

Minutes of the meeting of Colebrooke Parish Council held on Tuesday 18th November 2025 7pm in the Village Hall.

Present – Cllr. Smith (Chairman); Cllr. Charlton-Anne; Cllr. Hann; Cllr. Gaston; Cllr. Doormbos; Cllr. Manning; Cllr. Johnson; County Cllr. Cairney; 1 member of the public; Penny Clapham (Clerk)

- 1) Apologies for absence:** Cllr. Enderson. Apologies accepted.
- 2) Declarations of Interest:** In accordance with the Code of Conduct, members are required to declare any personal or disclosable pecuniary interests, including the nature and extent of such interests they may have, in items to be considered at this meeting. Members are also reminded that any change to their Declarations of Interests must be notified to the Monitoring Officer at Mid Devon District Council within 28 days of the change. None declared.
- 3) Public Discussion:** An opportunity for members of the public to make representations, answer questions and give evidence in respect of any item of business on the agenda, or any matter of interest to the parish. The period of time designated for public participation shall not exceed 10 minutes. Reminder that members of the public are not allowed to raise issues when the Council is in committee.
- 4) County & District Councillor Reports (for information only)**
County Cllr. Cairney reported on local government reorganisation. This is an ongoing discussion at present with no answers. Roads are being closed and no work is being done – if councillors see anything like this, please let Cllr. Cairney know.
- 5) Chairman's Report (for information only)** – the medlar has been planted, thanks to Cllr. Manning and her husband Dave - new notice board in the cemetery. The Penstone storm gully has been done. Thanks to Martin Bragg. First potholes done as a trial run.
- 6) Minutes** - the minutes of the meeting held on the 16th September 2025 were approved and signed by the Chairman as a true record.
- 7) PLANNING** – Mid Devon District Council have asked for observations from the parish council on the following planning applications –
25/01248/FULL Erection of an agricultural building North of Redhill Thatch, Colebrooke
Comments sent in on October 3rd 2025
The proposal is for a livestock building to be erected on the small field, adjacent to the Okehampton to Crediton Railway line. Members of Colebrooke PC Planning Committee visited the site and spoke with the applicant during that visit and, at the previous week's Council meeting, the owner of the adjacent property. From the conversation with the applicant, the intention is to construct a livestock building 4 stalls on the field which sits remote from their main farm; the livestock building would be used as a TB Isolation facility, if required, allowing infected cattle to be housed separately from the main herd. When it was not required for this purpose, it would likely be used to house machinery or other agricultural equipment but this was not confirmed. Acknowledging that no electrical power was available on site, the applicant stated that solar power could be used to provide lighting and to pump water from the nearby stream to which they have access rights.
The local objections come from the neighbouring property and another property in the vicinity. Concerns were expressed regarding the size of the property and the fact that it would be in direct view from the adjacent property and from the nearby road. Following our site visit, the PC felt that moving the building to abut the road and rail fence lines, and adding screening, would reduce the visual impact on the neighbouring property. Concern was also expressed about an increase in agricultural traffic as a result of

the erection of the building but it is unclear whether this would be the case, as the farmer already visits livestock in the field regularly.

Colebrooke PC wishes to support local industries within the parish, an area where agriculture predominates. Should the application be approved, we would hope that the applicant would take measures to address the concerns expressed by those in the immediate vicinity, particularly seeking to minimise the visual impact of the livestock shed to the nearby properties, minimising light and noise disturbance and also managing traffic flow to and from the building in a considerate manner.

- i. 25/01542/FULL Erection of extension to existing agricultural building, Land at Butsford Barton, Colebrooke.
- ii. The council has reviewed the planning application to extend the southerly Chicken Shed at Butsford Barton, but has been unable to undertake a site visit. The Council observes that the extension to the existing shed appears to be proportionate, aligning in size with the Northerly Shed at the same location. The application states that the enhanced capacity afforded by the extension will not result in increased lorry traffic and that BNG measures are to be included. The topography of the site is such that the enlarged shed will not be seen from the road or by neighbouring properties, albeit it will be visible from the footpaths adjacent to the property. Subject to the appropriate measures being in place to manage effluent from the enlarged shed, Colebrooke Parish Council is supportive of the application, noting the necessity for the agricultural business undertaken at the site.

Decisions –

- a) 25/00860/LBC Listed building consent for the installation of 10 replacement windows, Staddons, Colebrooke.
GRANTED
- b) 25/01189/FULL Formation of additional HGV parking spaces from 10-12, CC Haulage & Sons, Colebrooke.
GRANTED
- c) 25/01249/FULL Erection of dung storage building, Land at Landsend Farm, Colebrooke
APPROVED

8) FINANCE

Expenditure *Linden Lea – post removal and installation of new post +*

<i>Hedge cutting</i>	<i>£353.02</i>
<i>Employment October</i>	<i>£319.88</i>
<i>Red17 – noticeboard for cemetery</i>	<i>£247.80</i>
<i>Linden Lea – grass cuts 02 & 08/10 + Sept</i>	<i>£308.00 paid 21/10/25</i>

Visionict – website MOT	£174.00
DALC – clerk’s attendance to conference	£30.00 (shared with E. Allington)
Clerk’s expenses Q2	£133.20
N. Enderson – annual rent for play area	£200.00
Will Leech – gatepost at M. Green	£160.00
Employment November	£267.88
Linden Lea – cemetery	£132.00

Bank statement and Reconciliation circulated to all councillors prior to this meeting.

Council resolved to accept the payments as presented. Proposed by Cllr. Johnson all in favour by show of hands.

9) Village Hall Grant – to resolve to agree the grant of £1500.00 to the village hall towards upkeep.
Resolved Proposed by Cllr. Smith, all in favour by show of hands.

10) Penstone Glade – application for a grant towards their insurance costs of £201.00. Resolved, proposed by Cllr. Hann, all in favour by show of hands.

11) Open spaces –

- i. Millennium Garden for discussion. Needs to be recognised for what it is. Letting people know it is there. Consider the production of a parish map showing assets, visitor attractions and seats.
- ii. Rabbits digging into graves in the cemetery. Natural prevention ways could be the use of plants.
- iii. Wet pour kit/bird droppings on the swing seats – Cllr. Charlton-Anne to report. Suggestion of zip ties on the cross bars to prevent birds landing there.

12) Internal Auditor – to resolve to appoint Hania Lee of Lee Accounting as Council’s internal auditor for 2025/26. Resolved. Proposed by Cllr. Smith, all in favour by show of hands.

13) Budget – to receive first budget workings and discuss. Clerk to update Council for the January meeting.

14) Clerk’s Report (for information only)

- i. Community Emergency Plan – draft template circulated for initial discussions only.
- ii. Cemetery Matters – looking to the future: training for Clerk. Council agreed to fund this course.
- iii. Currently serving on the DALC LGR Committee representing small councils.

15) Councillors Reports (for information only)

Cllr. Hann thanked Martin Bragg for his efforts on the Penstone flood relief.

Meeting closed at 8.33pm

Items for information

Date of next meeting - Tuesday 20th January 2026 at 7pm in the Village Hall.

Signed.....

Date.....

Information emails

Q & A from the Mid Devon state of the district report (sent 07/10)

DALC Bulletin 47 (sent 31/10)

DALC Bulletin 49 (sent 13/11)