facilitate an extension to Unit B2 to provide additional office and production accommodation, together with associated access, parking, drainage and infrastructure works

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

Grid Ref: 303680 / 111678

Parish: Willand 59

The Parish Council noted that at the time this application had originally been submitted in 2015, it had concerns over the speed limit on the B3181 and lack of pavements in the area. The application also brought business development closer to the residents in Muxbeare Lane with the associated noise and lighting disturbance.

The Parish Council RESOLVED that it could not object to this variation of condition 1 of Planning Permission 23/01172/MARM but would reiterate its previous comments as given above.

Outstanding applications:

25/00292/FULL – Crown Hill

The Planning Officer is currently reviewing the application.

25/00961/MFUL – Rhode Farm (Slurry)

The Planning Officer had commented that objections from consultees remain in regard to flood risk/drainage and the impact upon the SSSI. Additional justification regarding the size and location of the lagoon was awaited.

The transport route to the slurry lagoon would now use the link road and thus not include Tidcombe Lane and Blundells.

There was no information on the return route.

Transportation times would avoid school times.

The slurry would be used at Rhode Farm.

The determination date has been extended to 13 March 2026.

The Parish Council RESOLVED to write to the Planning Officer in respect of the return route from the slurry lagoon and the use of the slurry.

25/01638/MOUT – 170 houses @ B3181

The determination date had been extended to 20/4/2026.

The Parish Council considered potential uses for S106 monies and noted that it had no available land in the area to provide open space adjacent to the development. Paths within the estate to facilitate residents

using Muxbeare Lane to access Tiverton Parkway would be beneficial. Proper footpaths to facilitate residents accessing facilities at Willand would be required.

The Parish Clerk advised that she would be speaking to Willand's Clerk to ascertain if they had available land.

The Parish Council RESOLVED to ask the question if a play park was already onsite and, if not, could land be made available within the site for facilities and asked Councillor DuChesne to ascertain the response.

25/01652/MOUT – 650 houses at Manley Lane

The application has a determination date for 23 March 2026. However, due to the complexity of the application the determination date will extend beyond 23 March.

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25/01500/MOUT – 150 houses plus extension to business park at Hartnoll

Extension agreed to 17/06/2026

Other matters:

Two Trees Solar Farm

The Clerk has followed up on the Community Benefit offer and an increase is being considered. A start date of June/July 2026 has been received and a further online meeting will take place.

National Planning Policy Framework

The Parish Council did not comment on this latest consultation.

Mid Devon District Council Caravan site and mobile homes policy consultation

Information circulated to Parish Council the deadline for comments was Wednesday 8 April 2026.

Invitation to Planning Training for Town and Parish Councils - Thursday 26th March 2026

The Parish Council noted this training and Councillor Furmedge would attend.

251-10 Consideration of Mid Devon District Council's Planning Decisions

The following decisions were noted:

25/01763/CLP – APPROVED – 4 February 2026

First Schedule

Proposed siting of a caravan to provide ancillary residential accommodation in accordance with submitted plans/drawings – details referred to below.

Second Schedule

Braddons Barn, Muxbeare Lane, Willand.

25/01795/ADVERT – REFUSED – 11 February 2026

Proposal: Advertisement Consent to display 1 illuminated freestanding advertising board

Location: Keywise Commercials Unit 9 Forge Road Hitchcocks Business Park

Enforcement are aware that the sign is still displayed at the site.

26/00034/CAT – NO OBJECTION – 19 February 2026

Proposal: Notification of intention to fell one Hankerchief tree (*Davidia involucrata*) in a Conservation Area

