

CHERITON FITZPAINE PARISH COUNCIL

Minutes of the Meeting of this council which took place on 16.06.2026

Cheriton Fitzpaine Parish Hall

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

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Public Participation:

Heather Sandover – Cheriton Fitzpaine Carnival Committee – The trees on the path by the church are overgrown, and the carnival committee would like them trimmed back before the Carnival – Cllr Steele to contact Mike Skinner. Footpath No 4 is blocked, clerk to contact the footpath Officer to report.

Formal Business:

1. Present.

Cllr Dibley, Cllr Frost, Cllr Williams, Cllr Cooke, Cllr Steele, DCllr Colthorpe, CCllr Keeble.

2. Apologies.

Cllr Yeandle, Cllr Harlow, Cllr Acton.

3. Minutes.

5.1 Minutes from the meetings held on 19th May 2026 have been approved.

4. Declarations of Interest. None

5. Roads

5.1 Road Warden – Adam Voysey has expressed an interest in becoming a road warden, the council will look into the road warden scheme again. CCllr Keeble handed around a copy of the Devon parish pothole handbook and will also send an electronic copy to the clerk, CCllr Keeble offered £500.00 from his locality budget to help get the road warden started with necessary equipment. The clerk received a response from Dan Thomas during the week to our letter from quite a while ago, who indicated that they managed to move the works due to August. Councillors continued to raise parishioners frustrations about the state of the road and the lack of progress.

6. District Councillor/County Councillor Report.

6.1 District Report – Cabinet meeting was this evening, most of it was about money because the budget's working has already started. The contract to rebuild the houses at Wordlandcross has been awarded. Active Mid-Devon is bringing back its summer membership for students at 25 pounds a month, which started to be available from the between the 1st of June and the 30th of September. Mid Devon District Council are rolling out a downloadable app that tells you which bins are due out.

6.2 County Councillor Report - Mid Devon District Council formally kick off work on a new Local Plan for the district on 26 May 2026, marking the start of an important process that will help shape how the area grows and develops in the years ahead. This follows the Government's introduction earlier this year of a new requirement for councils to prepare Local Plans within a 30-month timeframe. A scoping consultation now open to 10 July, gives residents, businesses and stakeholders the chance to have your say right from the outset.

The HELAA is an assessment of sites. and those sites will be taken into consideration when looking at the local plan. Work on the local plan starts from October and will take place over the next 30 months. There are five sites identified in this village, two of which have been reported as not viable, three of which are potentially viable, subject to access.

National changes to Planning - The new system is designed to 'submit once, submit right', and places a duty upon all to submit their argued case and supporting evidence 'once and right' as there will no later opportunity. This includes the observations from parish councils as these will contribute to the reports of the LPA planning officer and will be taken forward to any appeal stage. If a parish council has something to say, then say it at the application stage! Any comments made by interested parties during the application will be forwarded to and considered by the Inspector when deciding the appeal. Most appeals will be considered through written procedures. Monthly report as attached.

7. Finance.

7.1 The Current Account at Lloyds bank statement dated 16.06.2026 was presented showing a credit of £28,060.75, Instant Access Savings account £10,050.60.

7.2 Accounts to settle.

7.2.1 CFPD – Hall Hire May - £23.00.

7.2.2 D Kingdon – (Clerks' Wages - £629.74, Office Charge - £10.00, (£639.74, less £125.80 PAYE) - £513.94.

7.2.3 HMRC - £125.80

It was agreed that 8.2.1 – 8.2.6 to be paid by bacs and verified by 2 councillors – Proposed Cllr Cooke, Seconded Cllr Frost – All agreed.

7.3 Road Warden Budget, a budget of £500.00 towards PPE has been agreed.

8. Planning.

8.1 New Applications

8.1.1 1 Ref: 26/00696/FULL

Proposal: Removal of condition (b) of planning permission 77/00243/FULL (agricultural occupancy restriction) to enable unrestricted occupation of dwelling.

Location: Court Vale Cheriton Fitzpaine Crediton

Site Vicinity Grid Ref: 288167 / 108162

Parish: Cheriton Fitzpaine 12

8.2 Determined Applications

8.2.1 Ref No: 26/00577/HOUSE.

Proposal: Erection of two storey extension following demolition of existing garage and erection of conservatory

Location: Wellcoombe Cheriton Fitzpaine Crediton Devon

Site Vicinity Grid Ref: 288359/105406

Mid Devon district council hereby grants full planning permission for the above development.

8.3 Planning Information.

8.3.1 Ref: 26/00728/PNCOU

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

Location: Land at NGR 286198 107155 (Mill Lane) Cheriton Fitzpaine

Site Vicinity Grid Ref: 286185 / 107166

Parish: Cheriton Fitzpaine 12

We have received the above Prior Approval/Prior Notification, this type of application is not determined in line with Local Plan Policy but through an assessment based on the conditions and limitations of the permitted development rights as set out with the Town and Country Planning (General Permitted Development) Order 2015 (as amended).

Matters of immediate concern or for inclusion in the June agenda - Local Plan.

Date of the next Meeting 21.07.2026.