Location: Overock Halberton Tiverton Devon

25/01725/FULL – APPROVED – 19 February 2026

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 Tiverton

251-11 Finance

a. Financial report for the year 2025/26

Current account

Opening balance 31/01/26			£ 4683.84	
Receipts				
Newsletter			£ 1031.50	
Cemetery			£ 90.00	
Locality Budget			£ 300.00	£1421.50
Payments				
02-Feb-26	MDDC DIRECT DEBITS	DTW 953043	-17.78	
12-Feb-26	B/P to: HMRC	070/AZ13079	-219.46	
		Page 696		
12-Feb-26	B/P to: Mrs S McGeever	WAGES JAN 26	-644.21	
12-Feb-26	B/P to: Brightsea Print	HALB-INV 117017	-926.00	
12-Feb-26	B/P to: Carol Graham	NEWSLETTER DISTRIB	-50.00	
17-Feb-26	B/P to: Rob Furmedge	GOOGLE	-7.00	
28-Feb-26	Service Charge		-6.00	-1870.45

Closing balance 28/02/26 **£ 4234.89**

Reserve account

Opening balance 31/01/26	£23529.77
Receipts	
Payments	

Closing balance 28/02/26 **£23529.77**

The cumulative bank reconciliation form produced in Scribe for the period ending 28 February 2026 was duly signed by the Chair.

The eleven-month budget report had been circulated to councillors prior to the meeting. No questions were raised.

b. Payments to approve (Council):

R Furmedge (Google Workspace)	£ 7.00
HMRC (PAYE)	£219.46
S McGeever (Wages)	£644.21
S McGeever (Expenses - Jan)	£ 26.00
S McGeever (Expenses – Feb)	£ 26.00
Source for Business (cemetery water)	£ 31.14
Richard Adams (Clearance at Lower Town)	£250.00
(Repairs to gates)	£325.00
(VAT)	£115.00 (Total £690.00)
Nico Page (Footpaths)	£410.00
ROSPA (Play park inspection)	£104.40
Newsletter advertising refund (S)	£ 32.00 (details awaited)
Valda DD	£17.05

The Parish Council RESOLVED to make the above payments.

b. Unity Debit Card

It is understood two years of accounts have to be submitted. A new application will be prepared.

c. Utility Warehouse

The work to review all invoices was being carried out, it would make a difference to the VAT amount to be re-claimed for 2023-24. The VAT reclaim forms for 2023-24. The VAT claim for 2023-24 and 2024-25 could now be submitted.

d. Local Government Reorganisation

MDDC assets and services.

The Clerk advised that information was awaited on the handover mechanism for MDDC non-statutory assets.

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f. Assertion 10

Councillor Furmedge provided a presentation on Assertion 10 which confirmed the use of gov.uk emails and that confirmed the Clerk's view that personal emails should not be used as a forwarding mechanism even though 'stackmail' was cumbersome to use.

Whilst the Bring Your Own Device policy had been agreed, again it was preferential for all Parish Councillors to be working in the cloud rather than downloading documentation.

The Clerk used Microsoft 365 and held documents in the cloud as well as on the Parish Council computer and a separate hard drive as a fire precaution.

Microsoft 365 Business would allow for parish councillors to use the Parish Council subscription to access on documents in the cloud.

It was noted that some parish councillors would need training.

Action: Councillor Furmedge/Campbell and Clerk to bring a proposal with costings to the next meeting

g. Transparency/Accountability

Councillors Batchelor and Furmedge together with the Clerk had discussed increased Transparency and Accountability.

Councillor Furmedge had circulated a presentation prior to the meeting and it was felt this information required consideration and a decision could not be made at this meeting.

Parish Council members considered that the budgeting information received through the monthly budget monitoring documents and bank reconciliations gave a good picture of the parish council finances. The budget had been produced by the Clerk in consultation with the Chair and Vice-Chair to achieve good accounting practices. The budget had been discussed at one meeting and following input from parish councillors had been adjusted and then voted on by all parish councillors. It was recognised that this year's budget continued to build a reserve of 100% of the precept and build a reserve for the possible effects of Local Government Reorganisation.

The possibility of a Finance Committee was discussed and Councillor Browse advised that such a committee was normally made up of the Chair, Vice-Chair and Chairs on any sub-committees. Resident participation came from feedback at the Annual Parish Meeting or through surveys. The Parish Council could then consider that feedback and, if a project was of particular interest and costly, call a special meeting to ask residents if they would be prepared to accept an increase in the precept to cover the cost.

h. Action Plan

The Clerk had produced an action plan giving short, medium and long term projections and indicating where the Parish Council may need to build up reserves to cover the replacement of assets by building up Capital and Earmarked Reserves.

Actions undertaken:

Brambles cleared opposite Bycott Lane

Gates at the recreation ground and the Mead mended.

Path from car park to the Mead - scheduled for the Easter holidays

i. Footpath quote

The Footpath clearance quote for 2026/27 is £415.00. This represents a £15.00 increase from 2025/26.

The Parish Council RESOLVED to accept the quote.

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j. S106 monies

As requested by the Parish Council, the Clerk has sought further information relating to S106 monies.

1. Teen facilities on The Mead (10-year lease and removable equipment) **£28191.62**

S106 spending must be compliant with the purpose set out in the agreement and must deliver facilities that will be available for the community over the expected lifespan of the contribution.

A 10-year lease does not automatically prevent use of S106 funds, providing that:

- the equipment is fully removable,
- the Parish Council can relocate it to an alternative site at the end of the lease (if needed), and
- the Parish Council confirms that the long-term availability of the facility can still be secured.

We would therefore need written assurance from the Parish Council that the equipment can be retained or re-sited at the end of the term, so the investment is not lost.

If some items are better placed on Parish-owned land (with greater security of tenure), that may indeed be the more straightforward option both practically and in S106 compliance terms.

2. Car park to Mead pathway eligibility under “teen facilities” S106

The pathway could be eligible as long as its primary purpose is to provide safe access to the teen facilities.

3. Use of allotment S106 funds – shed and seating area **£1205.00**

A shed for storage and tools, and enhancements to create a small seating or amenity area for allotment users, would generally fall within eligible expenditure provided these are directly linked to supporting the allotments and their users.

This information would be considered by the Recreation and Amenities Advisory Committee at its next meeting.

k) Approval of P3 forms

Councillor Furmedge had circulated the footpath documentation and following a number of clarifications from the Clerk, the Parish Council RESOLVED to approve the documentation.

Updated P3 forms would be circulated prior to being sent to DCC.

251-12 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 nothing to report.

251-13 – Newsletter Advisory Committee

The Newsletter Advisory Committee met on 3 March 2026 and the minutes had been circulated to Parish Councillors.

There were no recommendations from the Advisory Committee for the Parish Council to consider.

251-14 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 he had nothing to report.

b. Anaerobic Digester Liaison Committee
On hold until planning applications resolved.

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c. Emergency Plan
Councillor Furmedge and the Clerk were continuing the work on the maps for the Emergency Plan.
The Clerk would add information received on the canal.

The Clerk was attending a webinar on Community Hubs and would report to the next meeting.

A Public Meeting was required to gain further information for the plan. A date would be set at the April meeting.

The Devon Community Resilience Forum – Spring Forum was taking place on 26 March 2026, from 10am-4pm. At Teign Valley Community Hall. This clashed with other meetings.

d. Neighbourhood Plan
The Clerk advised that confirmation has been received that MDDC will fund a Housing Needs Survey and an email from Devon Communities Together had been circulated to parish council members.
The Parish Council would promote the Housing Needs Survey to gain the maximum number of responses.

The Clerk had circulated further documentation on neighbourhood plans and planning statements.

e. Parking in the Lower Town
No further update

f. Connecting the Culm
Councillor Browse advised that he was attending Connecting the Culm annual Forum - 26 March, 7 - 9pm.

251-15 Highways and Traffic/Road Safety

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

a. Potholes

Repairs continue to take place across the Parish.
Potholes **must be** reported online.

At the request of Devon County Council Highways, Councillor Raleigh has visited a site in the parish to support major works to prevent a road collapsing.

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.

Locations and photographs have been sent to MDDC who have spare maintenance capacity.

A response was awaited.

Fence alongside Boyes Close

Clarification sought from MDDC.

Pavement from Willand to Waterloo Cross

DCC have put clearing the pavement on the jobs list.

Village sign for Brithem Bottom

One of the signs went missing several years ago – DCC no longer fund new signs.

c. Snow Warden Scheme

Councillor Campbell had nothing to report.

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d. Surface water at the pond

An update was awaited.

e. Surface water at Chapel Close

An update was awaited.

f. Flooding at Millenium Way, Cullompton

The cause of the flooding on the Cullompton-Willand road inside the Halberton boundary is being investigated and has been found to be due to logs and debris under the bridge. This has now been cleared.

Traffic and Road Safety

Joint Traffic Group: Councillor Batchelor, Browse and Slade

Councillor Slade attended the meeting on 23 February 2026. The minutes of the meeting had been circulated to all parish councillors prior to the meeting. The actions required would be brought forward to the next meeting.

Ongoing Halberton matters:

Flashing lights at the school in Lower Town

Nothing to report

The pavement at Church Path

Ongoing

VAS units

Councillor Furmedge has requested this item be taken off the agenda.

Data required for the joint traffic working group.

Potential pavement at The Hickory Inn

In the absence of Councillor Barnard-Taylor no report was given on producing the drawings.

Lorries between Halberton and Brithem Bottom

An update was awaited on moving the existing signs.

Community Speed Watch

This item would be brought forward to the next meeting.

Portable Air Quality Monitor

Councillor Furmedge has requested this item be taken off the agenda.

251-16 Members business including meetings attended, and miscellaneous matters (not for decision)

Nothing to report.

251-17 Items for next meeting

As given in the agenda.

251-18 Date of the next meeting

The next meeting would take place on 14 March 2026 at Halberton Village Hall.

The Annual Meeting of the Parish Council would take place on 12 May with the Annual Parish Meeting taking place Thursday, 14 May 2026. It was not felt a change in format could be achieved this year. The Parish Council would, however, take a table at the Duck Race on 9 May 2026 and look to co-organise a village event in July.

The Chair closed the meeting at 9.30pm.

Signed: _____
Chairman

Date: _____

HALBERTON PARISH COUNCIL

Item		Report Pages
7	Vacancies on the Parish Council To consider and, if agreed, approve any applications received.	14

A call for councillors will be included in the next Newsletter.

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

No applications have been received since the last meeting.

A new councillor will be required in May.

HALBERTON PARISH COUNCIL

Item		Report pages
8	Mid Devon District Council matters a. To receive a report from the MDDC Council Member b. Grand Western Canal Group	15-16

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

Parish Report – April 2026

Planning Training and Updates

Mandatory Planning Committee Training – 18 March 2026: this refreshed the requirements for lawful decision-making, including reliance on the Development Plan and material considerations, clear evidence-based reasoning, correct procedure, and avoidance of predetermination or bias.

Parish Planning Training – 26 March 2026: for Parish clerks – this refreshed understanding of the planning system and the role of Town and Parish Councils as statutory consultees. Emphasis was placed on timely, policy-led parish comments focused on material planning considerations, and on offering mitigation or suggested conditions where appropriate.

There was also a presentation for the **Section 106 (\$106) officer**. S106 agreements are legally binding planning obligations attached to planning permissions, used to secure site-specific mitigation or contributions required to make a development acceptable in planning terms, such as highways works, open space or community facilities.

This was followed by a **Conservation Officer's** presentation on heritage assets. Heritage assets include listed buildings, conservation areas, scheduled monuments and other historically or architecturally significant buildings or places whose significance must be conserved or enhanced through the planning process. Finally, there was a talk from the **Enforcement Officer**. This provided an overview of the work they carried out.

Key takeaway: Parish influence is strongest when comments are timely, policy-based and focused on material planning considerations.

M5 Junction 28 Improvement Scheme

The scheme has passed a national review and remains supported by Government, but funding has not yet been approved. M5 Junction 28 remains within the Major Road Network / Large Local Majors programme, allowing work to continue while full business case approvals are progressed.

Waste, Recycling and Depot Update

The garden waste collection service remains opt-in, with the annual charge frozen for 2026/27. Updated recycling guidance includes the acceptance of metal pots and pans. Additional containers and free recycling advice are available. Councillors will be invited to depot site tours later this summer.

Creative Communities Grant Scheme (Round 1 – 2026/27)

The Creative Communities Grant Scheme supports cultural, arts, heritage and small public realm projects. Funding of up to £5,000 is available for partnership projects and up to £1,000 for individual organisations or businesses. Applications close on 24 April 2026, with projects to be delivered by 31 March 2027.

Mid Devon Lifeline Alarm Service

The Mid Devon Lifeline Alarm Service provides 24-hour digital alarm support to help residents live independently. Costs include a £40 one-off installation fee and a weekly charge of £6.23. Residents may self-refer without an assessment.

Gypsy and Traveller Site – Tiverton

A delegated decision on 24 February 2026 approved refurbishment of the existing Gypsy and Traveller site at Last Meadow, Uplowman Road, Tiverton, providing three pitches. The site has lawful use and was supported by Tiverton Town Council.

Community Asset Transfer (CAT) Policy – Update

A Community Asset Transfer Policy is being considered by Cabinet and is not yet adopted. The policy will mainly apply to community land and buildings and normally favour long-term leasehold arrangements, with freehold transfers considered only in exceptional circumstances. There has been a strong interest in Community Assets and some parishes have already approached MDDC. The passage of their applications will continue.

Information on Council-owned land and buildings is published under the Local Government Transparency Code and can be viewed on the Mid Devon District Council website:

[MDDC transparency code assets](#)

Subject to Cabinet approval, each Town or Parish Council would have one opportunity to submit an Expression of Interest by the end of June 2026, reflecting Local Government Reorganisation timescales.

Meetings and Events

Town & Parish Clerks' Annual Meeting: Wednesday 29 April 2026, 6.00pm, Phoenix House, Tiverton.

Landlord Networking Event: Wednesday 13 May 2026, 5.00–8.30pm, Upton Barn & Walled Garden, Cullompton.

Cllr Gwen DuChesne

Email: gduchesne@middevon.gov.uk

b. Grand Western Canal Group (Councillor Browse)
Report from Councillor Browse.

HALBERTON PARISH COUNCIL

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

To receive a report from Councillor Neale Raleigh

HALBERTON PARISH COUNCIL

Item		Report Pages
10	Consideration of Mid Devon District Council's planning applications The planning application with its supporting documents and comments made by the public and other consultees which are published on the MDDC planning website prior to the meeting will be considered as part of the Council's deliberations on planning applications.	18-20

New applications:

26/00333/PNDEM

Proposal: Prior Approval for the proposed demolition of industrial units

Location: Units C & D Langlands Business Park Uffculme

Site Vicinity Grid Ref: 305373 / 111865

Parish: Halberton 25

INFORMATION ONLY

26/00351/PNCOU

Proposal: Prior Approval for the change of use of an agricultural building to one dwelling under Class Q

Location: Building at NGR 300526 112532 Bycott Farm Halberton

Site Vicinity Grid Ref: 300526 / 112532

Parish: Halberton 25

INFORMATION ONLY

26/00356/PNAG

Proposal: Prior approval for the erection of an agricultural livestock building

Location: Land Adj Warnicombe Home Farm Tiverton Devon

Site Vicinity Grid Ref: 297849 / 110642

Parish: Halberton 25

INFORMATION ONLY

26/00359/FULL

Proposal: Change of use of agricultural land to B8 open storage yard and associated hardstanding, fencing and drainage works

Location: Land at NGR 305107 111974 7 Anthony Way Hitchcocks Business Park

Site Vicinity Grid Ref: 305126 / 111953

Parish: Halberton 25

Deadline for comments: 6 April 2026 – extension requested on 16 March 2026

26/00462/FULL

Proposal: Erection of an agricultural livestock building following demolition of 2 existing dutch barns

Location: Building at NGR 297867 110605 Adj Warnicombe Home Farm Tiverton

Site Vicinity Grid Ref: 297867 / 110605

Parish: Halberton 25

Deadline for comments: 20 April 2026

26/00159/MFUL

Proposal: Construction of an earth-banked slurry lagoon, two silage clamps with associated retaining wall, yard extension, fencing and drainage

Location: Land at NGR 298043 107664 (Honey Park Farm) Butterleigh Devon

Grid Ref: 298230 : 107587

Parish: Cullompton 21

Revised Drawings and Additional Information

Deadline for comments: 23 April 2026

26/00399/PIP

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

Location: Land and Buildings at NGR 300198 112341 South of 18A Lower Town Halberton

Site Vicinity Grid Ref: 300184 / 112341

Parish: Halberton 25

Deadline for comments: 28 April 2026

Outstanding applications:

26/00139/MFUL

Proposal: Variation of conditions 2 and 4 of Planning Permission 20/00876/MFUL (Construction of Cullompton Town Centre Relief Road comprising new 1350 metre road connecting Station Road to Duke Street and associated works) to allow substitution of approved plans to modify the design of the northern section of the relief road and noise mitigation

Location: Land at NGR 302456 107324 Cullompton Devon

On the Planning Committee agenda on 8 April 2026.

The Parish Council did not attend.

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, as varied by outline approval 25/01495/MOUT

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

On the Planning Committee agenda on 8 April 2026.

The Parish Council did not attend.

25/00292/FULL – Crown Hill

The Planning Officer is currently reviewing the application and it is likely that a revised application will be submitted.

25/01638/MOUT – 170 houses @ B3181

Extension agreed to 20/4/2026

25/01652/MOUT – 650 houses @ Manley Lane

The determination date of 23 March 2026 has been extended.

25/01500/MOUT – 150 houses plus extension to business park at Hartnoll

Extension agreed to 17/06/2026

Other matters:

Two Trees Solar Farm

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

Mid Devon District Council Caravan site and mobile homes policy consultation

Information circulated to Parish Council and given it was to make the policy stronger, no comments was made.

Invitation to Planning Training for Town and Parish Councils

The Clerk attended the event online and presentations from the training event have been circulated to Parish Councillors.

HALBERTON PARISH COUNCIL

Item		Report Pages
11	Consideration of Mid Devon District Council's Planning Decisions	21-22

The following decisions have been received:

26/00020/FULL – APPROVED – 4 March 2026

Proposal: Erection of extension to livestock shed

Location: Land at NGR 299536 112864 (Red Linhay) Crown Hill Halberton

25/01469/FULL – APPROVED – 6 March 2026

Proposal: Erection of two dwellings

Location: Land and Buildings at NGR 300539 113085 High Street Halberton Devon

26/00186/PNAG – PRIOR APPROVAL – 6 March 2026

Proposal: Prior approval for the erection of an agricultural storage building and access track

Location: Land at NGR 305021 112600 Bridwell Avenue Halberton

26/00113/CAT – APPROVED – 10 March 2026

Proposal: Notification of intention to carry out works to 1 Chestnut, 1 Poplar, 1 Copper Beech, 1 Maple, 2 Hedge Hazel, 1 Damson, 1 Oak, 1 Apple, 1 Magnolia, 2

Hawthorn, 1 Evergreen Conifer and 1 Hazel tree within a Conservation Area

Location: Corners Corner Lane Halberton Tiverton

25/00660/MFUL – APPROVED – 11 March 2026

Proposal: Erection of an agricultural livestock building (1544 sqm)

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

25/00961/MFUL – REFUSED - 13 March 2026

Proposal: Construction of a clay lined slurry store

Location: Land at NGR 297512 111044 Rhode Farm Tiverton Devon

25/01812/FULL – APPROVED – 19 March 2026

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 Hitchcocks Business Park

Site Vicinity Grid Ref: 304722/112218

MID DEVON DISTRICT COUNCIL HEREBY GRANT

25/01688/FULL – APPROVED – 24 March 2026

Proposal: Erection of a replacement agricultural building

Location: Land and Buildings at NGR 299030 111435 Rowridge Farm Ash Thomas Devon

26/00356/PNAG – APPLICATION WITHDRAWN – 30 March 2026

Proposal: Prior approval for the erection of an agricultural livestock building

Location: Land Adj Warnicombe Home Farm Tiverton Devon

26/00333/PNDEM – PRIOR APPROVAL GIVEN – 31 March 2026

Proposal: Prior Approval for the proposed demolition of industrial units

Location: Units C & D Langlands Business Park Uffculme Cullompton

26/00189/PNCOU – PRIOR APPROVAL GIVEN – 2 April 2026

Proposal: Prior Approval for the change of use of an agricultural building to Class R (flexible business use)
557sq.m

Location: Land and Buildings at NGR 304202 111957 (Langlands Chicken House 3) Uffculme Devon

HALBERTON PARISH COUNCIL

Item		Report pages
12	Financial accounts 2025/26	23-25

a. Financial report for the year 2025/26

Current account

Opening balance 38/02/26			£ 4234.89	
Receipts				
Newsletter			£ 288.00	
Cemetery			£ 2915.00	£3203.00
Payments				
02-Mar-26	Direct Debit (MDDC DIRECT DEBITS)	DTW 953043	-17.78	
02-Mar-26	Direct Debit (VALDA ENERGY LIMIT)	VALDAENERGY	-17.05	
		EXPENSES		
12-Mar-26	B/P to: Mrs S McGeever	JAN/FEB26	-56.00	
12-Mar-26	B/P to: Pennon Water Servi	1689100901	-31.14	
12-Mar-26	B/P to: Richard Adams	1390 VARIOUS	-690.00	
12-Mar-26	B/P to: Mrs S McGeever	WAGES FEB 26	-644.41	
12-Mar-26	B/P to: HMRC	070/AZ13079	-219.26	
12-Mar-26	B/P to: Playsafety Ltd	HALBE001 95683	-104.40	
12-Mar-26	B/P to: Nico Page	HALBERTON	-410.00	
30-Mar-26	Direct Debit (VALDA ENERGY LIMIT)	VALDAENERGY	-19.80	
31-Mar-26	Service Charge		-7.00	-2216.84
Closing balance 31/03/26			£ 5221.05	

Reserve account

Opening balance 28/02/26	£23529.77
Receipts	
Interest	£ 121.36
Payments	
Closing balance 31/03/26	£23651.13

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

The monthly budget report has been circulated to councillors prior to the meeting. This budget reflects the situation at the year end.

The year end financial report will be circulated to councillors prior to the meeting.

b. Financial report for the year 2026/27

Opening balances – 1/4/2026

Current account	£ 5221.05
Deposit account	£23651.13
Total	£28872.18

Payments to approve (Council):

Rates:

Cemetery: £ 0.00

Car park: £450.60 (Paid by direct debit 1 x £45.60 plus 9 x £454)

Trade Waste:

Cemetery: £210.06

Payment schedule

01-APR-26	£ 17.56	01-OCT-26	£ 17.50
01-MAY-26	£ 17.50	01-NOV-26	£ 17.50
01-JUN-26	£ 17.50	01-DEC-26	£ 17.50
01-JUL-26	£ 17.50	01-JAN-27	£ 17.50
01-AUG-26	£ 17.50	01-FEB-27	£ 17.50
01-SEP-26	£ 17.50	01-MAR-27	£ 17.50

R Furmedge (Google Workspace) £ 7.00

HMRC (PAYE) £219.26

S McGeever (Wages) £644.41

S McGeever (Expenses - Mar) £ 26.00

Brightsea (Newsletter) £926.00

C Graham (Newsletter distribution) £ 50.00

DALC (membership) £625.72

Devon County Council (Mead) £ 75.00

Newsletter advertising refund (S) £ 32.00 (details awaited)

Valda DD £19.80

b. Unity Debit Card

It is understood two years of accounts have to be submitted.

A new submission form will be brought to the meeting.

c. Utility Warehouse

Review of all invoices to be carried out – ongoing

d. Local Government Reorganisation

MDDC assets and services.

See Councillor DuChesne's report.

e. Clerks remittance and hours

Part 2

f. Assertion 10

Key requirements:

To confirm compliance, your council will need to meet all four criteria:

- A council-owned domain-based email address
- A website that meets accessibility regulations, the relevant Transparency Code, and documentation as specified in the Freedom of Information Act
- Clear arrangements for data protection (DPA and GDPR)
- An IT policy

NALC recommended IT Policy to replace Bring Your Own Device Policy.

The policy has been circulated with the agenda papers and requires decisions to be made prior to adoption.

Councillor Furmedge: information on email usage

g. Transparency/Accountability

Discussion of documents circulated relating to long term financial planning and accountability.

h. Action Plan

Update on the production of an action plan linked to g. above.

Actions:

Path from car park to the Mead - scheduled for the Easter holidays

HALBERTON PARISH COUNCIL

Item		Report Pages
13	Police matters To consider any correspondence from the Police and Crime Commissioner and the Council Advocate Scheme	26

Police Matters

Information circulated to Parish Councillors

Councillor Advocate Scheme

Councillor Browse to report

HALBERTON PARISH COUNCIL

Item		Report Pages
14	Recreation and Amenities Advisory Committee	27

The Recreation and Amenities Advisory Committee met on 25 March 2026 and the minutes are being circulated to Parish Councillors together with the updated Action Plan.

The Parish Council will consider any recommendations from the Advisory Committee.

HALBERTON PARISH COUNCIL

Item		Report Pages
15	Community items	28

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 Clerk has updated the Emergency Plan with comments from councillors.

An updated draft has been circulated to parish councillors.

Clarification on canal breaches has been requested from the GWC has been received. Relevant information will be added to the Emergency Plan.

Councillor Furmedge and the Clerk are producing the maps.

ACTION: Date required for a Public Meeting.

Devon Community Resilience Forum – Spring Forum

No Parish Council member attended.

d. Neighbourhood Plan

The wording of the letter and survey for the Housing Needs Survey have been approved and circulated to parish councillors with a view to correspondence being sent out in late April.

ACTION: Parish Council to promote

Documentation has been circulated on neighbourhood plans and planning statements and this needs further review

e. Parking in the Lower Town

No further update

f. Connecting the Culm

Councillor Browse

g. Biodiversity Net Gain

Biodiversity Net Gain should be included on each Parish Council agenda and consideration should be given as to how the Parish Council can increase the biodiversity within the parish.

HALBERTON PARISH COUNCIL

Item		Report Pages
16	Highways and Traffic/Road Safety	29-30

Highways

a. Potholes

Repairs continue to take place across the Parish.
Potholes **must be** reported online.

At the request of Devon County Council Highways Councillor Raleigh has visited a site in the parish to support major works to prevent a road collapsing.

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.

Locations and photographs have been sent to MDDC who have spare maintenance capacity.
Residents have advised that work has been undertaken.

Fence alongside Boyes Close
Completed.

Pavement from Willand to Waterloo Cross
DCC have put clearing the pavement on the jobs list.

Village sign for Brithem Bottom

One of the signs went missing several years ago – DCC no longer fund new signs.

The other sign has been badly damaged.

Would the Parish Council consider the purchase of new signs?

c. Snow Warden Scheme

Councillor Campbell

Update of grit bins/volunteers

d. Surface water at the pond

DCC had advised that if the drains /gullies are blocked unless they are causing flooding to property, they will have to go on a list, and that list is very long, as DCC are concentrating on A and B roads first.

e. Surface water at Chapel Close

Water may have come off the adopted road as a result of the torrential rain that had occurred and some water may have been running off the private road.

The markings on the road did not indicate that it was a private road it was put on the name plate of the road.

Traffic and Road Safety

Joint Traffic Group: Councillor Batchelor, Browse and Slade

Next meeting: 2 June 2026

Ongoing Halberton matters:

Flashing lights at the school in Lower Town
Nothing to report

The pavement at Church Path
Ongoing

VAS units

Councillor Furmedge will provide the data for the joint traffic working group.

Potential pavement at The Hickory Inn
Councillor Barnard-Taylor to report on producing the drawings.

Lorries between Halberton and Brithem Bottom
Awaiting update on moving existing signs – further damage caused to properties

Community Speed Watch

Update from Councillors Browse.

Action: Councillor Browse/Clerk